

**OFFICE LEASING OPPORTUNITY****Calgary Prime Offices 25,507 SF****BURNSWEST Executive Centre****Full Upper Floor** 12,155 SF Available Immediately**Main Floor** 5,189 SF Available Immediately**Lower Level Floor** 8,163 SF Available Immediately

Landlord: BURNSWEST Properties Ltd.

Parking: 4 stalls / 1000 sq. ft. at no charge

Annual Net Rent: Market Rates

Est. 2022/2023 Operating Costs & Taxes: * \$5.74 per SF

* Based on current occupancy rate

Executive Summary

Conveniently located at Glenmore Trail and Deerfoot Trail in the Calgary Auto Mall

On-site property management

Close proximity to all amenities in Deerfoot Meadows, Carburn Park and Quarry Park

Easy access to Deerfoot Trail, Glenmore Trail and Heritage Drive

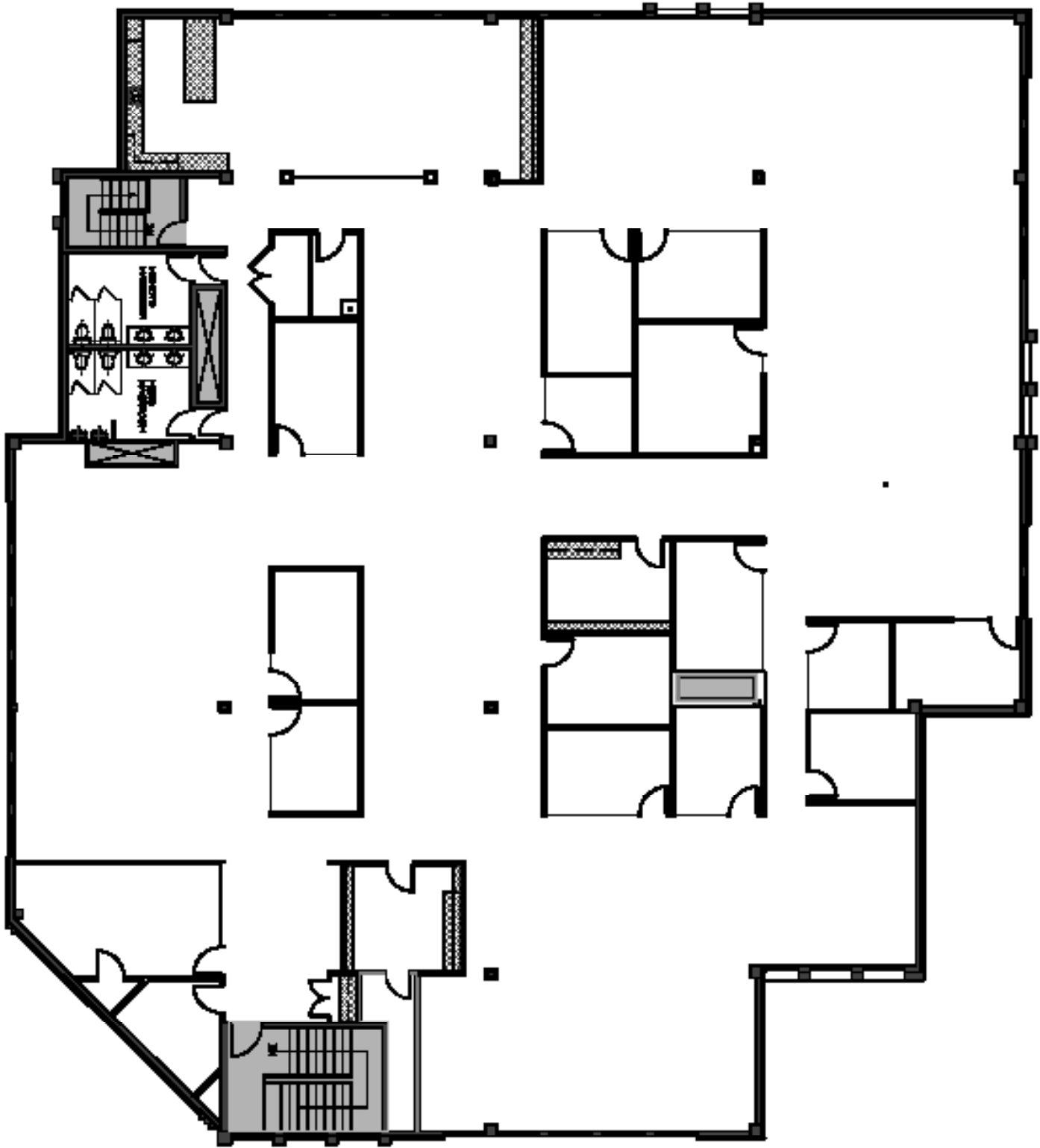
Transit stop nearby

Additional on-site storage available

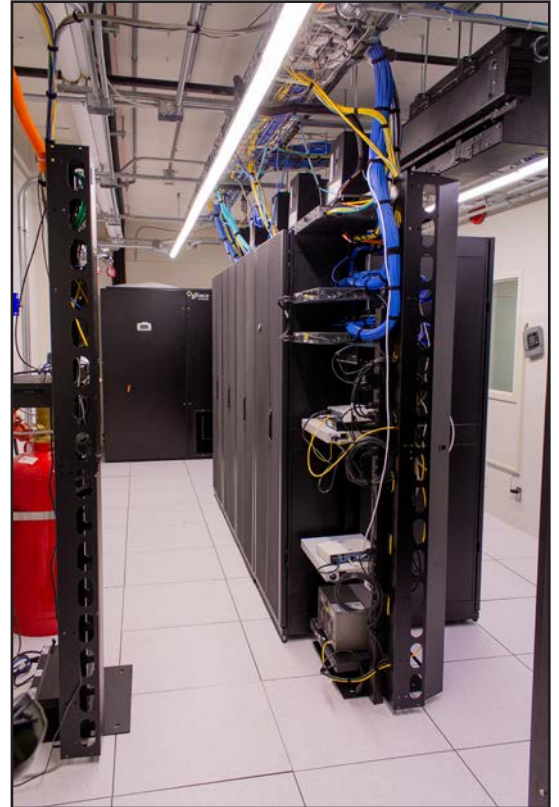
Ample free parking

Building wired for high speed fiber internet

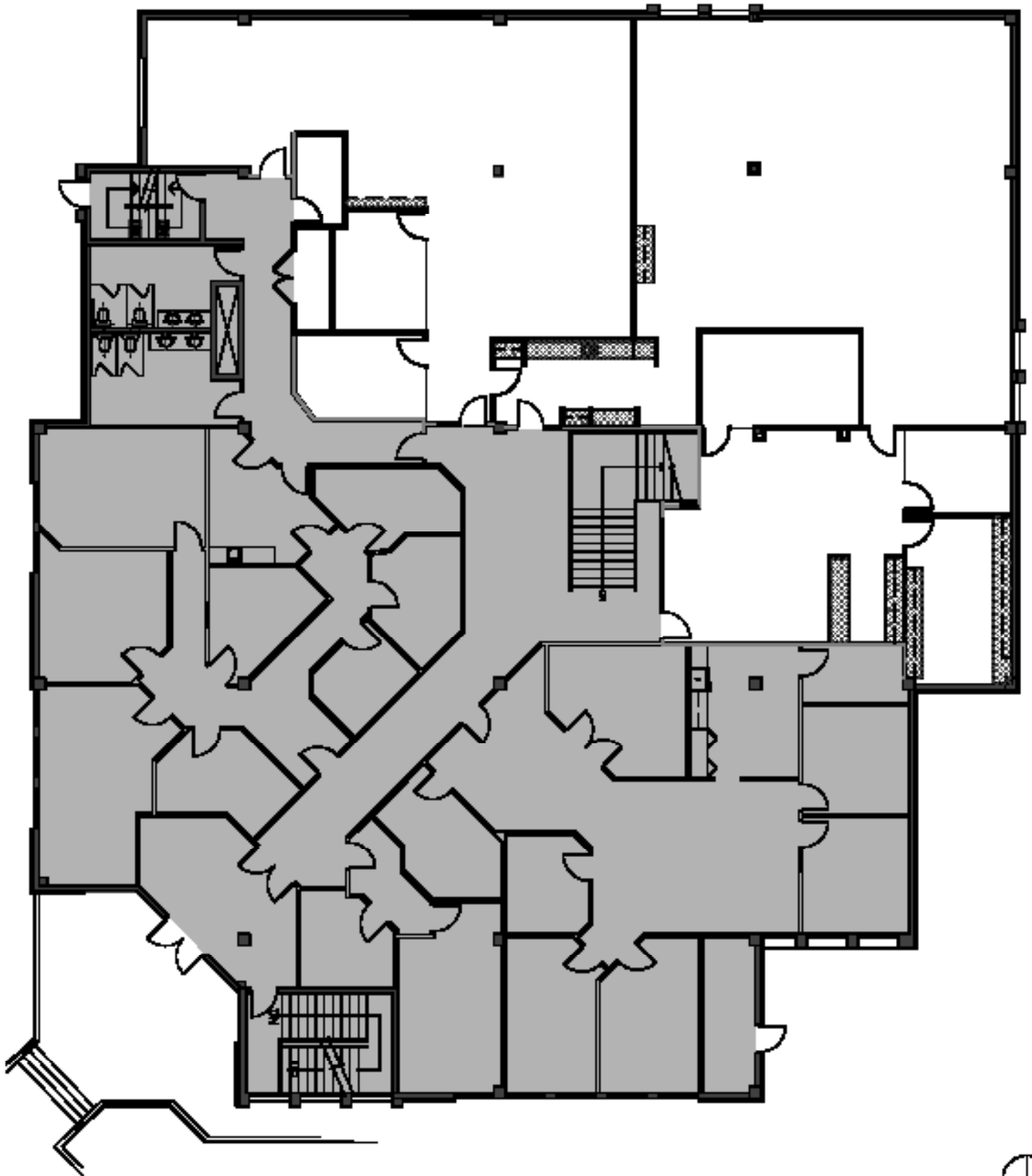
Upper Level Floor Plan - 12,155 s.f. available



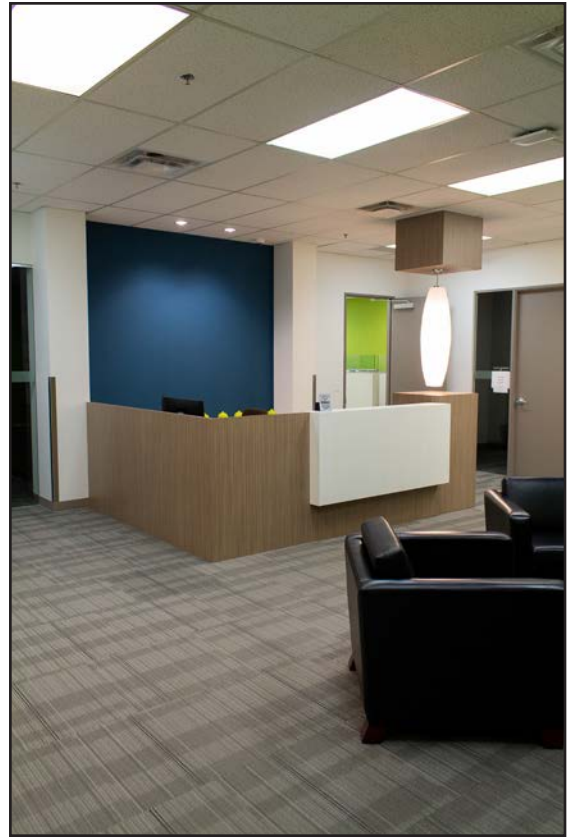
Upper Level Photos



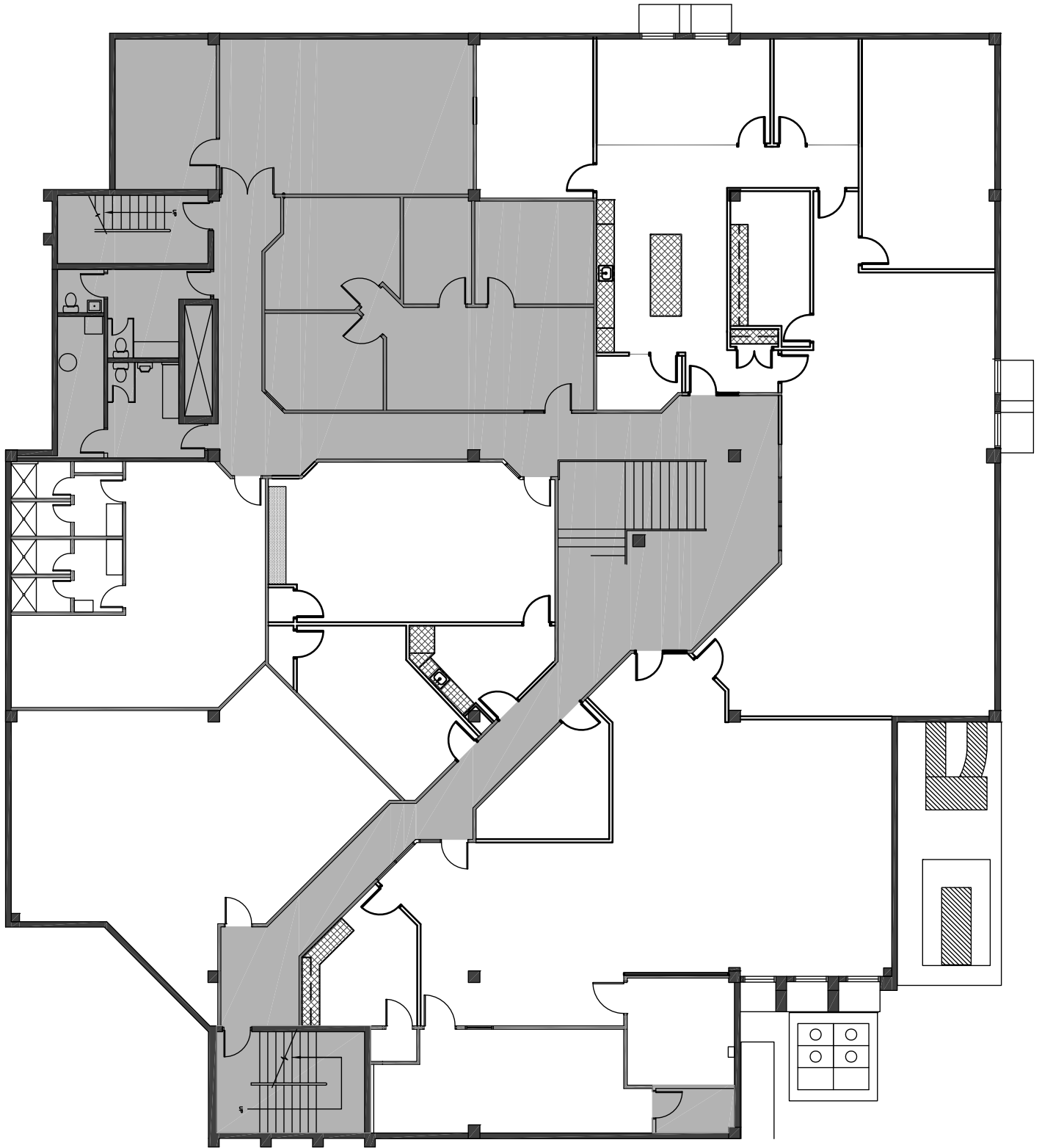
Main Level Floor Plan (non shaded areas for lease) - 5,189 s.f. available



Main Level Photos



Lower Level Floor Plan (non shaded areas for lease) - 8,163 s.f. available



Lower Level Photos

