

**COMMERCIAL PROPERTY 155 GLENDEER CIRCLE SE, CALGARY, AB****OFFICE LEASING OPPORTUNITY Calgary Office 1,675 to 3,560 SF**

## BURNSWEST Executive Centre

### Lower Level Floor

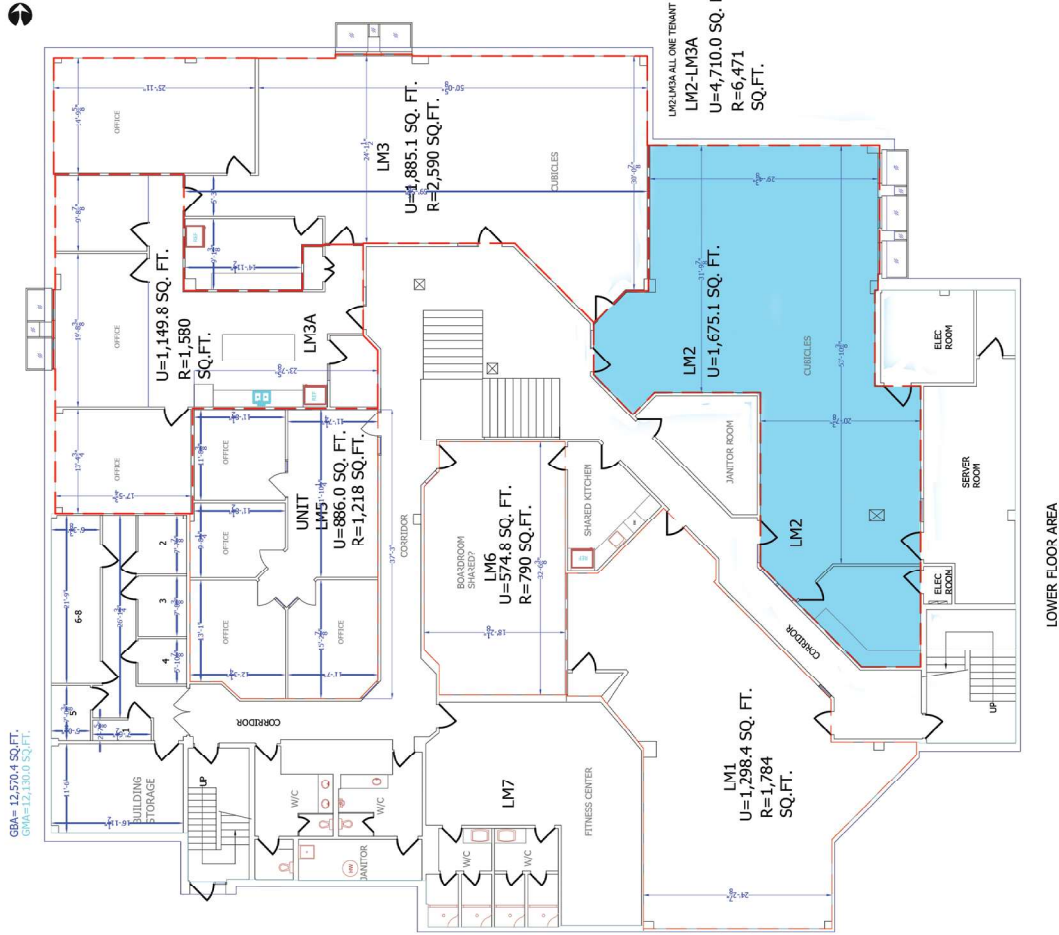
<b>Suite LM2:</b>	<b>1,675 SF usable area</b>
<b>Suite LM3:</b>	<b>1,885 SF usable area</b>
<b>Contiguous:</b>	<b>3,560 SF usable area</b>
<b>Parking:</b>	1 surface stall per 235 SF at no charge
<b>Annual Net Rent:</b>	Negotiable
<b>Est. 2026/2027:</b>	Operating Costs & Taxes: \$9.95 per SF


**\*\*\* Will Turnkey Space to Tenant's Needs \*\*\***

## Property Highlights

- Building is 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 retail development, 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 fibre internet

LM2 - 1,675 SQ. FT.



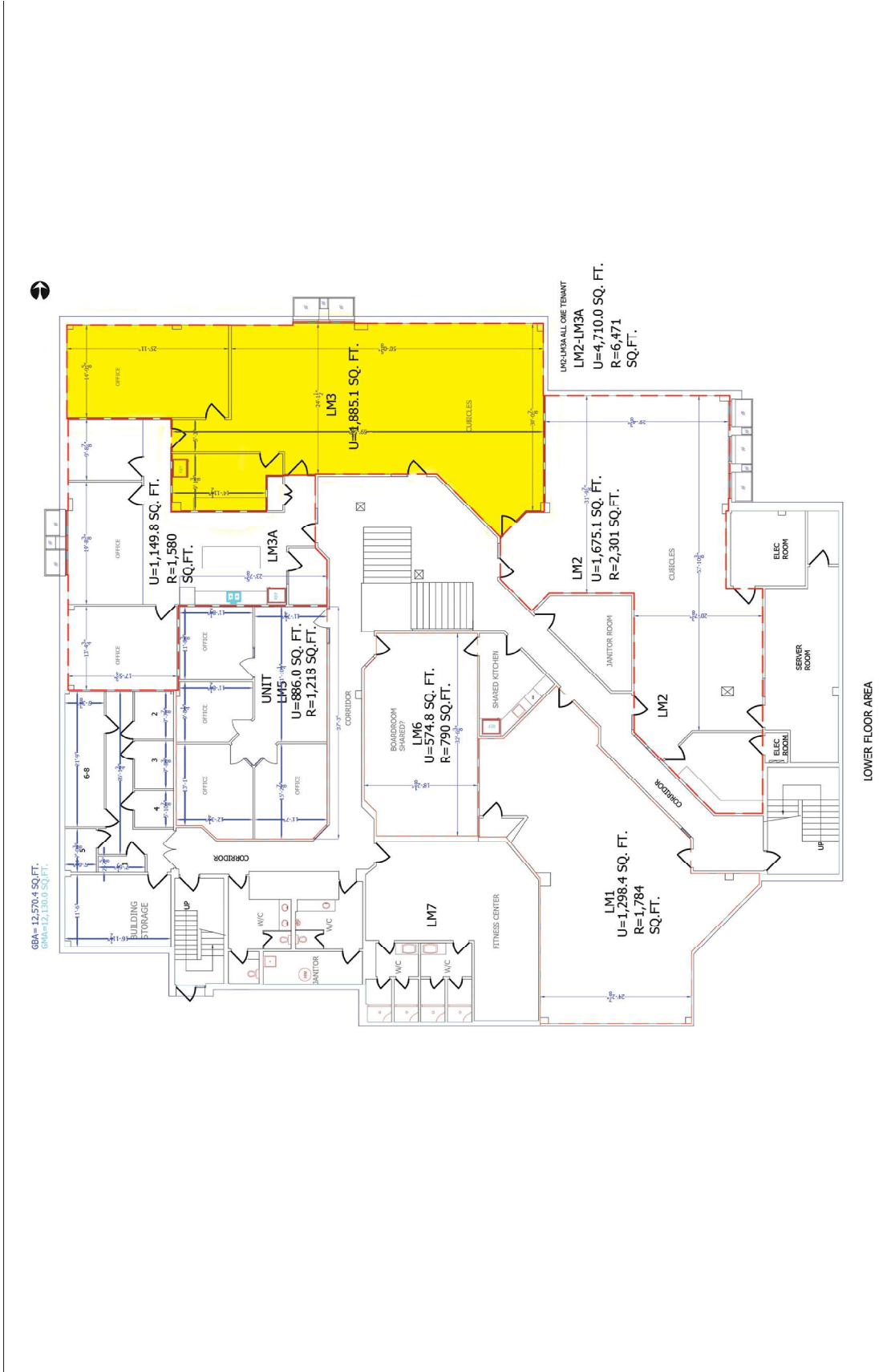
<p>PREPARED FOR:</p> 	<p>DRAWING: LOWER FLOOR PLAN</p>	<p>DRAWN BY: WW/NH</p>
	<p>ADDRESS: 155 GLENDEER CIRCLE SE, CALGARY AB</p>	<p>DATE: JULY 4, 2024</p>
	<p>SCALE: N.T.S.</p>	<p>REVISION: 0</p>
	<p>MEASURED: Complete Building Measure - July 2024 using Guidelines from ANSI/BOMA Z65.1-2017</p>	





Calgary / Prairies 403.238.3555  
calgary@measuremasters.ca



LM3 - 1,885 SQ. FT.



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Lower Level Interior Photos of Suites LM2 & LM3





Tenant Fitness Room

Shared Amenities



Shared Meeting Room

