

**COMMERCIAL PROPERTY 155 GLENDEER CIRCLE SE, CALGARY, AB****OFFICE LEASING OPPORTUNITY****Calgary Prime Offices 5,200 SF**

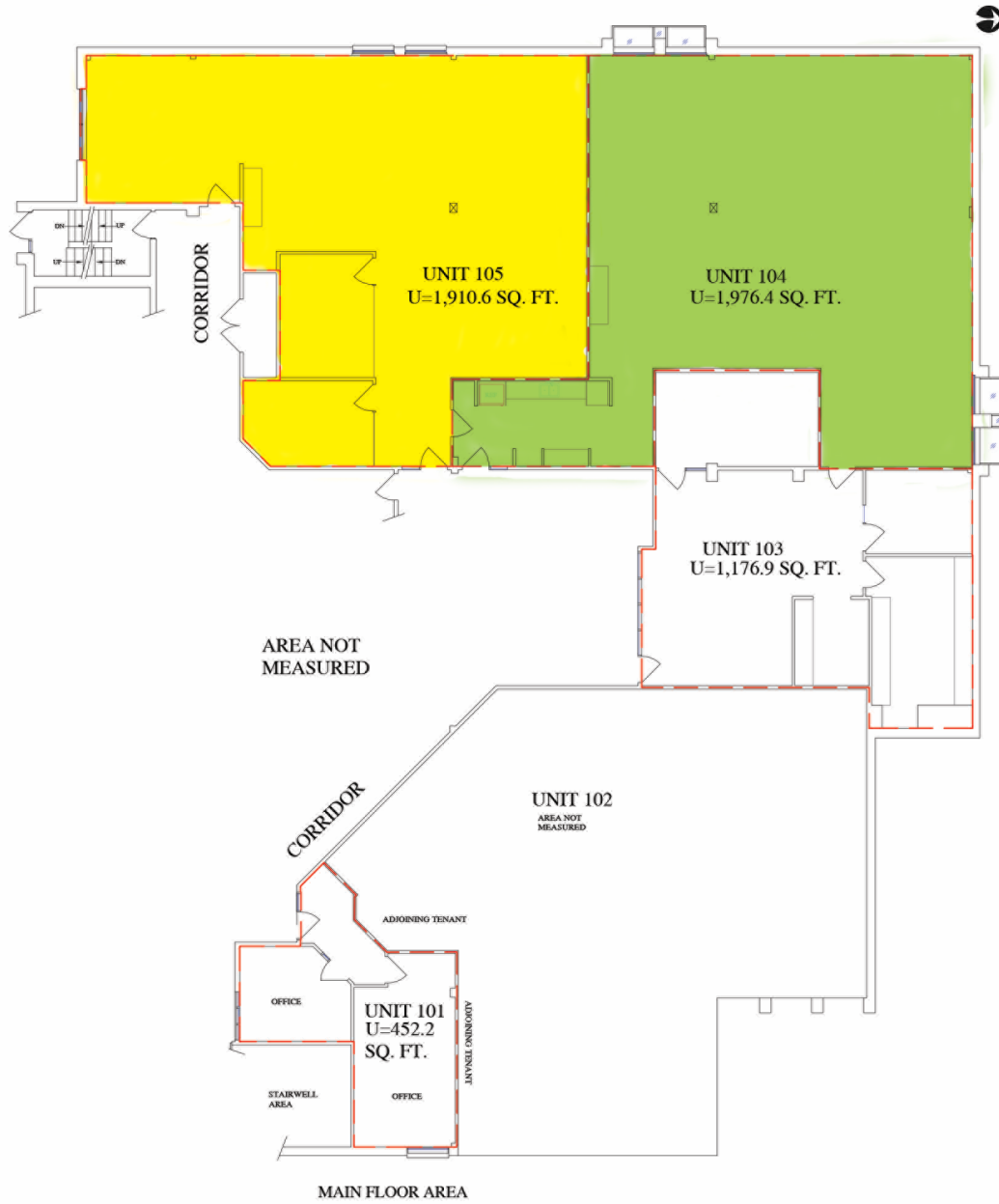
## BURNSWEST Executive Centre

<b>Main Floor</b>	<b>3,887 SF</b>	<b>Immediately</b>
<b>Lower Level Floor</b>	<b>1,313 SF</b>	<b>January 2024</b>
Landlord:	BURNSWEST Properties Ltd.	
Parking:	4 stalls / 1000 sq. ft. at no charge	
Annual Net Rent:	Market Rates	
Est. 2023/2024	Operating Costs & Taxes: \$8.09 per SF	

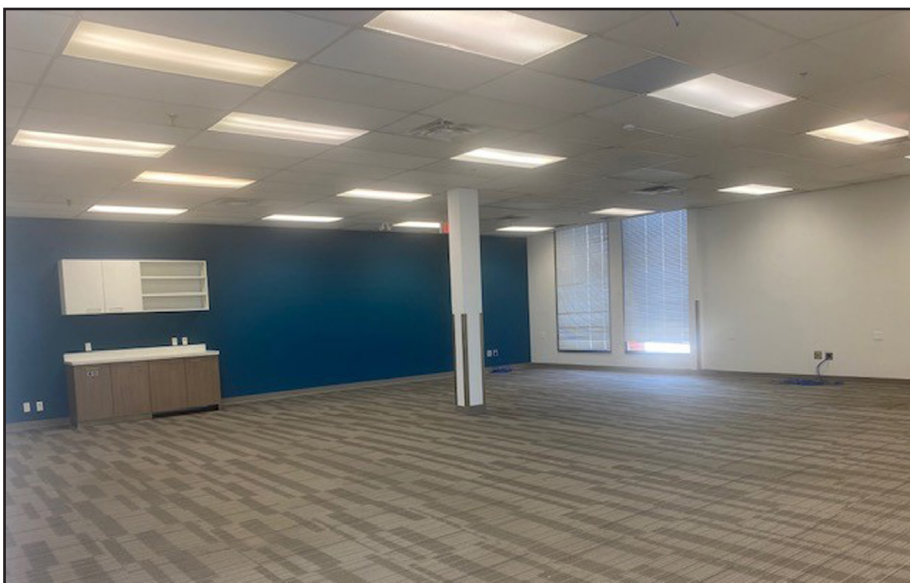
## Executive Summary

- 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 fiber internet

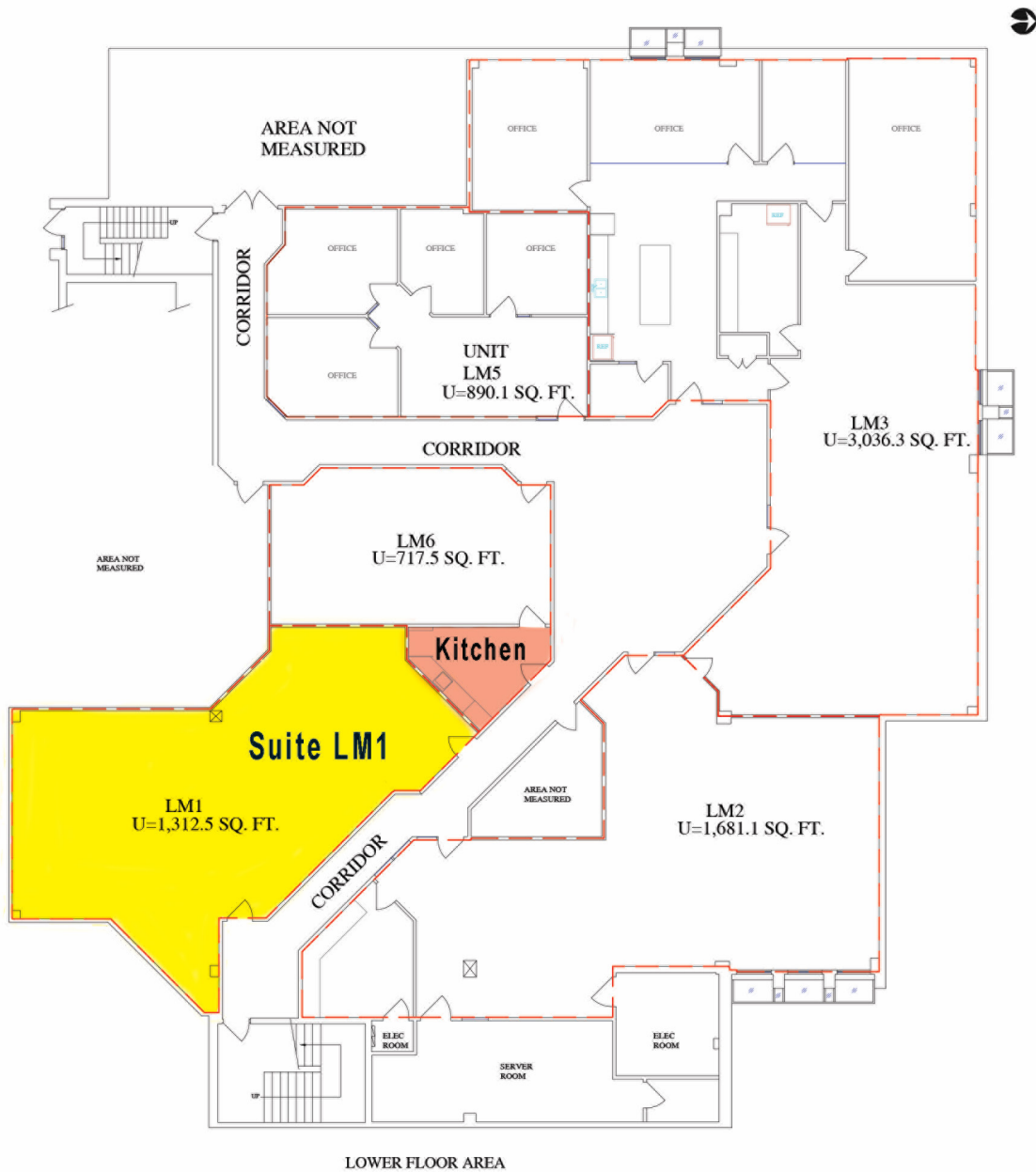
Main Level Floor Plan (yellow & green shaded areas for lease)



Main level photos for  
suites 104 & 105



Lower Level Floor Plan (yellow shaded area for lease)



LOWER FLOOR AREA

Lower Level Floor Photos of Suite LM1



Common Area kitchenette available for limited tenant use.