

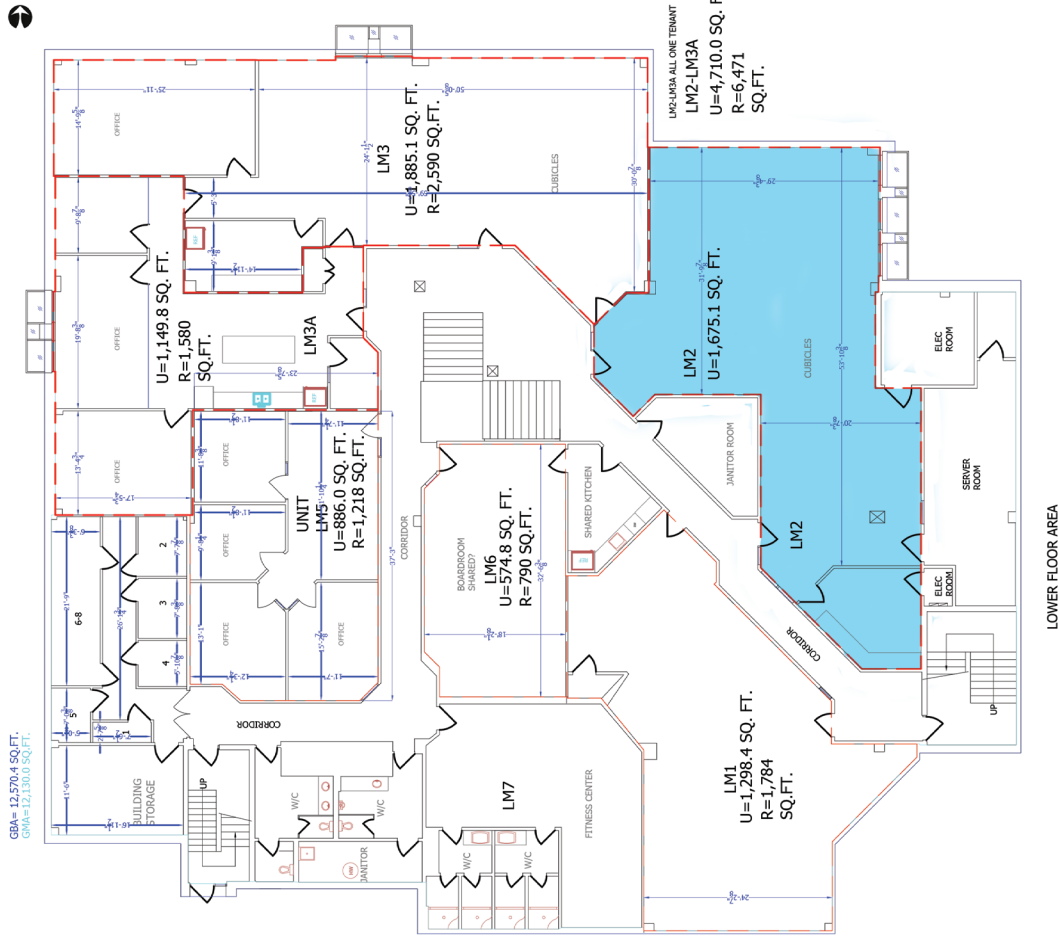
**OFFICE LEASING OPPORTUNITY Calgary Office 1,675 to 3,560 SF****BURNSWEST Executive Centre****Lower Level Floor**

Suite LM2:	1,675 SF usable area
Suite LM3:	1,885 SF usable area
Contiguous:	3,560 SF usable area
Parking:	1 surface stall per 235 SF at no charge
Annual Net Rent:	Negotiable
Est. 2026/2027:	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.



DRAWING: LOWER FLOOR PLAN

DRAWN BY: WW/NH

DATE: JULY 4, 2024

REVISION: 0

ADDRESS: 155 GLENDEER CIRCLE SE, CALGARY AB

SCALE: N.T.S.

MEASURED: Complete Building Measure - July 2024 using Guidelines from ANSI/BOMA Z65.1-2017

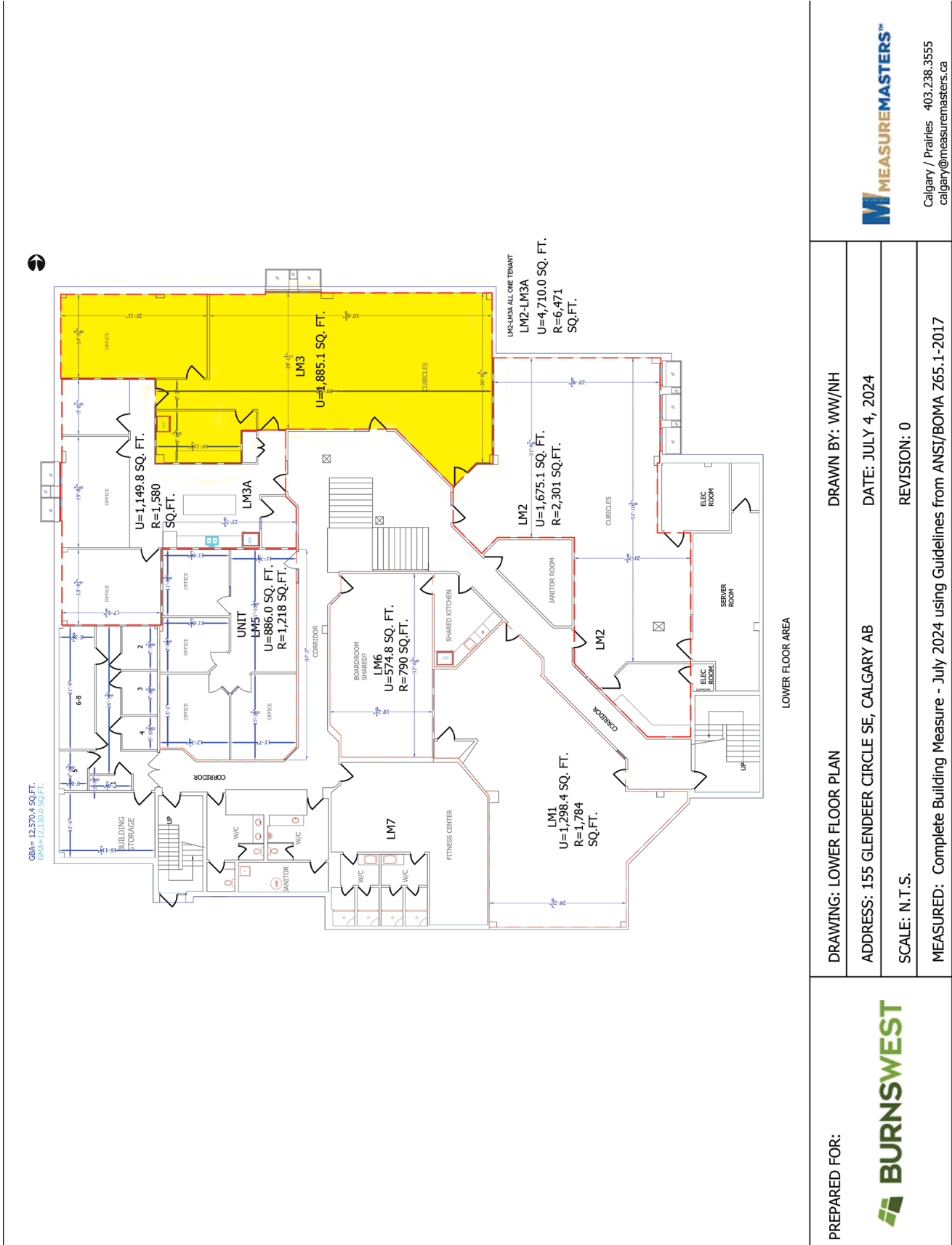
PREPARED FOR:



Calgary / Prairies 403.238.3555
calgary@measuremasters.ca



LM3 - 1,885 SQ. FT.



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DATE: JULY 4, 2024

REVISION: 0

DRAWING: LOWER FLOOR PLAN

ADDRESS: 155 GLENDEER CIRCLE SE, CALGARY AB

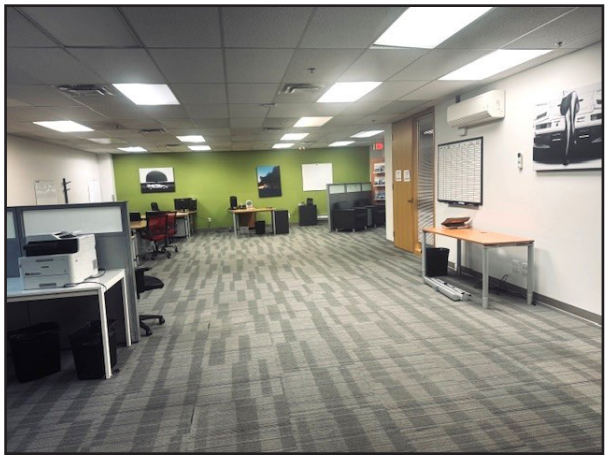
SCALE: N.T.S.

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PREPARED FOR:



Lower Level Interior Photos of Suites LM2 & LM3





Tenant Fitness Room

Shared Amenities



Shared Meeting Room

