



# Sublease

## THE PARK AT WILLOWGLEN

SUITE 107, 811 MANNING RD NE  
CALGARY, AB

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# THE PARK AT WILLOWGLEN

Suite 107, 811 Manning Rd NE, Calgary, AB

## THE PROPERTY

Suite 107 at 811 Manning Road NE is a ground-floor office sublease opportunity located within The Park at Willowglen in Calgary's northeast. The suite offers 1,733 square feet of improved office space. The building is situated in a well-established northeast business park with easy access to major roadways. The Property is available for immediate possession, subject to landlord consent, and represents a practical and functional workspace solution for a variety of office users.

<b>Address</b>	811 Manning Road NE, Calgary, AB
<b>Complex</b>	The Park at Willowglen
<b>Zoning</b>	I-B
<b>Rentable Area</b>	Suite 107   1,733 sf
<b>Starting Rate</b>	Market
<b>Operating Costs</b>	\$12.62 psf
<b>Availability</b>	Immediately
<b>Lease Expiry</b>	June 29, 2030
<b>Parking</b>	4 designated surface stalls



## HIGHLIGHTS



**MAIN FLOOR ACCESS** providing convenient entry for staff, visitors and clients



**FUNCTIONAL LAYOUT** featuring 1,733 sf with 4 offices, a meeting room and kitchenette



**MOVE-IN READY OFFICE** with an existing improved build-out



**ESTABLISHED BUSINESS PARK** providing a professional environment surrounded by a mix of business users and on-site amenities





**SOUGHT AFTER LOCATION**

Central northeast Calgary location with quick connectivity to Deerfoot Trail, Memorial Drive, 16th Avenue NE and Downtown Calgary.



**EXCEPTIONAL ACCESS & EXPOSURE**

Positioned near Deerfoot Trail NE, with traffic data reporting approximately 93,261 vehicles daily, supporting strong exposure and convenient regional connectivity.



**CAMPUS ENVIRONMENT**

Located within an established low-rise office park with landscaped outdoor areas, green space and a professional business setting.

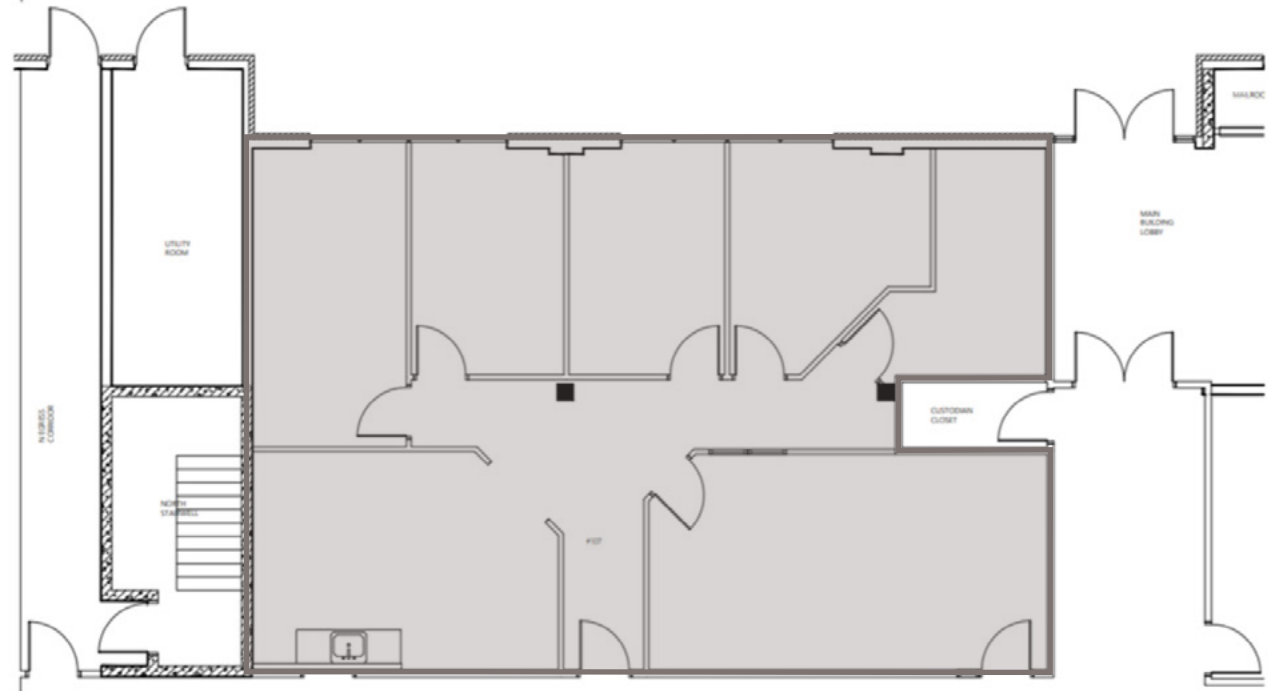


**ON-SITE AMENITIES**






Tenants have access to fitness, daycare and conference facilities, and benefit from evening security patrols.

# Suite 107

1,733 SF



## SUITE HIGHLIGHTS

-  Main floor access
-  4 Offices
-  1 Meeting room
-  Efficient layout
-  Kitchenette



# PRIME NORTHEAST CALGARY LOCATION

811 MANNING ROAD NE, CALGARY, AB

## NEARBY AMENITIES

1. Spice On Ice Thai
2. Made By Marcus Bridgeland
3. Bali Resto
4. Rexall
5. Pho 198
6. Gally's Neighbourhood Pub
7. Petro Canada
8. Bamboo Gardens
9. Best Western Airport Inn
10. Denny's
11. White Elephant Thai Cuisine
12. Subway
13. Double Tree By Hilton
14. RBC
15. Pio Peruvian
16. Dollar Tree
17. Golf Town
18. Pita Basket Sunridge
19. Gourmet Kitchen
20. Tool Shed Beer & BBQ
21. Shawarma Barlow
22. Righteous Gelato
23. Ginger Beef Bistro House
24. Safari Grill
25. Village Pita
26. Boston Pizza

## DRIVE TIMES

**4 min**

Bridgeland-Riverside

**10 min**

Downtown Calgary Core

**10 min**

Sunridge Shopping Centre

**10 min**

Marlborough Mall

**11 min**

Inglewood





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## GET IN TOUCH

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