

FOR LEASE OFFICE SPACE

Morguard

# DEERPORT CENTRE

106, 7326 - 10 STREET NE, CALGARY, AB



## HIGH QUALITY BUILDING IN THE DEERFOOT BUSINESS PARK AREA

Deerport Centre is a uniquely designed multi-tenant three-storey office building. Constructed in 1999, this multi-tenant, three-storey office building is located in the Deerfoot Business Park in northeast Calgary, just southwest of the Calgary International Airport with quick access to Deerfoot Trail. This property is a Class “B” office building and provides a total of 47,636 square feet of rentable space and is situated on 3.3 acres.

Immediate proximity to many services & amenities

- Located just minutes from the Calgary International Airport
- This property has a total of 188 parking stalls (including 37 underground Parkade stalls)
- This property received the BOMA BEST Silver certification



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## TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$10.06/SF	\$3.38/SF	\$13.44/SF (2021 est.)

## BUILDING DETAILS

Total Space: 48,798 SF

Typical Floor: 16,700 SF

Number of Floors: 3

Year Built: 1999

Office Class: B

Leasing District: Deerfoot Business  
Park in NE Calgary

## BUILDING AMENITIES

Easy access to public transit

Close to numerous hotels,  
restaurants and Hunterhorn Plaza

Parking available

Telecom provider for the building  
is Shaw and Telus



Exterior Entrance

## AERIAL VIEW



## LOCATION



7326 - 10 Street NE, Calgary, AB

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## FOR MORE INFORMATION

**SHANNON POTTER**

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[VIEW THIS PROPERTY ONLINE HERE](#)

**SUITE 106 – 2,930 SF**

(BOMA '96)

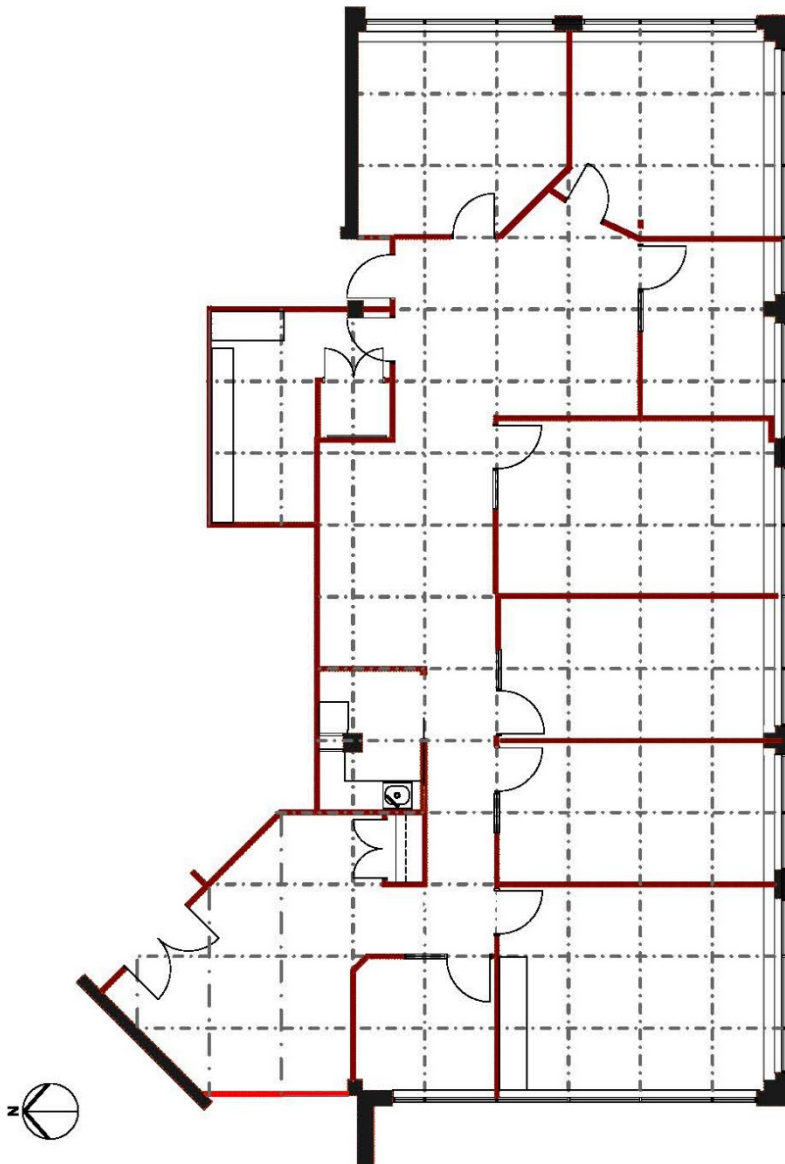
**7326 – 10<sup>th</sup> Street N.E.****Rent: Market****2021****Total Additional Rent \$13.44 (psf/yr)****Operating Costs \$10.06 (psf/yr)****Realty Tax \$3.38 (psf/yr)****Availability: Immediate****UNIT SPECIFICATIONS**

Layout includes several offices, meeting room, reception area and kitchen area.

**LEASING CONTACT****Shannon Potter****Director, Leasing**

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SCALE: SQUARES INDICATE 5' X 5' CEILING GRID

