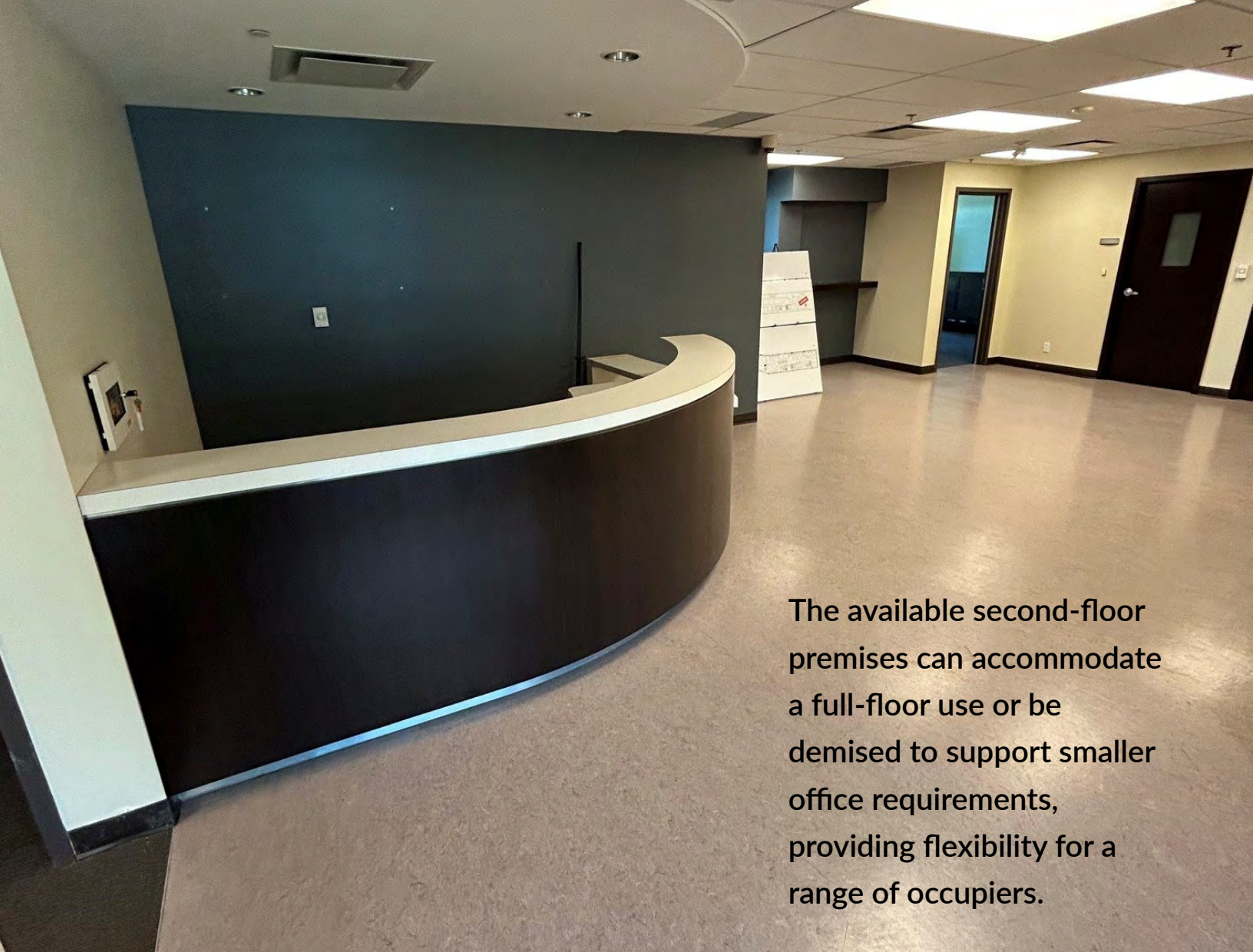


225 Manning Road NE | For Lease

Central Northeast Office Space | Exceptional Parking | Deerfoot Trail Exposure





The available second-floor premises can accommodate a full-floor use or be demised to support smaller office requirements, providing flexibility for a range of occupiers.

Available Space: **10,213 SF**
Demising Options: **3,407-6,805 SF**
Net Rent: **Market**
Operating Costs: **\$16.17 PSF (est. 2026)**
Inducements: **Negotiable**
Parking: **50 stalls (1/204 SF)**
Underground Parking: **\$150/month/stall**

Second-floor office space
Up to 10,213 SF available
Demising options from 3,407 to 6,805 SF
Building signage facing Deerfoot Trail available
Exceptional underground parking
Panoramic downtown & mountain views
Excellent Deerfoot Trail exposure
15 minute drive-time to airport & downtown



Strategically positioned along Calgary's Deerfoot Trail corridor, 225 Manning Road NE provides convenient access to downtown, the city's northeast employment areas and Calgary's major transportation network. Its prominent position along Deerfoot Trail provides both accessibility and exceptional visibility for office users.

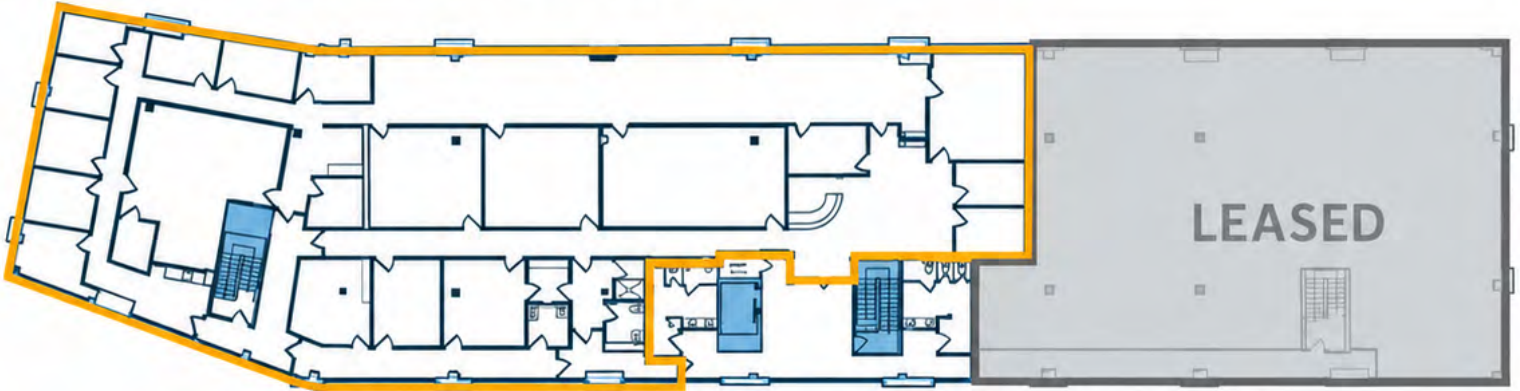


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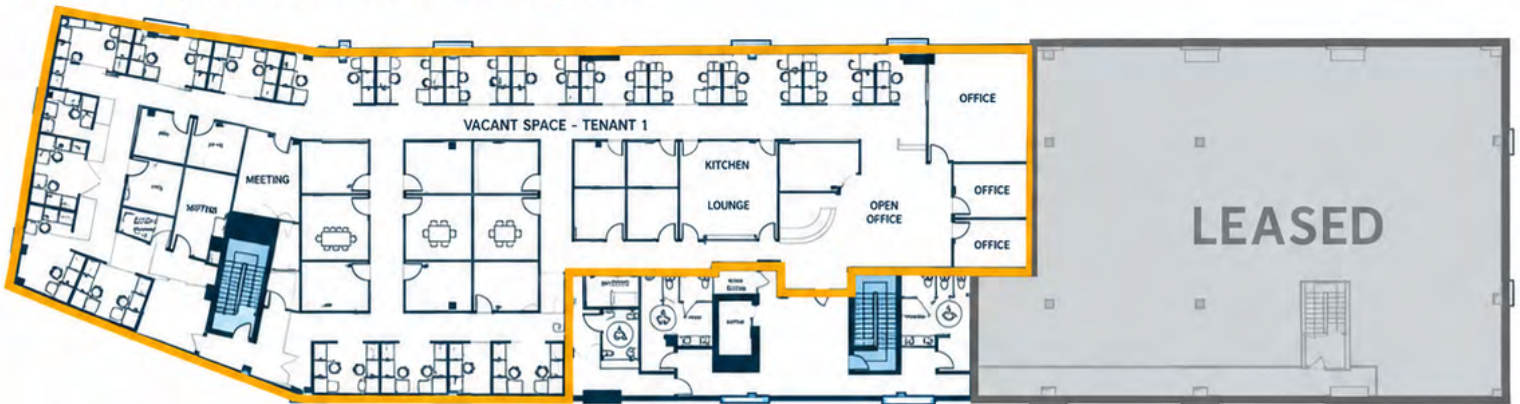


Bright second-floor office space provides extensive perimeter glazing and panoramic views toward downtown Calgary & mountains. The existing premises offer a professional office environment with a combination of private offices, open work areas and reception space, with flexibility for an incoming tenant to adapt the layout to its operational requirements.

As-Built Floor Plan | 10,213 SF

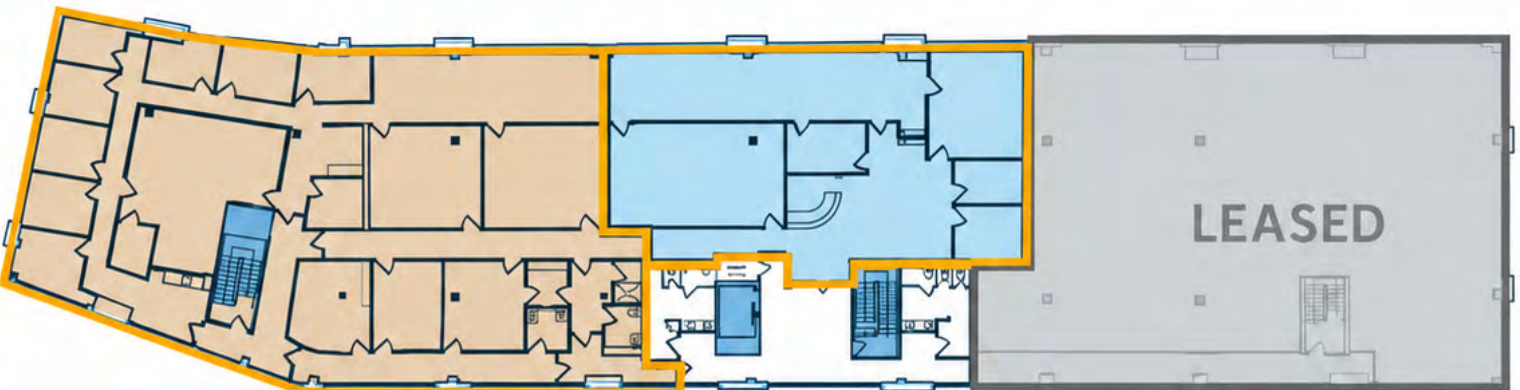


Conceptual Full Floor Layout



Conceptual Demising Options

Suite A – 6,806 SF | Suite B – 3,407 SF



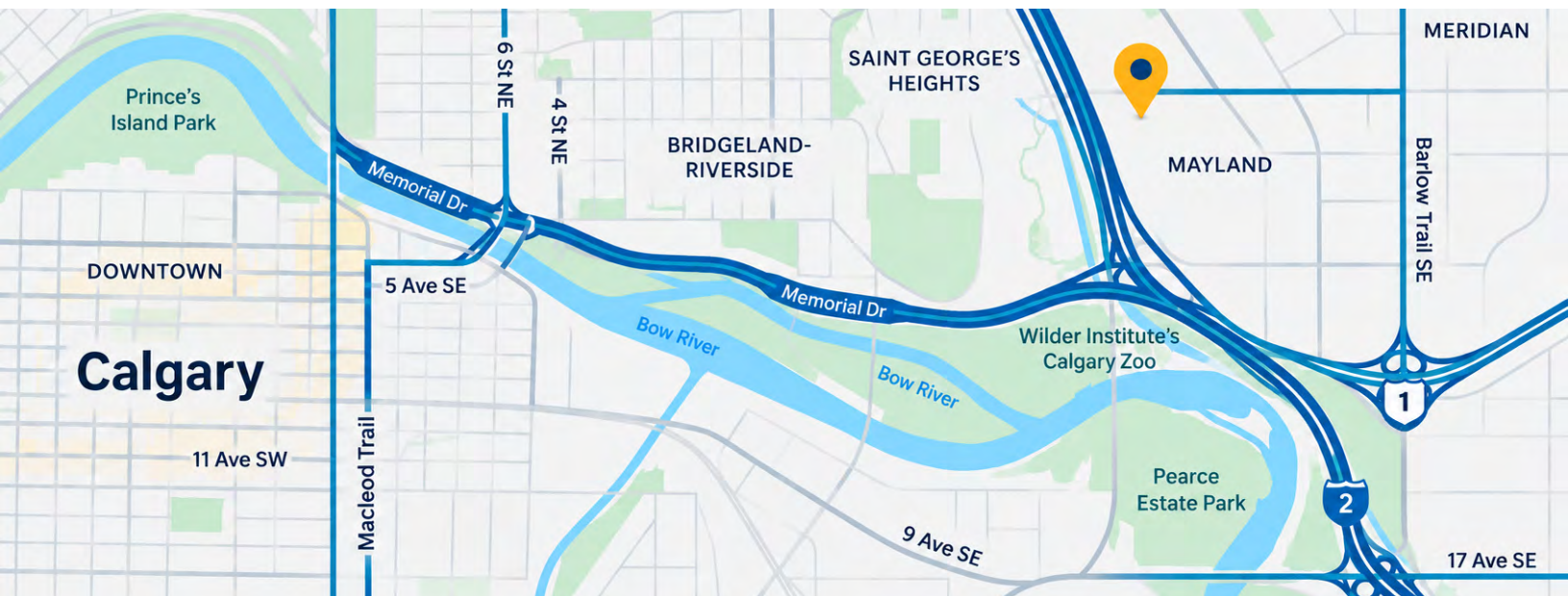
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**Signage location to be determined*

225 Manning Road NE offers a highly visible office opportunity in Calgary's central northeast, combining exceptional parking, convenient access and panoramic views toward downtown. With prominent exposure to Deerfoot Trail and approximately 167,000 vehicles passing daily, the property also provides a valuable building signage opportunity for an incoming tenant.



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