 **JLL** SEE A BRIGHTER WAY

For lease

225 Manning Road NE

Central northeast office space

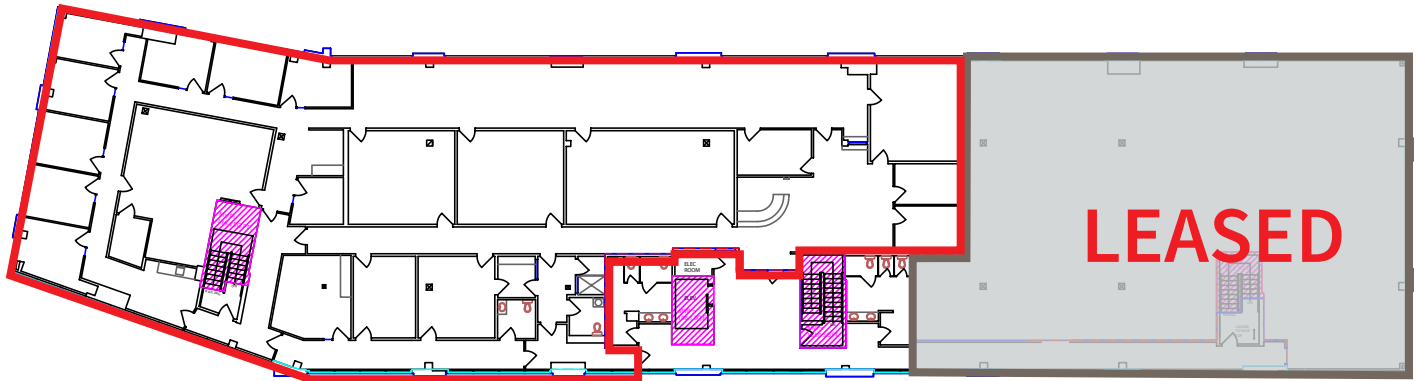
- Signage opportunity facing Deerfoot Trail
- Exceptional underground parking
- Panoramic views of downtown
- Good exposure to Deerfoot Trail, approximately 145,000 vehicles daily

Available Space	2nd Floor – 10,213 SF (Demising Options from 3,407 to 6,806 sf)
Inducements	Negotiable
Annual Net Rent	Market Price
Op Cost	\$16.10 psf (est. 2025)
Parking	50 Parking Stalls or 1 stall per 324 SF \$150 per month per reserved underground stall

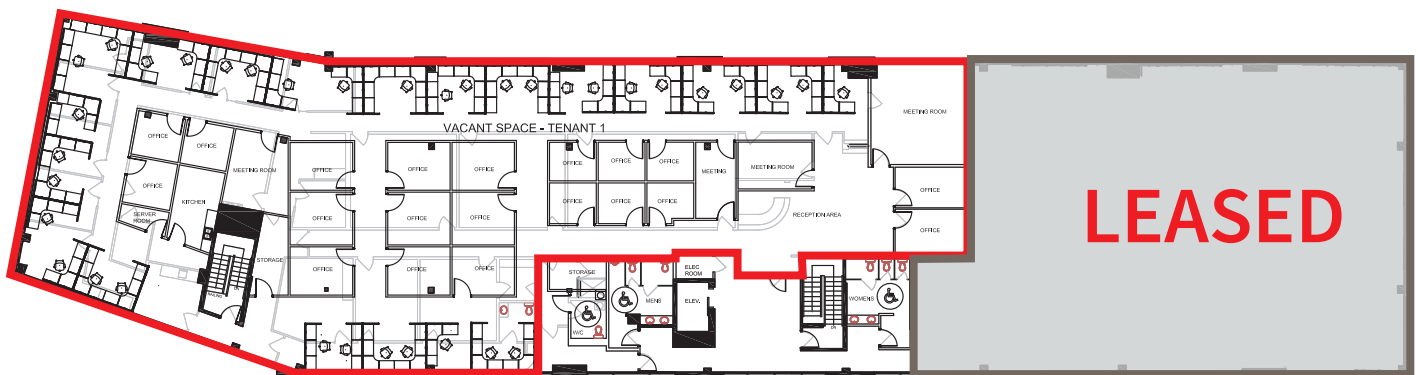


Floor Plans

As-built floor plan - 10,213 SF

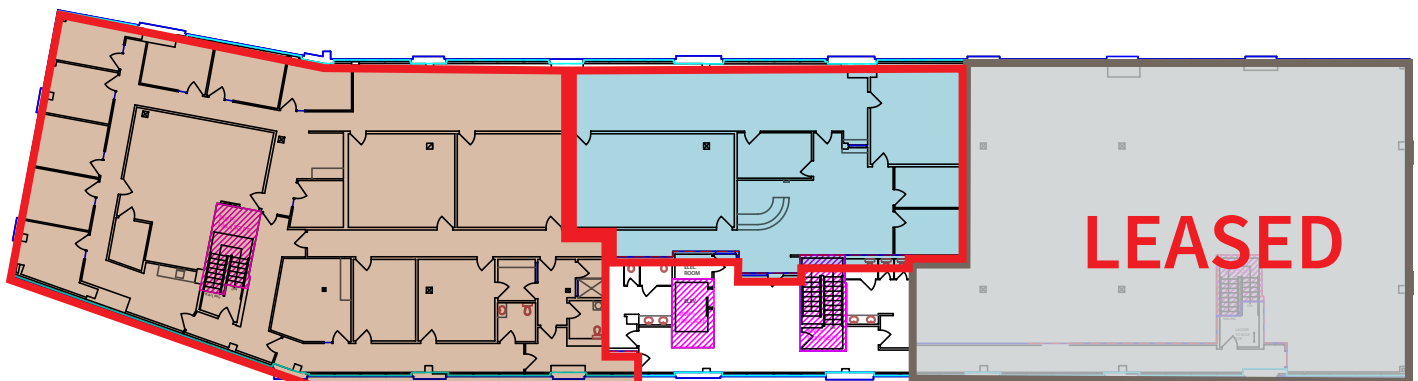


Conceptual full floor layout



Conceptual demising options

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





For more information please contact

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