

JLL SEE A BRIGHTER WAY

For lease

225 Manning Road NE

Central northeast office space

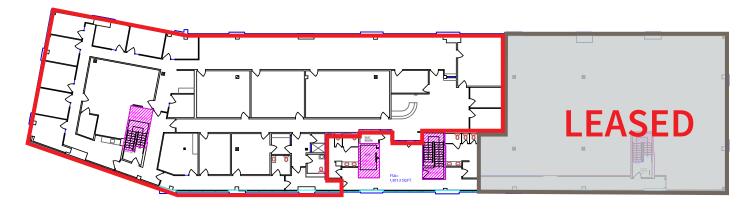
- Signage opportunity facing Deerfoot Trail
- Exceptional underground parking
- Panoramic views of downtown
- Good exposure to Deerfoot Trail, approximately 145,000 vehicles daily

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

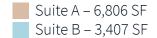
As-built floor plan - 10,213 SF

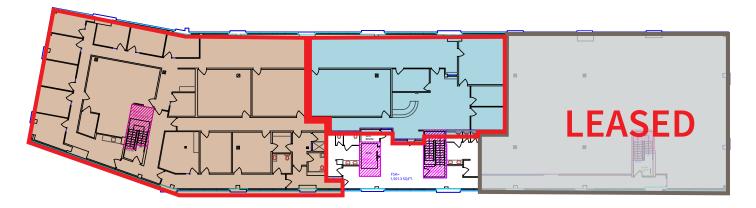


Conceptual full floor layout



Conceptual demising options





JLL SEE A BRIGHTER WAY









For more information please contact

Kara Dusseldorp Associate Vice President 403 456 2348 kara.dusseldorp@jll.com James McKenzie Vice President 403 456 8100 james.mckenzie@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle IP, Inc. All rights reserved