

# HARMONY

## Professional Centre

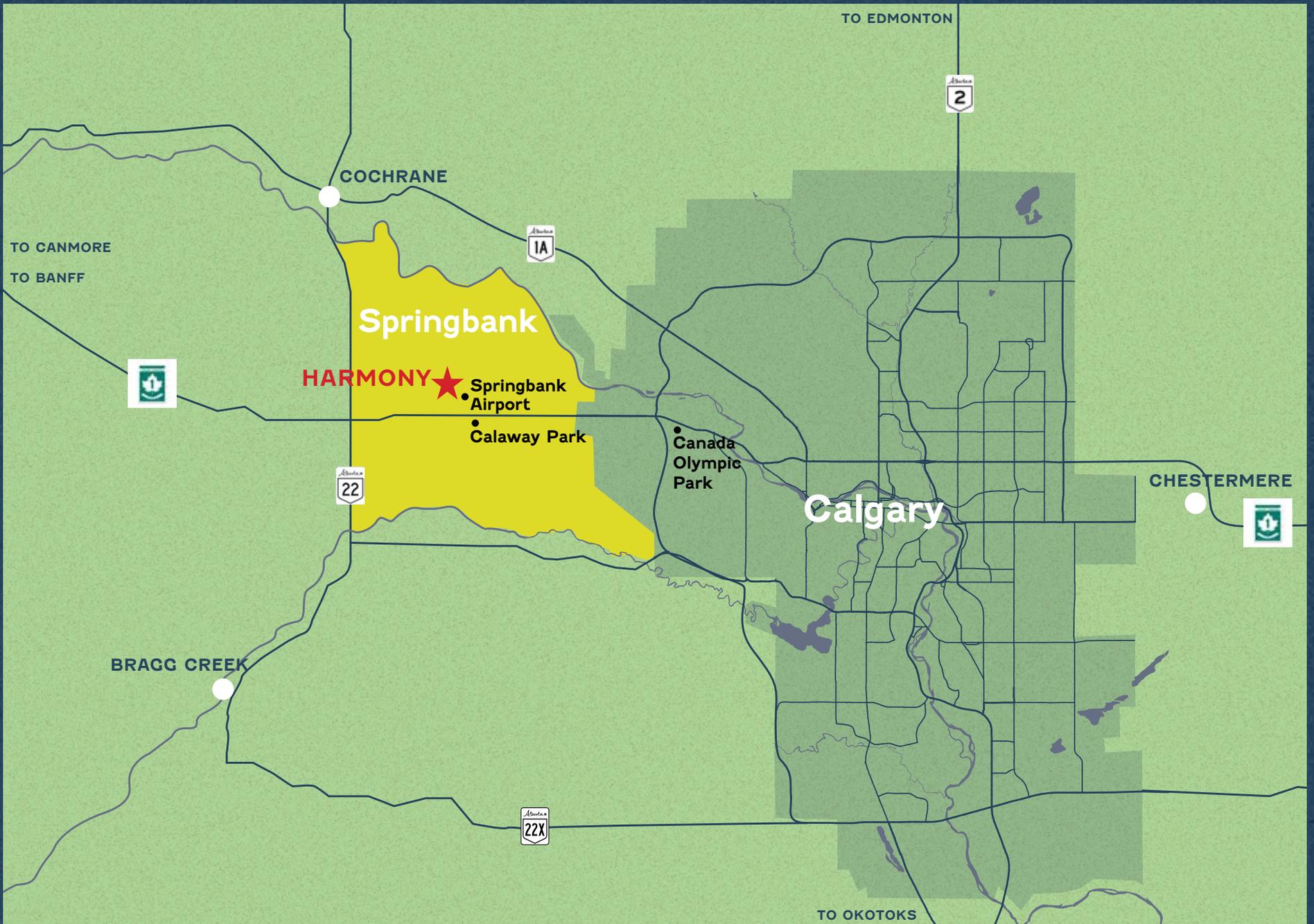
Medical & Professional Building



**Blackstone**



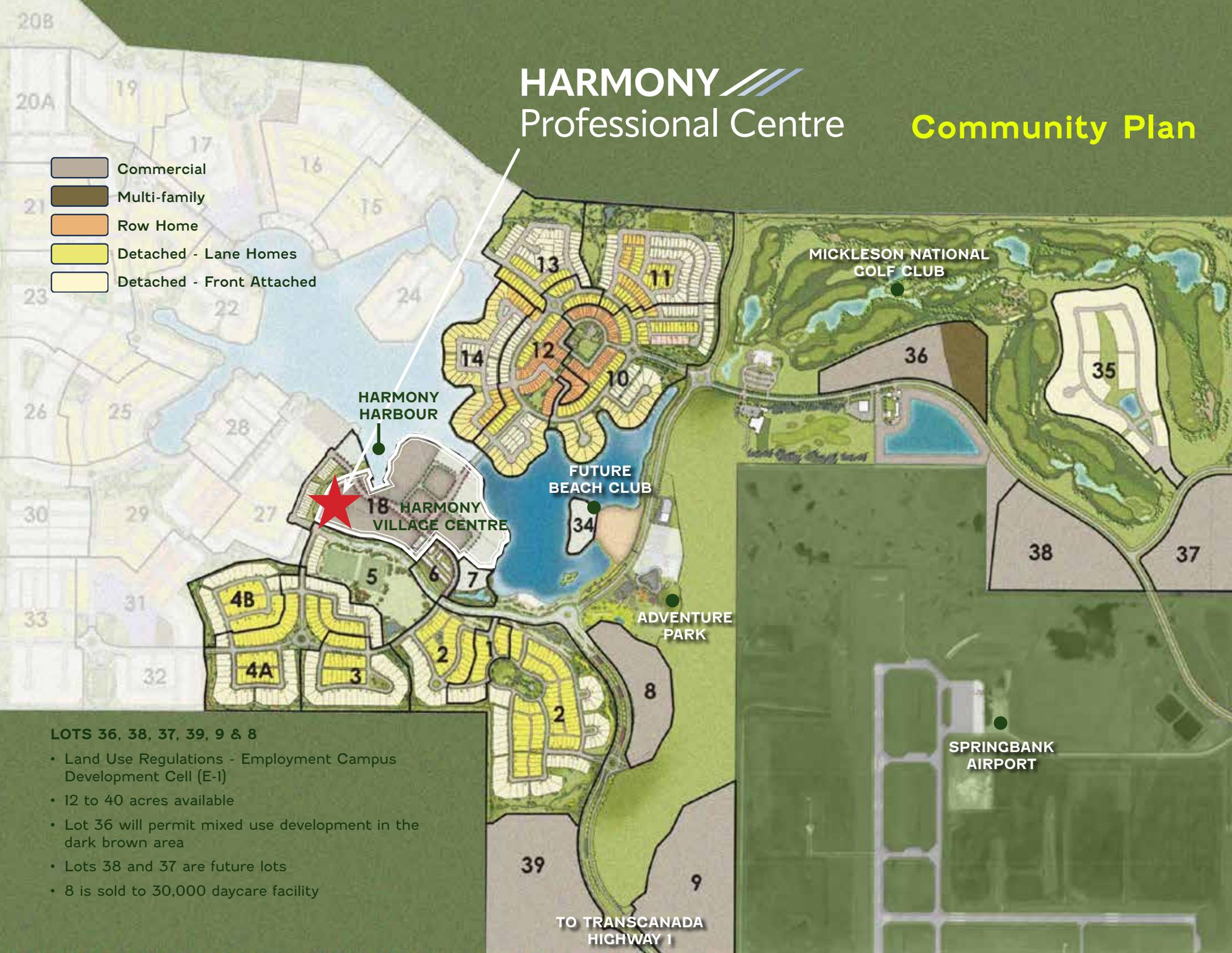
Corner of Harmony Circle & Harbour Gate



# HARMONY Professional Centre

## Community Plan

- Commercial
- Multi-family
- Row Home
- Detached - Lane Homes
- Detached - Front Attached



### LOTS 36, 38, 37, 39, 9 & 8

- Land Use Regulations - Employment Campus Development Cell (E-1)
- 12 to 40 acres available
- Lot 36 will permit mixed use development in the dark brown area
- Lots 38 and 37 are future lots
- 8 is sold to 30,000 daycare facility

TO TRANSCANADA  
HIGHWAY 1

# HARMONY

## Professional Centre



Harmony is located 12km from the Calgary city limits, north of the Trans-Canada Highway. Nestled in the foothills of Rocky View County and serving numerous surrounding communities.

This new development is a sparkling lake community with a Golf Club, a LaunchPad Golf Range, a Lakeside Beach Club and an all-season Adventure Park.

The crowning feature will be the anticipated development of the Village Centre, that will be the retail and restaurant hub for the greater Springbank area.

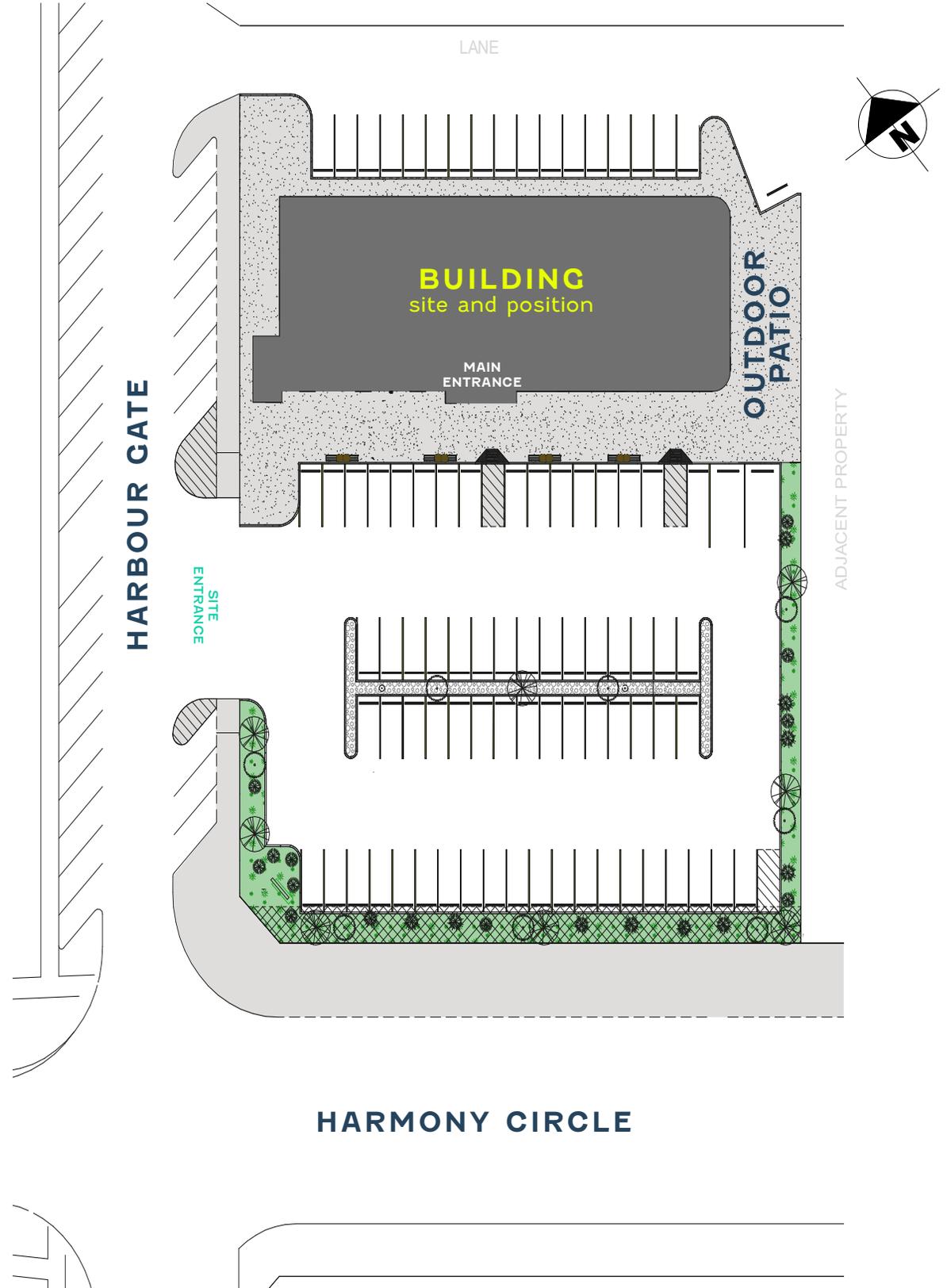
# Site Plan

## BUILDING DETAILS

- 32,500 SF commercial retail & office space
- 4-Floors on a prominent corner lot
- Natural lighting and Ventilation
- Modern time-less Design
- Accessible
- Bike Parking
- Eco-friendly building cladding
- Smart building automation systems

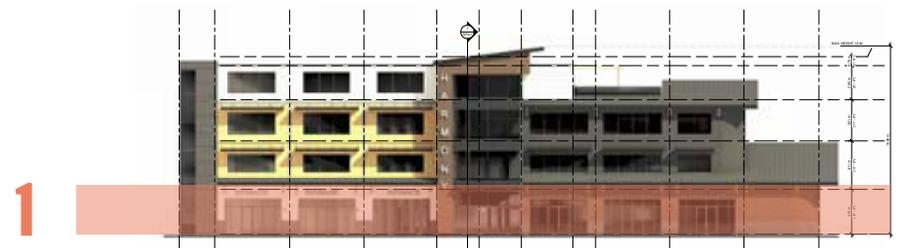
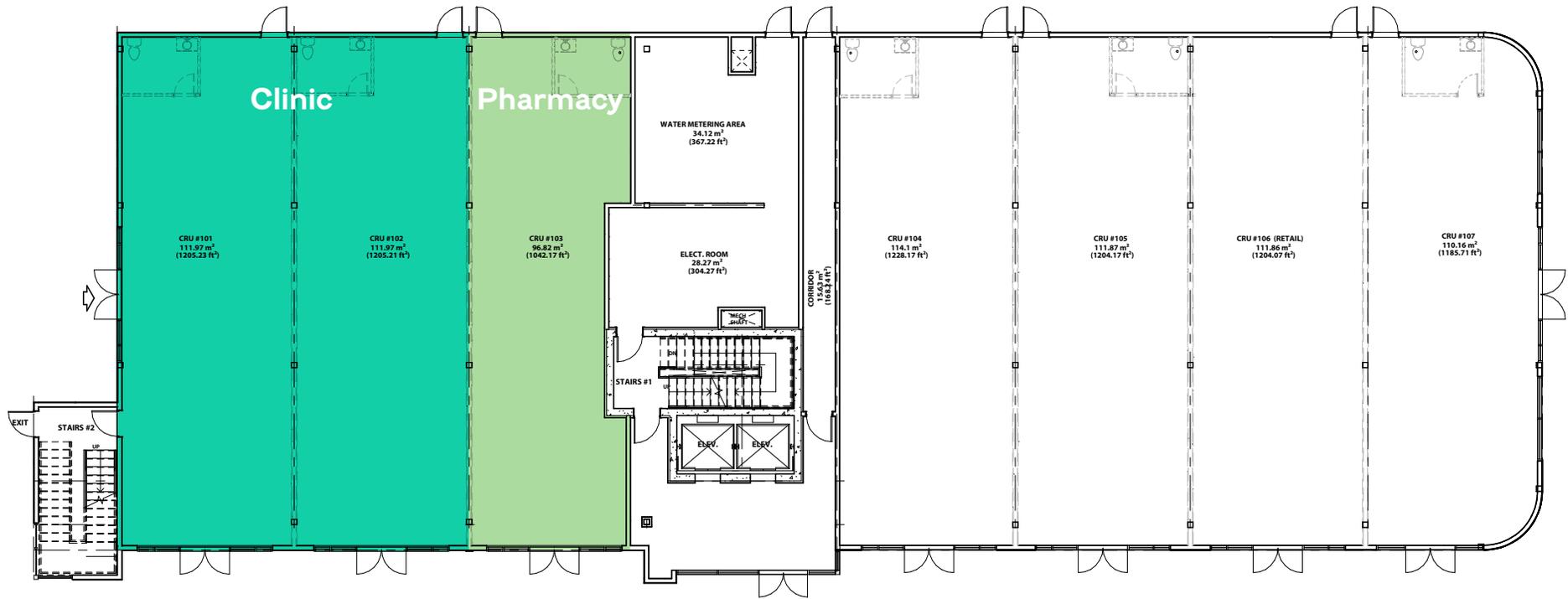
## SITE DETAILS

- 6-Public EV Parking Stations
- Expanded sidewalks
- 80-car parking on-site
- Outdoor patio area
- Gateway to Village Centre
- Integrated with walking/bike pathways
- Fully Landscaped



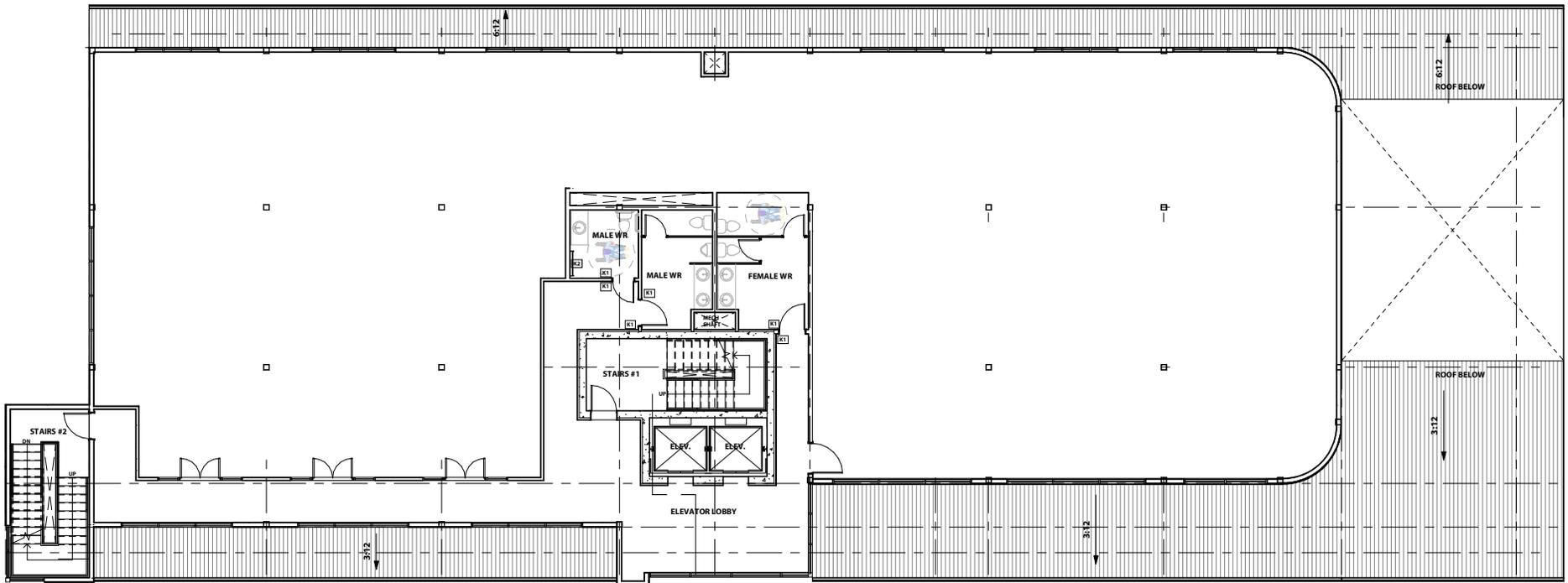
# 1<sup>st</sup> Floor

## LEASING OPPORTUNITIES 1,200 SF - 4,800 SF Available\*

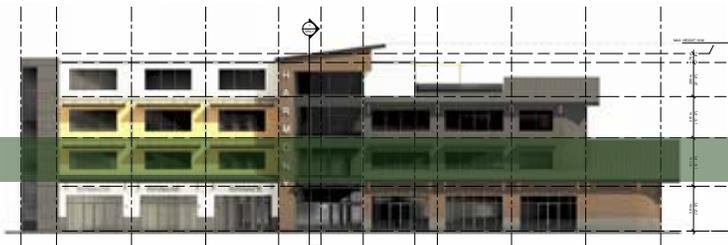


# 2<sup>nd</sup> Floor

## LEASING OPPORTUNITIES 900 SF - 7,000 SF Available\*

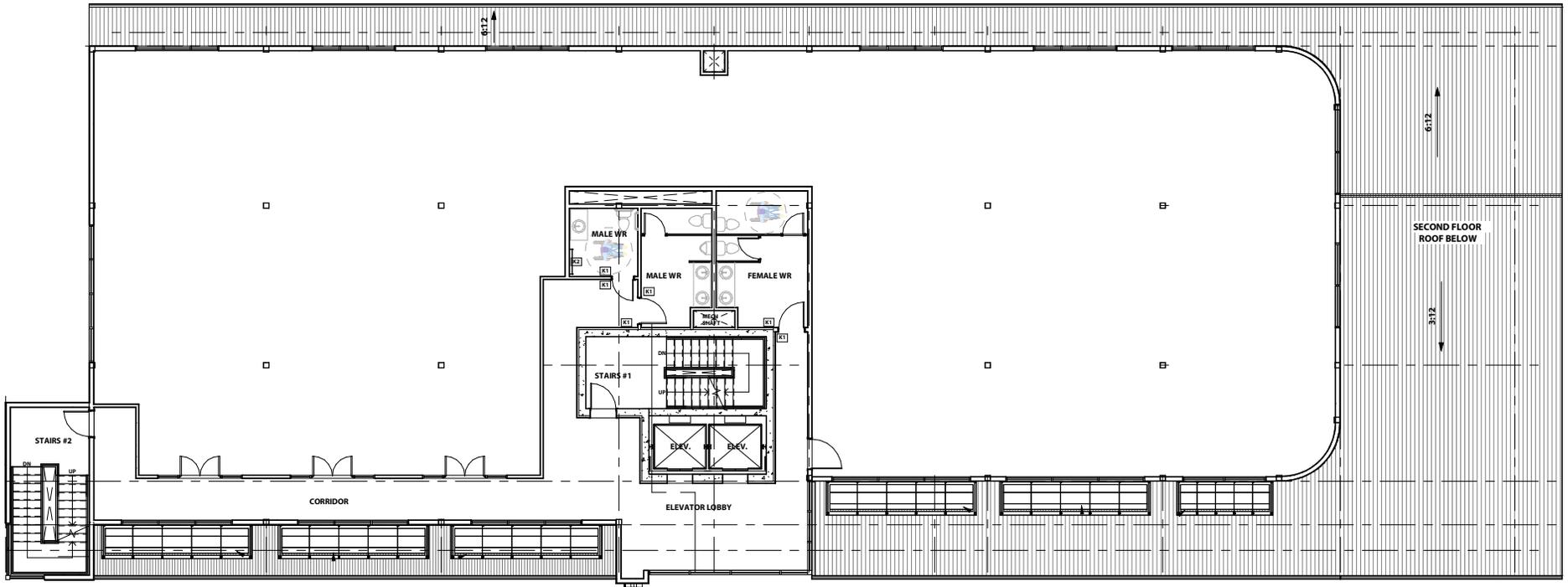


2

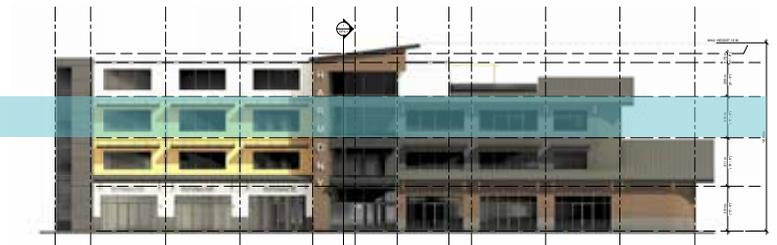


# 3<sup>rd</sup> Floor

## LEASING OPPORTUNITIES 900 SF - 7,000 SF Available\*

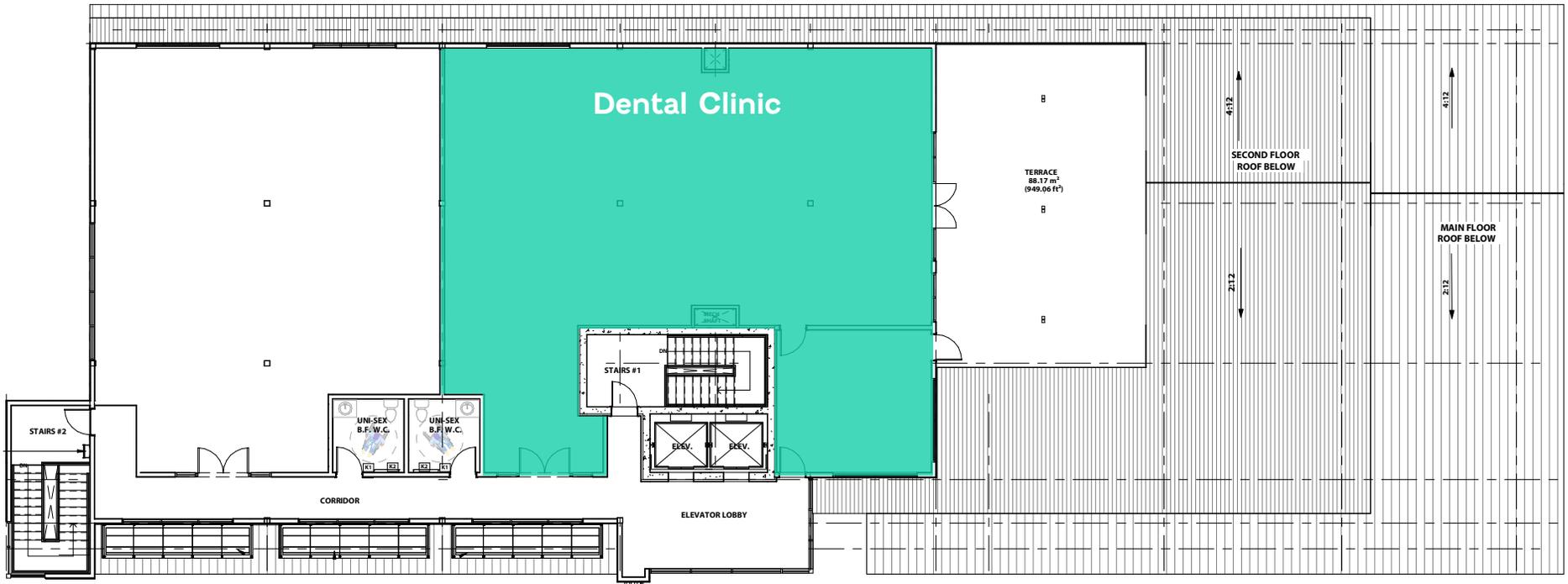


3



# 4<sup>th</sup> Floor

**LEASING OPPORTUNITIES**  
1,000 SF - 1,800 SF Available\*



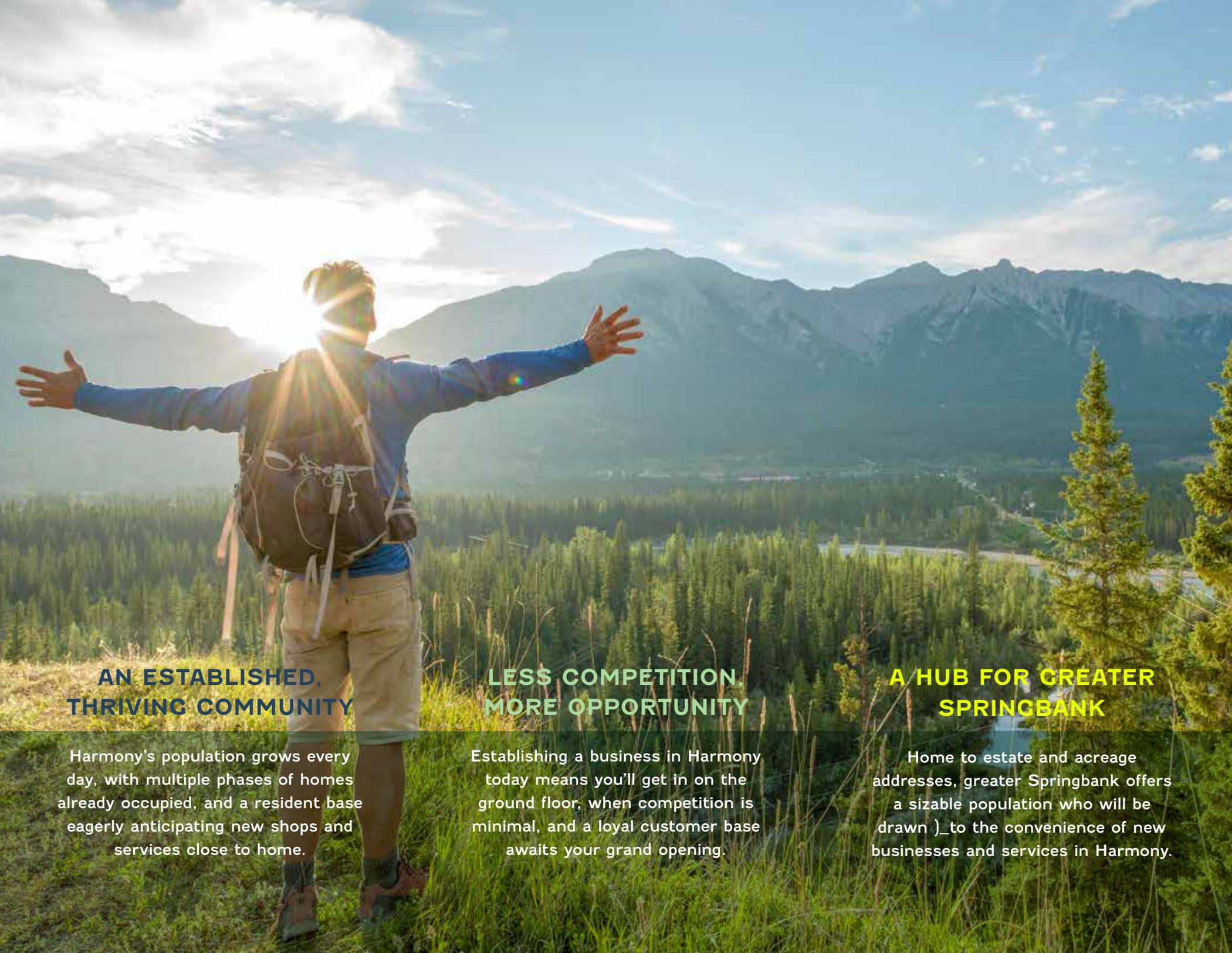
# HARMONY

Professional Centre



## Development Partners





## **AN ESTABLISHED, THRIVING COMMUNITY**

Harmony's population grows every day, with multiple phases of homes already occupied, and a resident base eagerly anticipating new shops and services close to home.

## **LESS COMPETITION, MORE OPPORTUNITY**

Establishing a business in Harmony today means you'll get in on the ground floor, when competition is minimal, and a loyal customer base awaits your grand opening.

## **A HUB FOR GREATER SPRINGBANK**

Home to estate and acreage addresses, greater Springbank offers a sizable population who will be drawn )\_to the convenience of new businesses and services in Harmony.

# Thank you For Your Interest!

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Commercial Real Estate Services