

Pre-Leasing

Harmony Professional Centre

Corner of Harmony Circle & Harbour Gate | Rocky View County, Alberta

Retail & Office Commercial Blend
At the Doorstep of Harmony Village Centre



Building Details

Harmony Professional Centre

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Unit Sizes: **Main:** 1,200 - 10,526 SF
2nd Floor: 900 - 7,686 SF
3rd Floor: 900 - 7,686 SF
4th Floor: 900 - 4,800 SF

Availability: 4Q 2027

Zoning: C-C2

Signage: Available

Lease Rate: TBD

Op Costs: \$12.00 PSF est.

Parking: 80 stalls | 6 EV stalls

Highlights: 30,698 SF of commercial retail and office space across four floors on a prominent corner site

Modern, timeless design featuring abundant natural light, eco-friendly cladding and smart building automation systems

Excellent on-site amenities including 80 parking stalls, 6 public EV charging stations, bike parking and outdoor patio space

Pedestrian-friendly, fully landscaped site with expanded sidewalks and integrated walking/bike pathways, creating a gateway to the Village Centre

Harmony Village Centre

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Harmony is a vibrant lake community located just 12 km from Calgary's city limits, north of the Trans-Canada Highway and nestled in the foothills of Rocky View County. Serving numerous surrounding communities, Harmony offers an exceptional mix of residential and recreational amenities, including the Mickelson National Golf Club, LaunchPad Golf, Lakeside Beach Club and an all-season Adventure Park.

The crowning feature will be the anticipated development of **Harmony Village Centre**, that will be the retail and restaurant hub for the greater Springbank areas, north of the Trans-Canada Highway. Nestled in the foothills of Rocky View County and serving numerous surrounding communities.

Prominently positioned at the entrance to Harmony's Village Centre, the Harmony Professional Centre will offer a dynamic mix of retail and professional office space in 4Q 2027. The Centre will provide businesses with excellent exposure and access to an expanding residential and commercial population. With continued growth throughout Harmony, this new development presents an exciting opportunity for retailers, service providers and professional businesses to establish themselves in this evolving community.

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 GATEWAY LOCATION

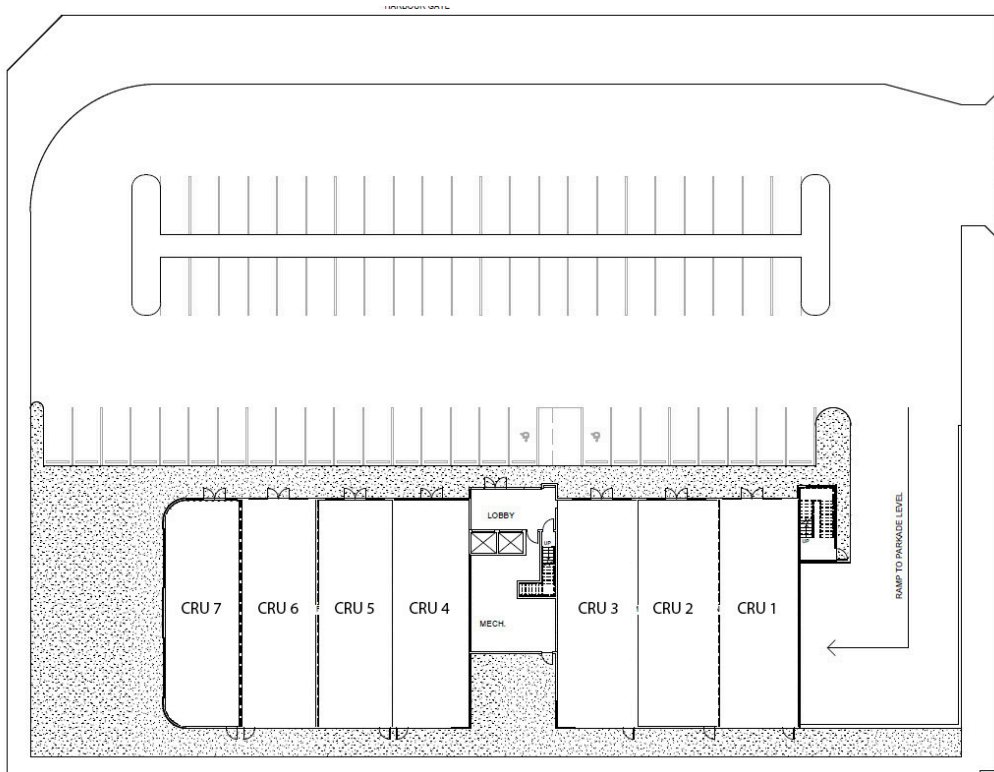
Prominently positioned at the entrance to Harmony Village Centre, offering exceptional visibility to residents and visitors.

Floor Plans

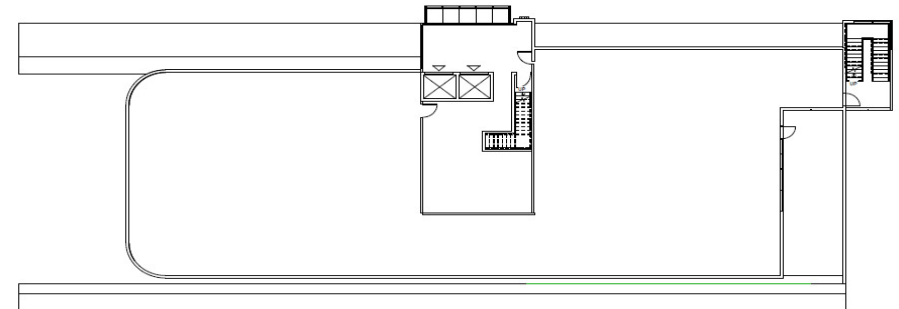
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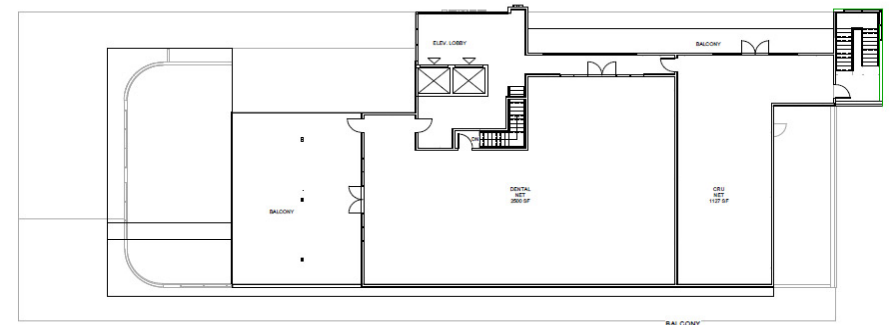
MAIN FLOOR



2ND & 3RD FLOORS



4TH FLOOR



UNIT SIZES Available 2Q 2027

Main Floor Retail:	1,200 - 10,526 SF
2nd & 3rd Floors Office:	900 - 7,686 SF
4th Floor Office:	900 - 4,800 SF

Location

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NEIGHBORHOOD
Harmony



**CURRENT
POPULATION**
1,500



**PROJECTED
POPULATION**
12,000



MEDIAN AGE
45.6 Years



**MEDIAN
HOUSEHOLD INCOME**
\$210,000

Thank you for your Interest

For more information, please contact :



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