

SOUTHLAND PARK II

FOR LEASE

10333 SOUTHPORT ROAD SW
CALGARY, AB



DIRECT ACCESS TO THE SOUTHLAND LRT STATION



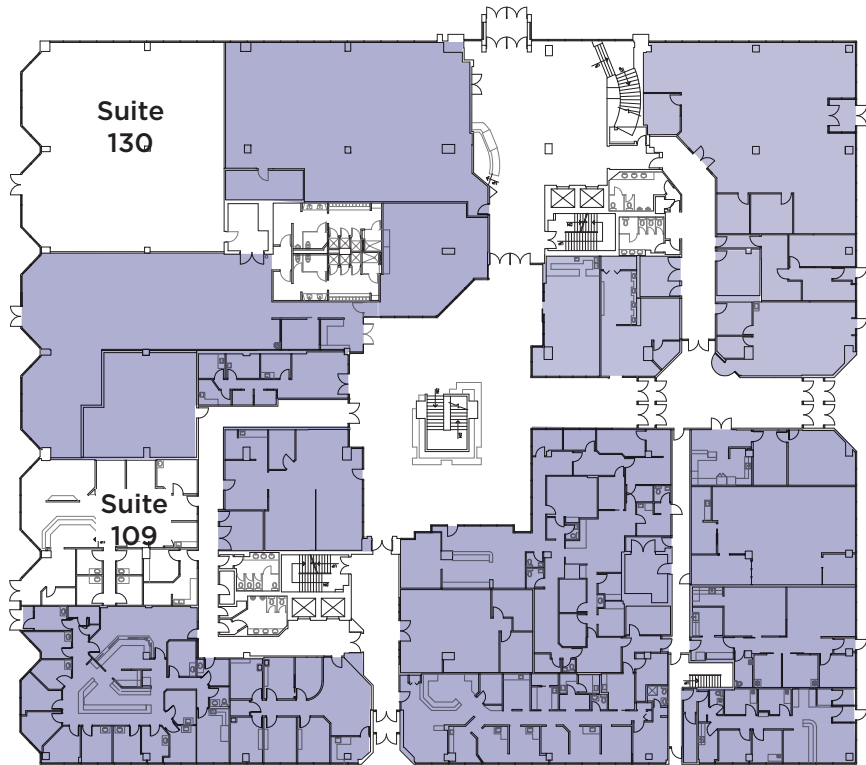
Property Highlights

Building Size	230,035 sf
Available Units	Suite 109 2,349 sf
	Suite 130 3,059 sf
	Suite 201 29,603 sf (show suite)
	Suite 400 50,506 sf
	Suite 516 2,456 sf
	Suite 528 2,290 sf C/L
	Suite 533 2,014 sf (show suite)
	LEASED
Lease Rate	Market rates
Operating Costs	\$14.66 psf (est. 2023)
Year Built	1980
Parking Ratio	1:500 sf
Parking Rates	\$125 per stall, per month (underground)
	Free visitor parking
Tenant Improvement Allowance	Negotiable

Floor Plans

FLOOR 1

109 - 2,349 sf
130 - 3,059 sf

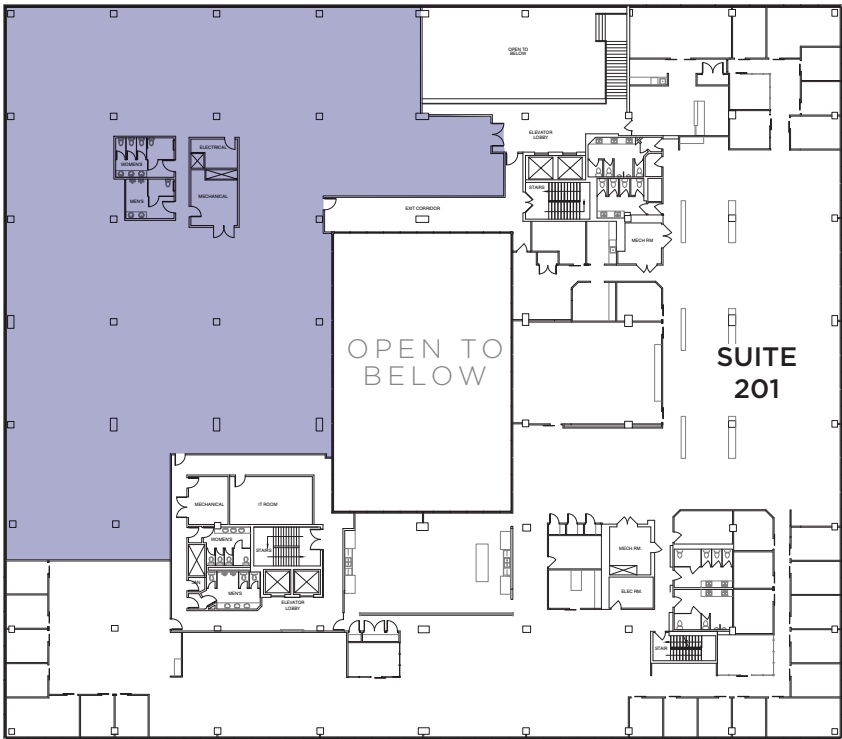


FLOOR 2

201 - 29,603 sf
(Show Suite)



- Fully furnished show suite



Lobby Main Floor

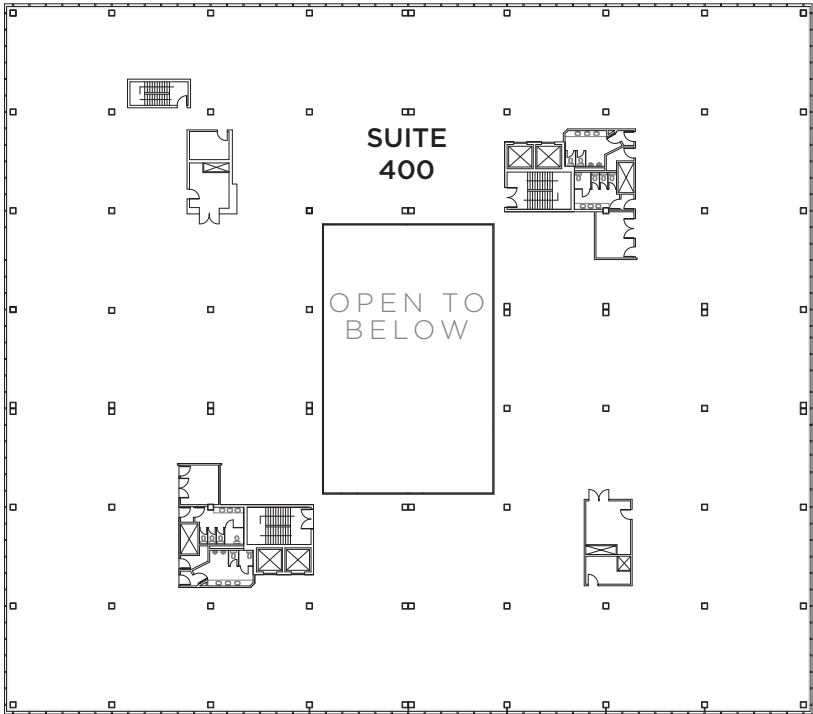


Suite 201 - 22 Offices & 145 Workstations



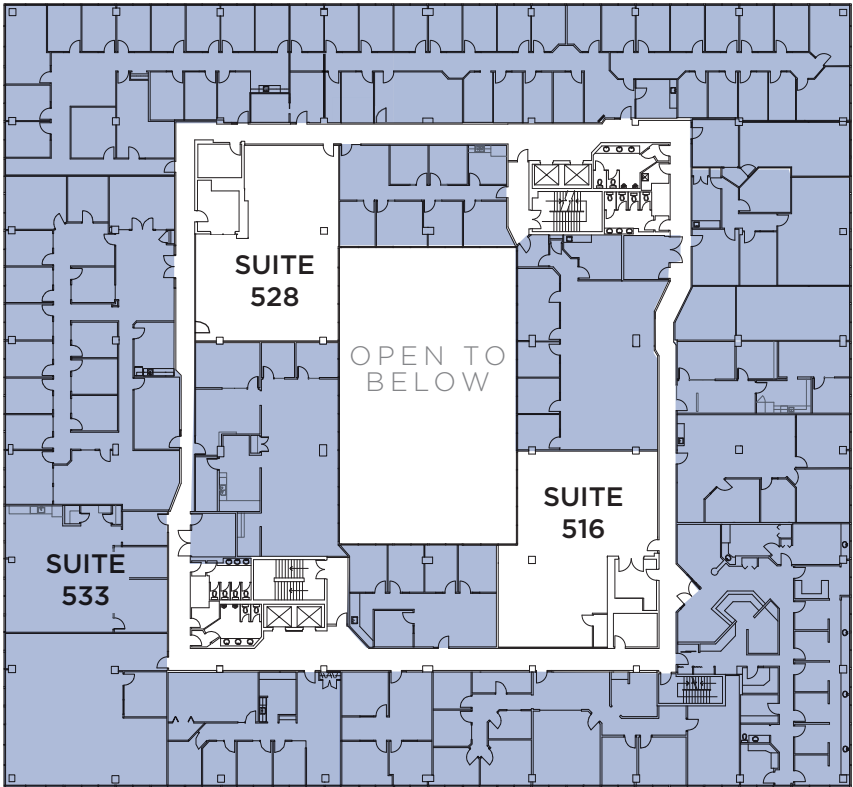
FLOOR 4

400 - 50,506 sf
(Full Floor)



FLOOR 5

516 - 2,456 sf
528 - 2,290 sf C/L
~~533 - 2,014 sf LEASED~~
(Show Suite)

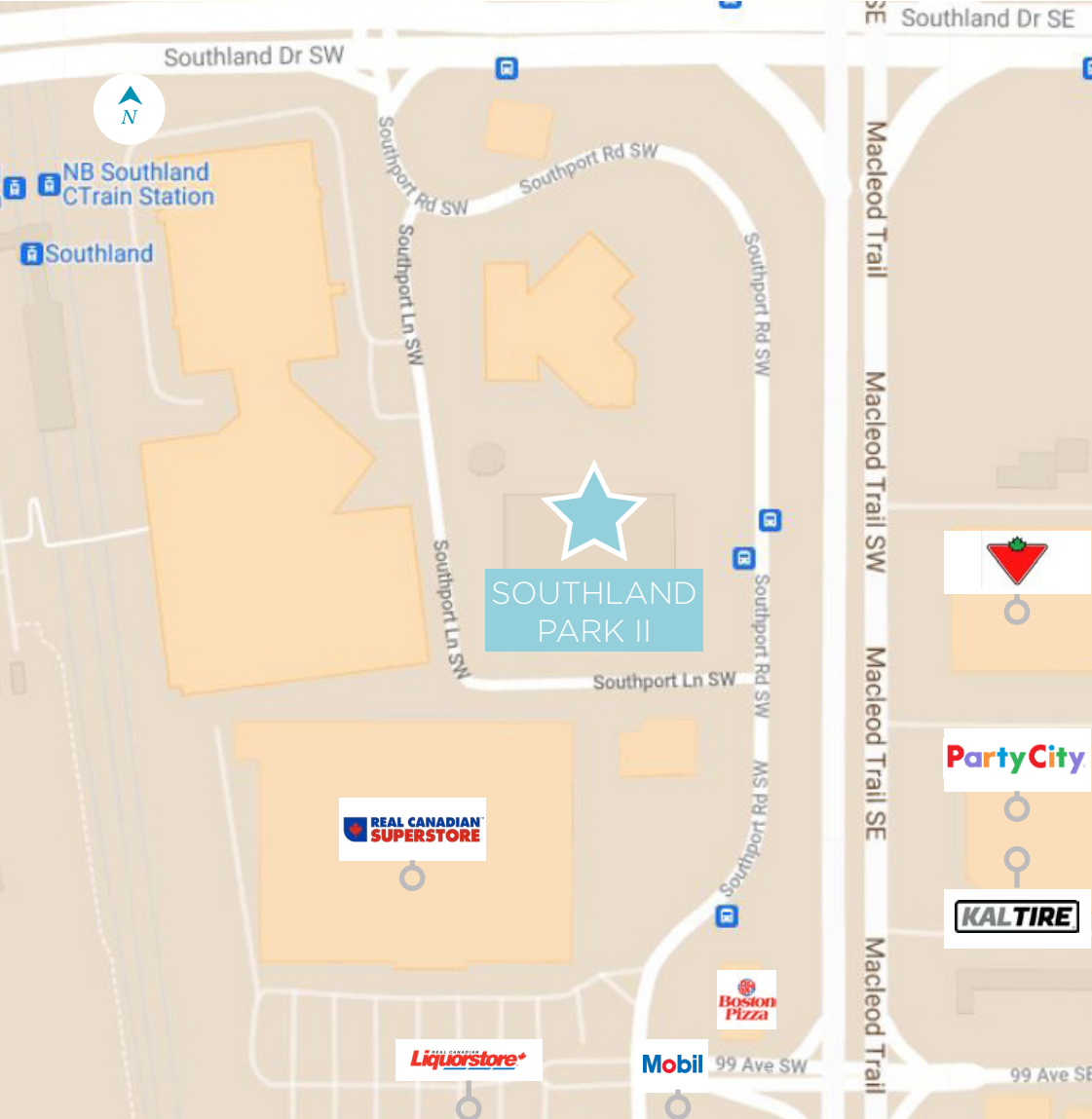


Suite 533
Matterport
Virtual Tour

Conference Centre



Suite 533



Area Stats

137,335
POPULATION

63%
EMPLOYMENT
RATE

\$143,092
AVG HOUSEHOLD
INCOME

43
MEDIAN AGE

5km radius

Fitness Centre



Contact

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