

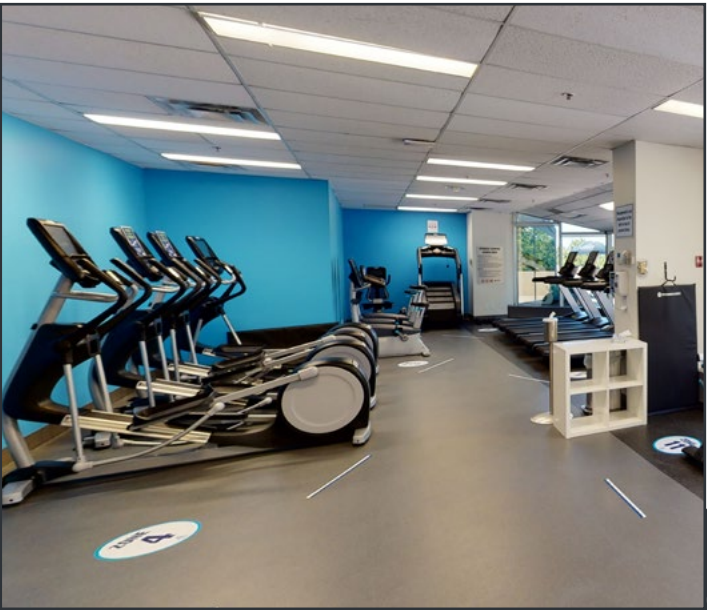
SOUTHLAND PARK II

FOR LEASE

10333 SOUTHPORT ROAD SW
CALGARY, AB

Property Highlights

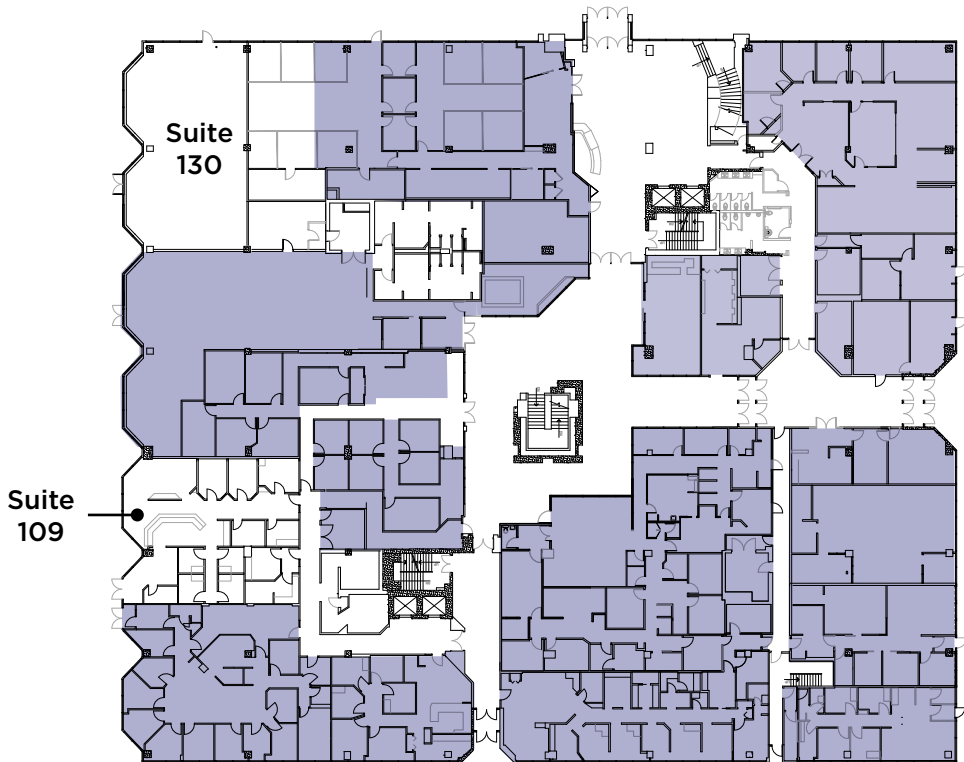
Building Size:	230,035 sf	
Available Units:	Suite 109	2,349 sf
	Suite 130	3,059 sf
	Suite 201	29,603 sf (Furnished Show Suite)
	Suite 400	20,506 sf
	Suite 401	30,000 sf LEASED
	Suite 515	3,761 sf (Medical Build-Out)
	Suite 529	2,402 sf (Medical Build-Out)
	Suite 529B	2,180 sf LEASED
	Suite 533	2,014 sf
Lease Rate:	Market rates	
Operating Costs:	\$16.44 psf (est 2025)	
Availability:	Immediately, except Suite 529: June 1, 2025	
Year Built:	1980	
Parking Ratio:	1:528 sf	
Parking Rates:	\$125 per stall, per month (underground)	
Tenant Improvement Allowance:	Negotiable	



Floorplans

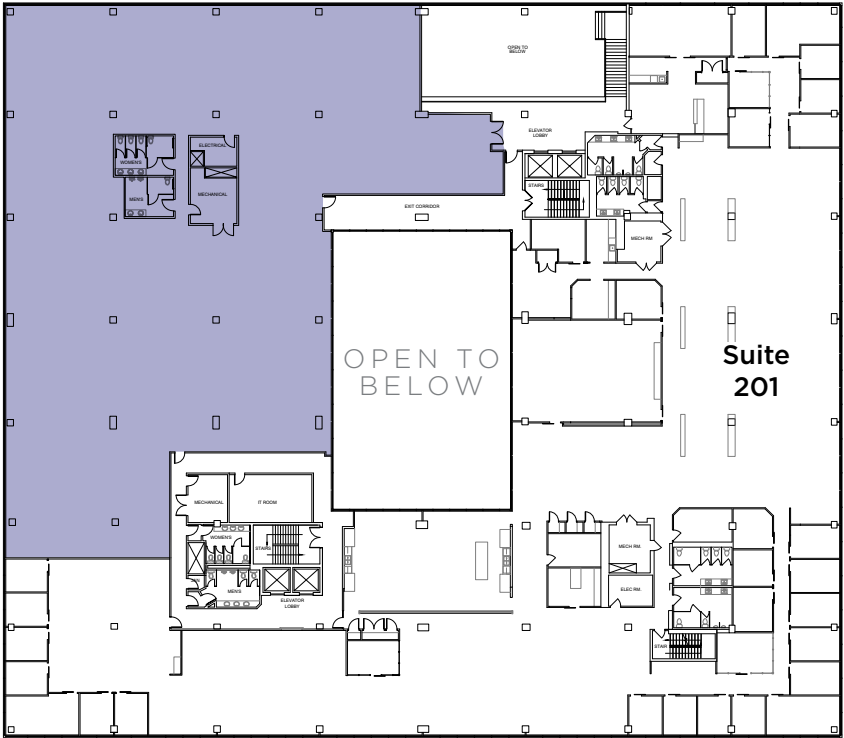
1st Floor

Suite 109: 2,349 sf
Suite 130: 3,059 sf

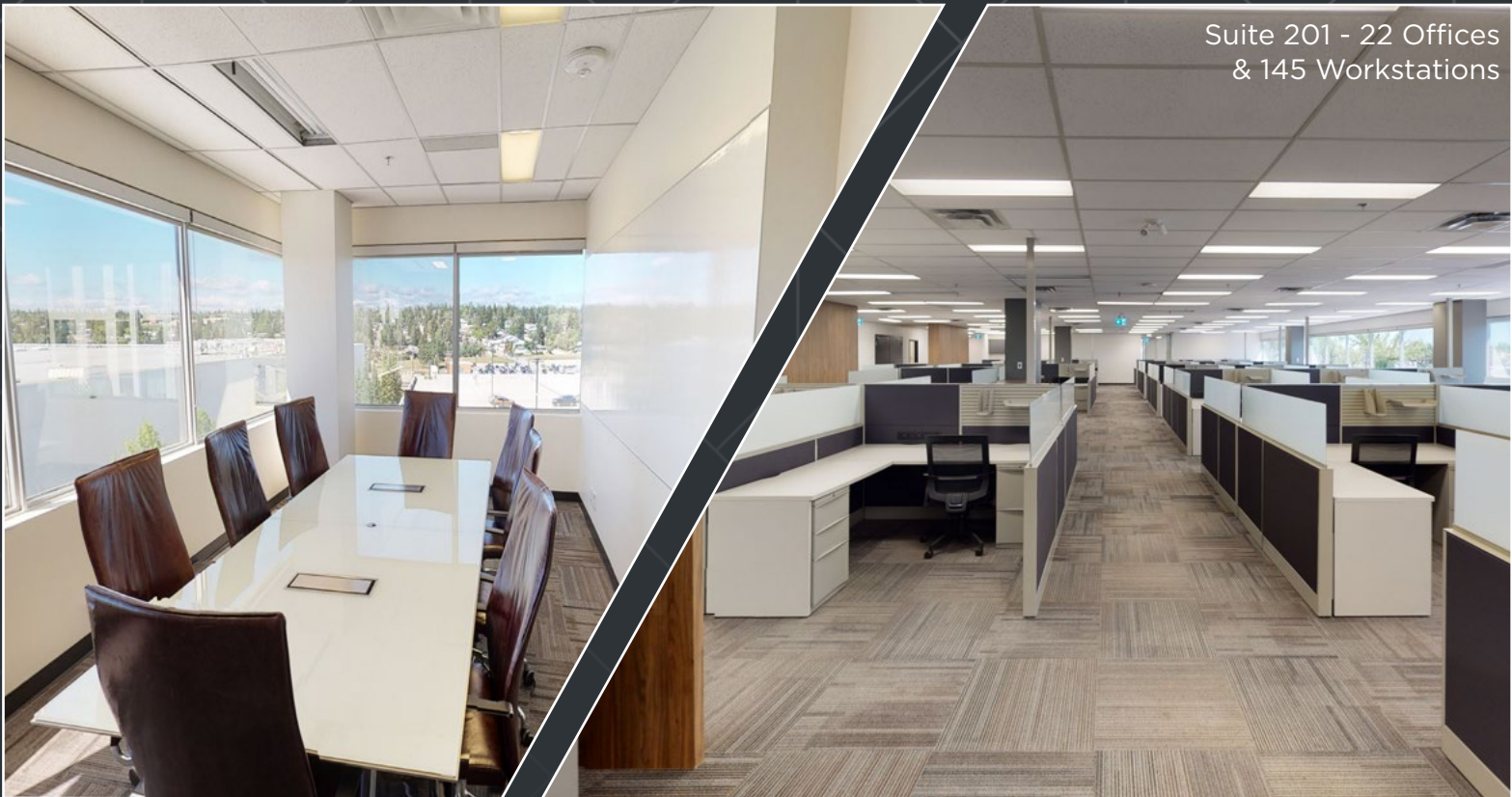
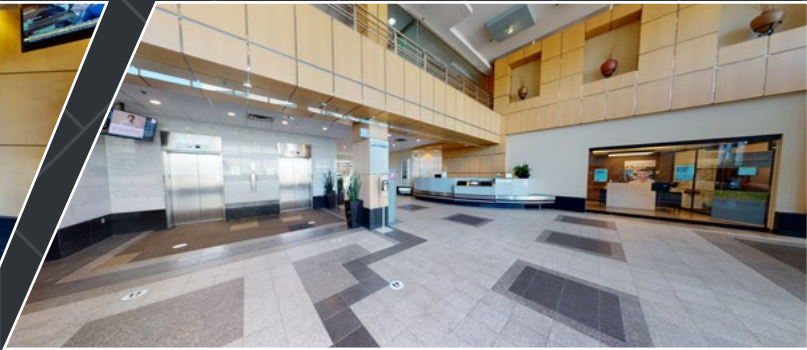


2nd Floor

Suite 201: 29,603 sf
(Furnished Show Suite)



Lobby Main Floor

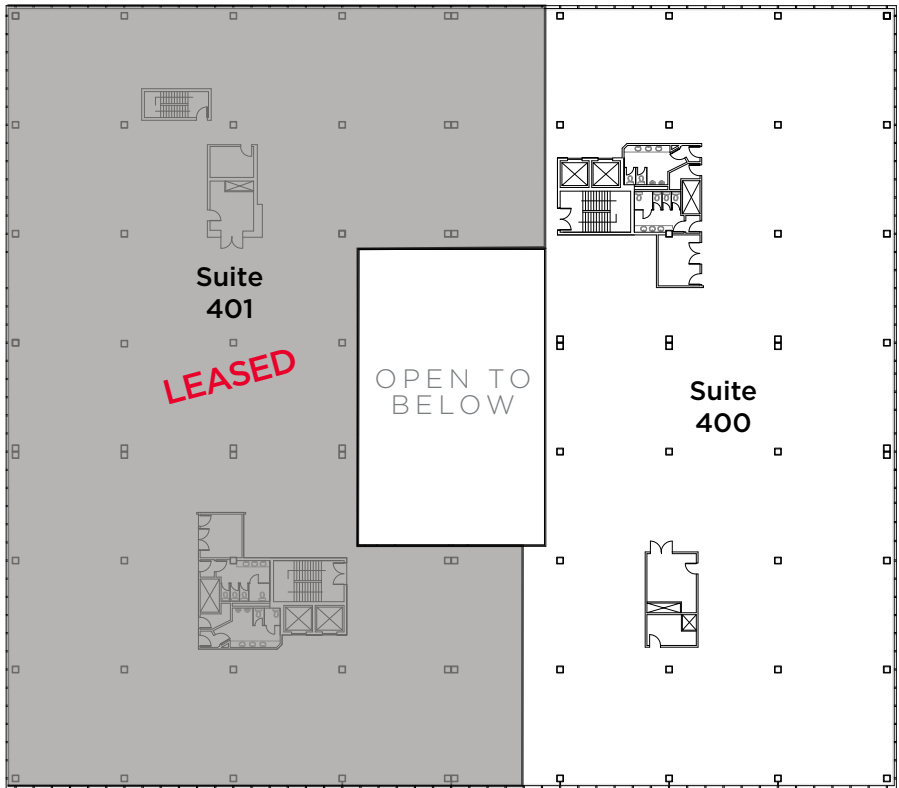


Suite 201 - 22 Offices
& 145 Workstations

Floorplans

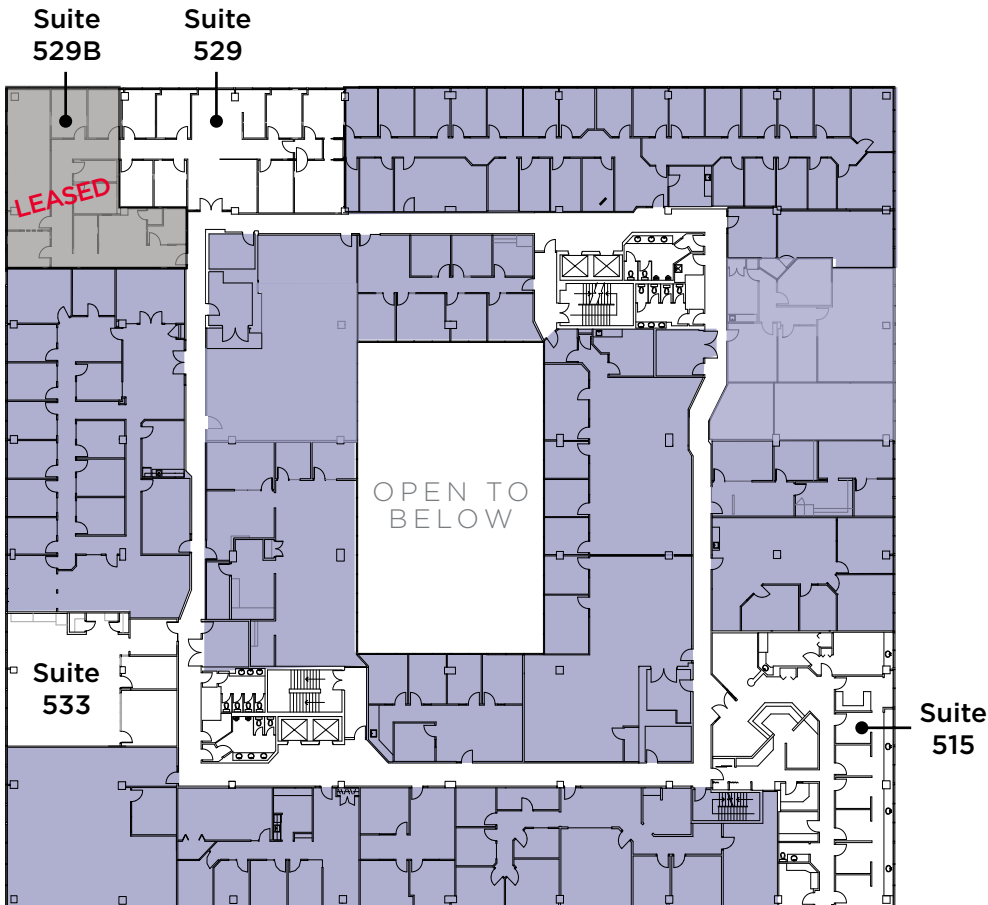
4th Floor

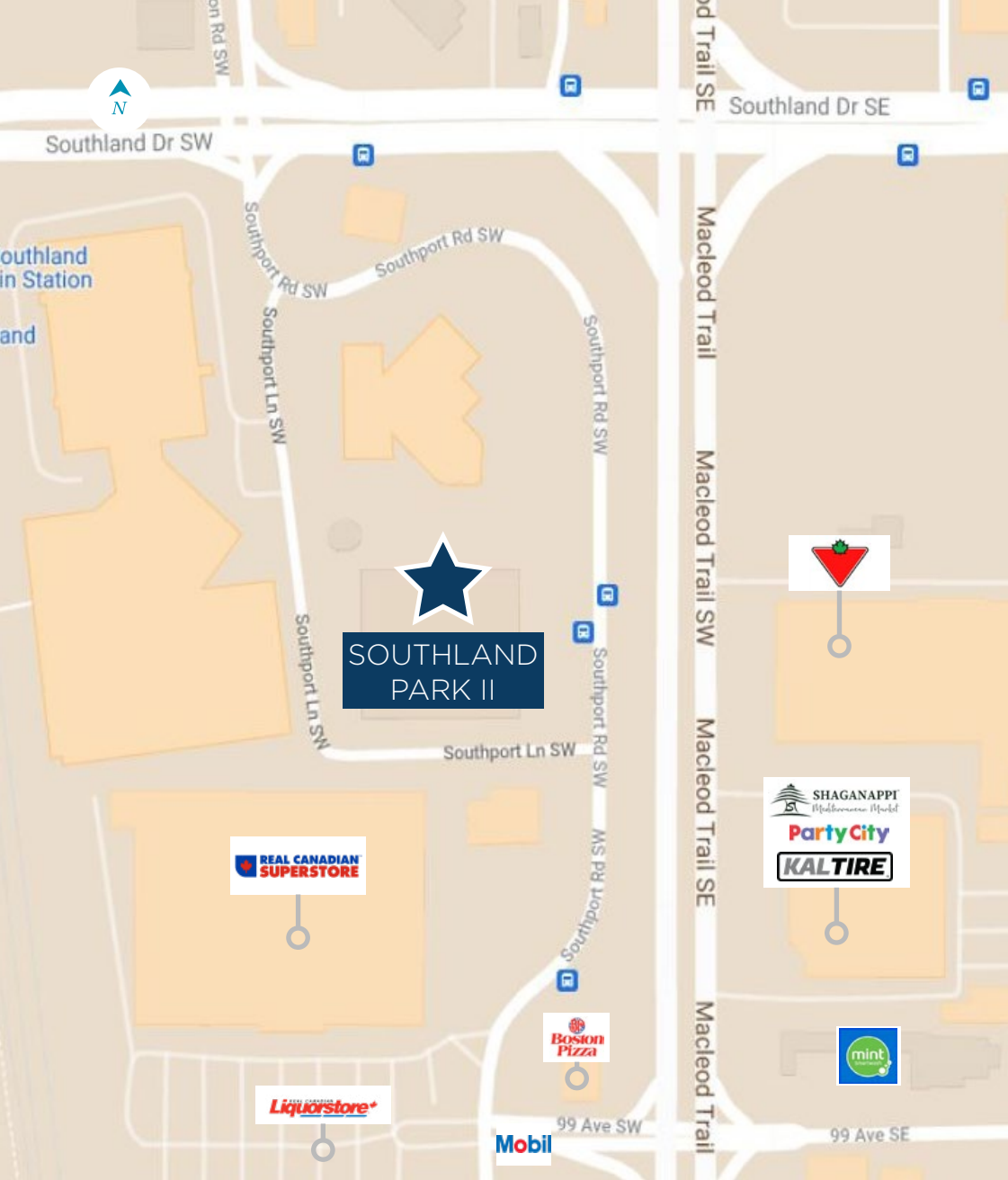
Suite 400: 20,506 sf
~~Suite 401: 30,000 sf~~ **LEASED**



5th Floor

Suite 515: 3,761 sf
(Medical Build-Out)
Suite 529: 2,402 sf
(Medical Build-Out)
~~Suite 529B: 2,180 sf~~ **LEASED**
Suite 533: 2,014 sf





Area Stats

137,335

POPULATION

63%

EMPLOYMENT
RATE

\$143,092

AVG HOUSEHOLD
INCOME

43

MEDIAN AGE

5km radius

Contact



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