



# 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
<del>Suite 201</del>	<del>29,603 sf</del> LEASED
<del>Suite 410</del>	<del>30,000 sf</del> LEASED
Suite 420	20,506 sf
Suite 509	1,705 sf
Suite 515	3,761 sf (Medical Build-Out)
Suite 529A	2,402 sf (Medical Build-Out)
Suite 533	2,014 sf

Lease Rate: Market rates

Operating Costs: \$16.87 psf (est 2026)

Availability: Immediately

Year Built: 1980

Parking Ratio: 1:528 sf

Parking Rates: \$125 per stall, per month (underground)

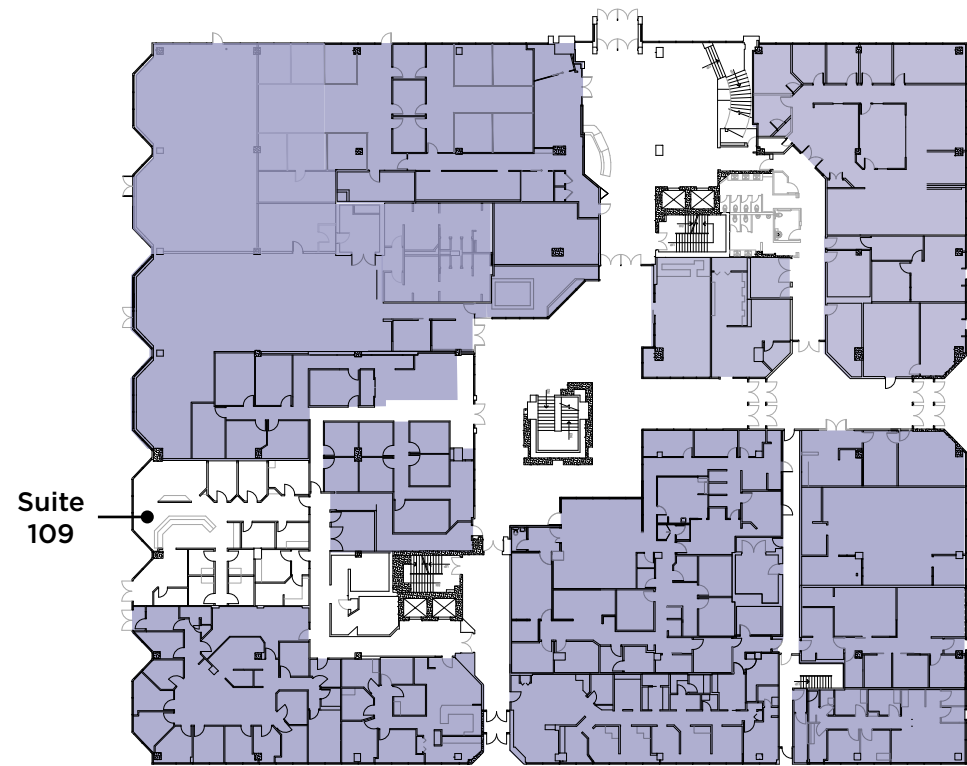
Tenant Improvement Allowance: Negotiable



# Floorplans

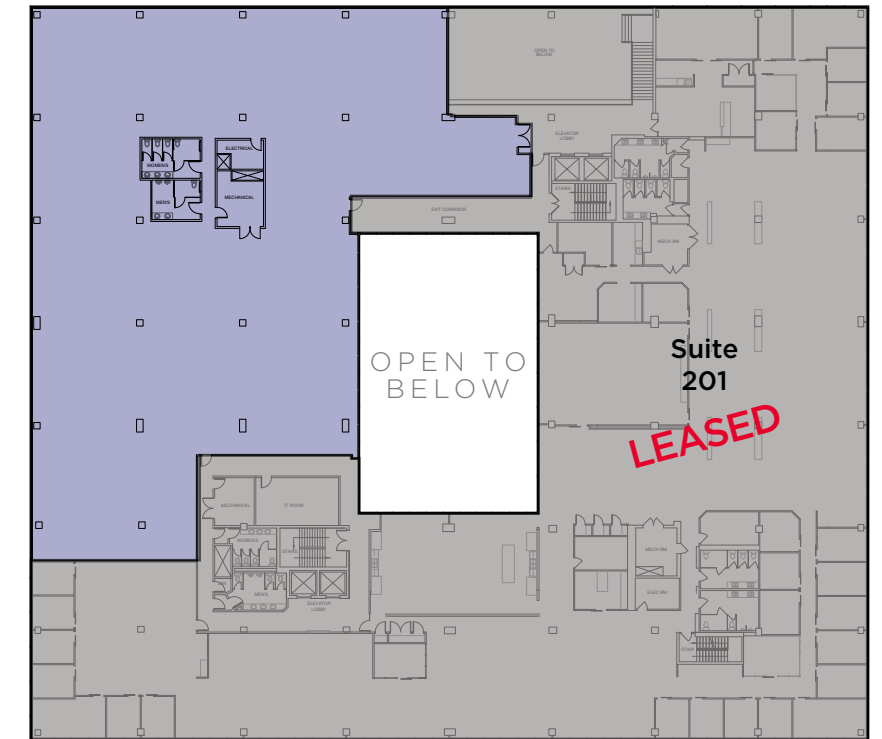
## 1<sup>st</sup> Floor

Suite 109: 2,349 sf

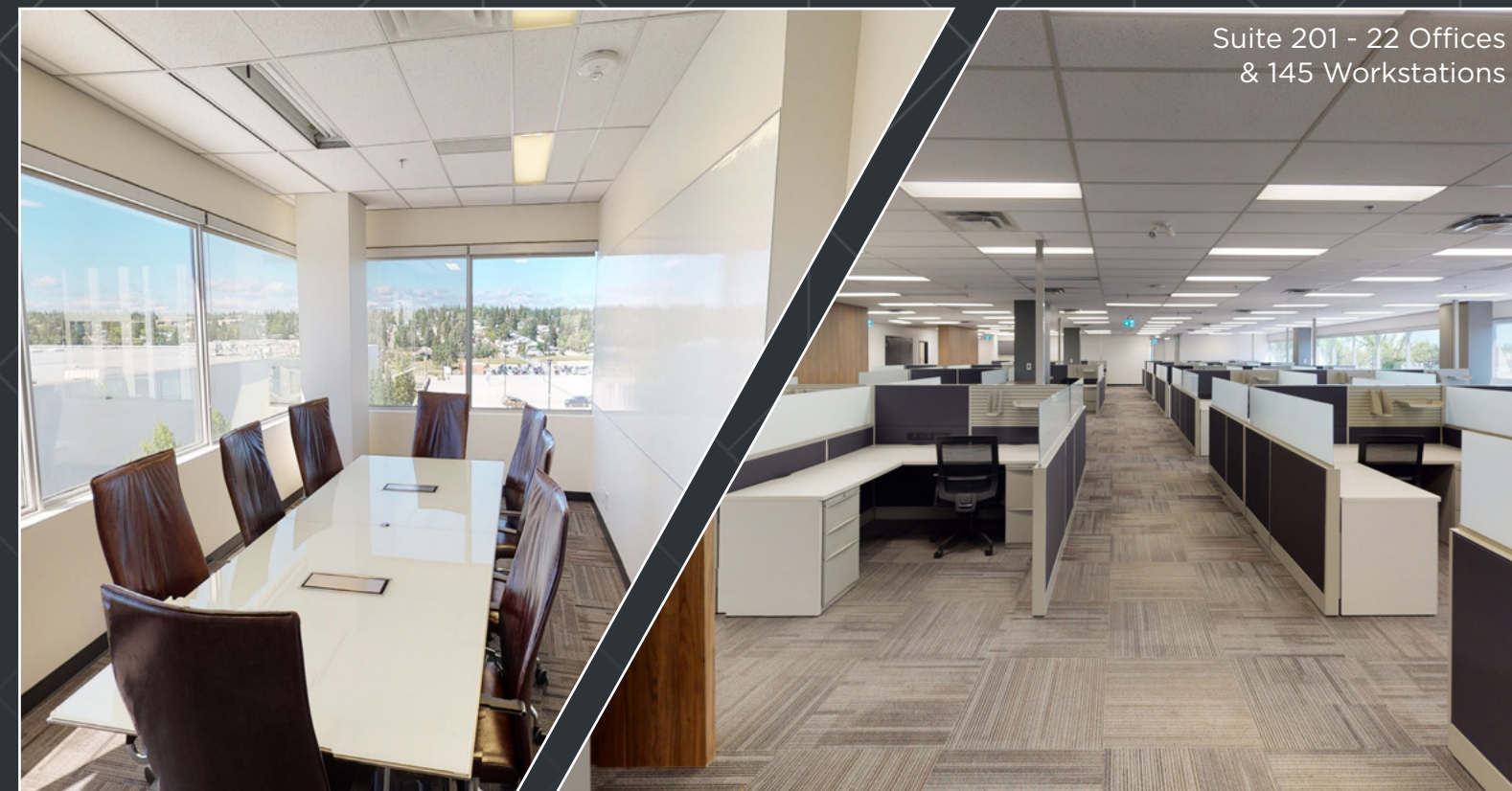
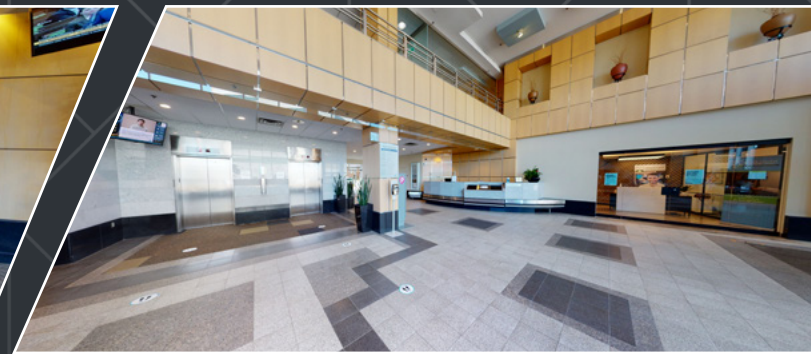


## 2<sup>nd</sup> Floor

~~Suite 201: 29,603 sf~~ **LEASED**  
(Furnished Show Suite)



Lobby Main Floor



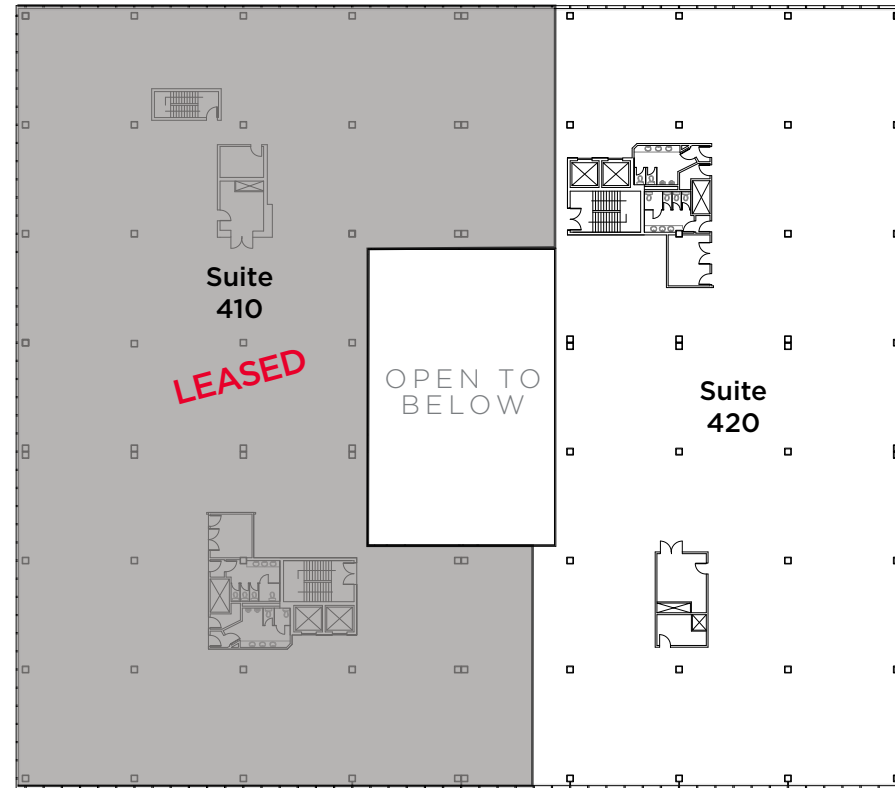
Suite 201 - 22 Offices  
& 145 Workstations

# Floorplans

## 4<sup>th</sup> Floor

~~Suite 410: 30,000 sf~~ **LEASED**

Suite 420: 20,506 sf



## 5<sup>th</sup> Floor

Suite 509: 1,705 sf

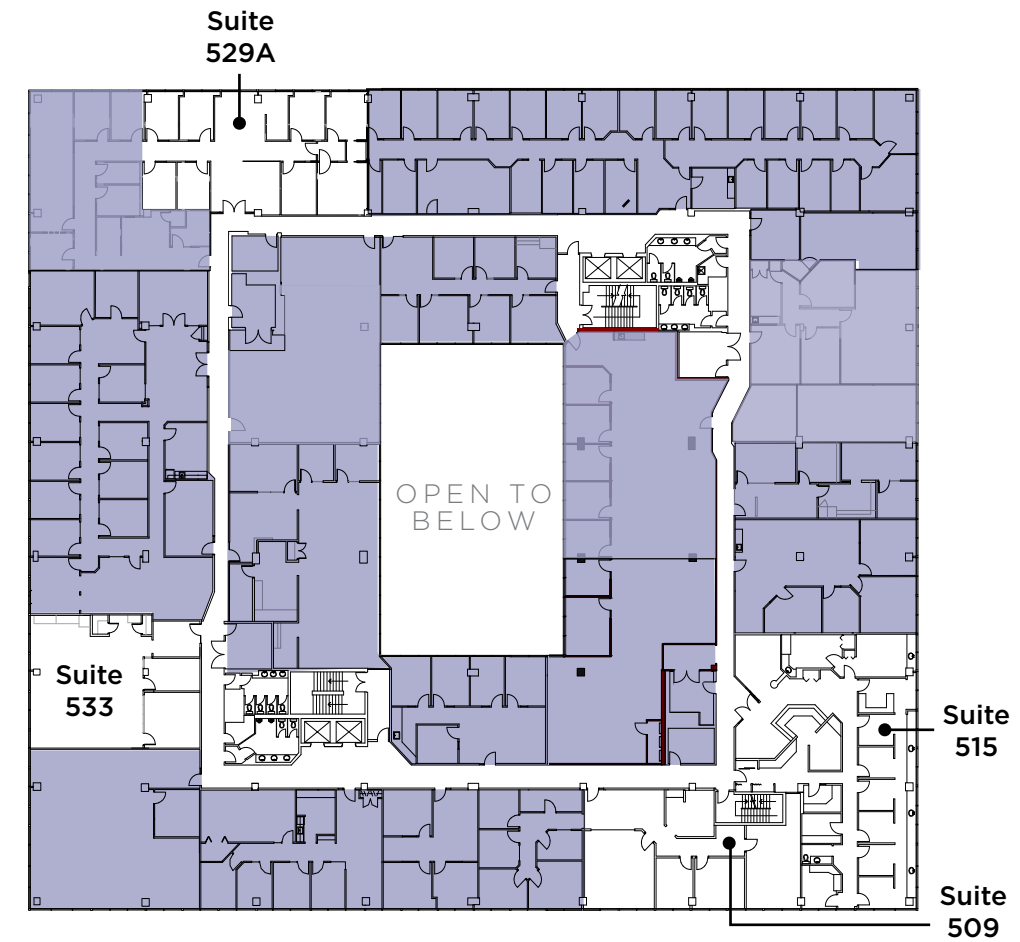
Suite 515: 3,761 sf

(Medical Build-Out)

Suite 529A: 2,402 sf

(Medical Build-Out)

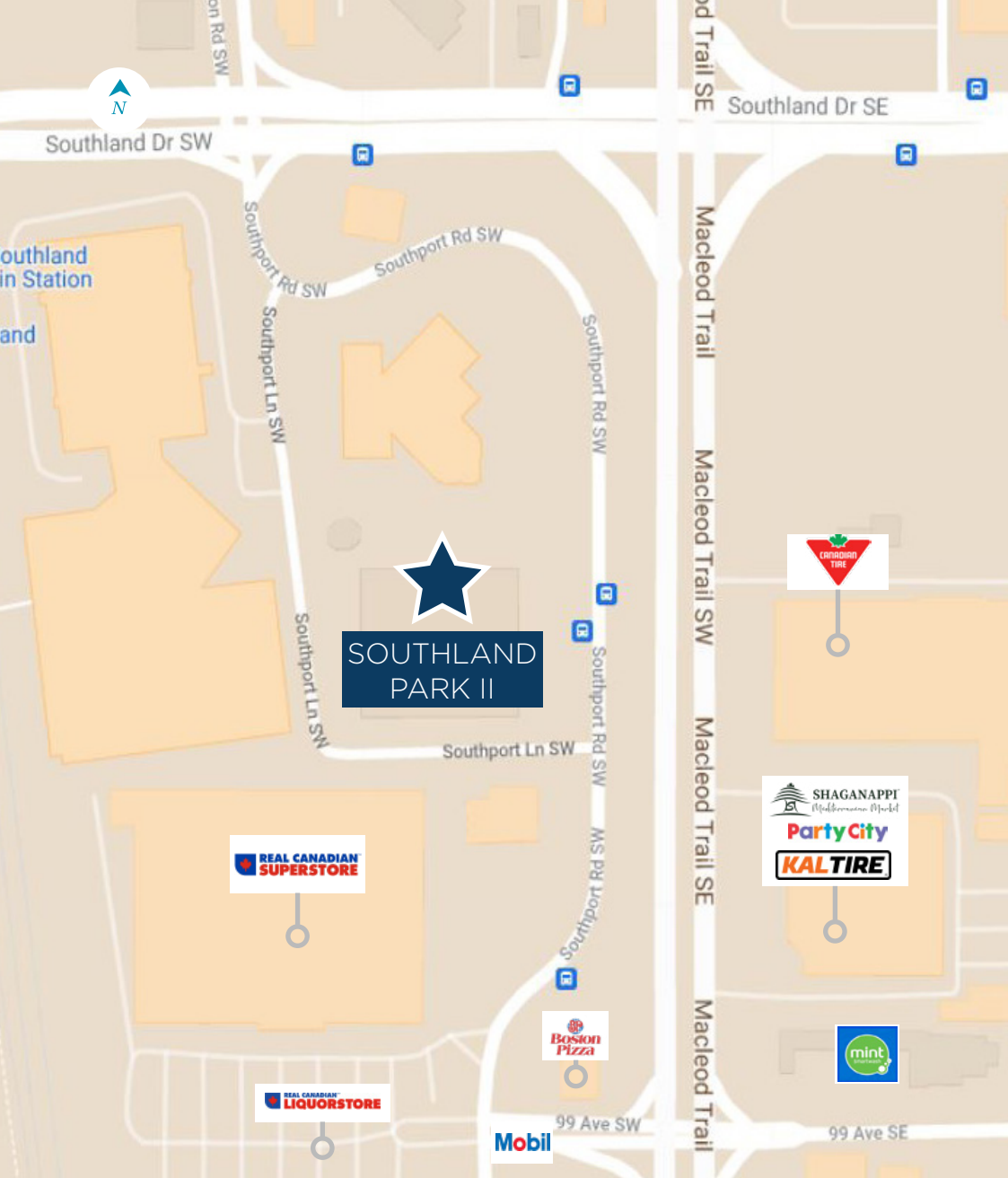
Suite 533: 2,014 sf



Conference Centre



Fitness Centre



# Area Stats

137,335  
POPULATION

63%  
EMPLOYMENT  
RATE

\$143,092  
AVG HOUSEHOLD  
INCOME

43  
MEDIAN AGE

5km radius

## Contact



### CUSHMAN & WAKEFIELD ULC

250 6 Ave SW, Suite 2400 | Calgary, AB T2P 3H7 | Canada  
cushmanwakefield.com

#### DAVID LEES

Executive Vice President  
Office Leasing & Sales  
D: +1 403 261 1102  
M: +1 403 869 5025  
david.lees@cushwake.com

#### ADAM RAMSAY

Executive Vice President  
Office Leasing & Sales  
D: +1 403 261 1103  
M: +1 403 660 6390  
adam.ramsay@cushwake.com

#### TRENT PETERSON

Vice President  
Office Leasing & Sales  
D: +1 403 261 1101  
M: +1 403 771 5969  
trent.peterson@cushwake.com