

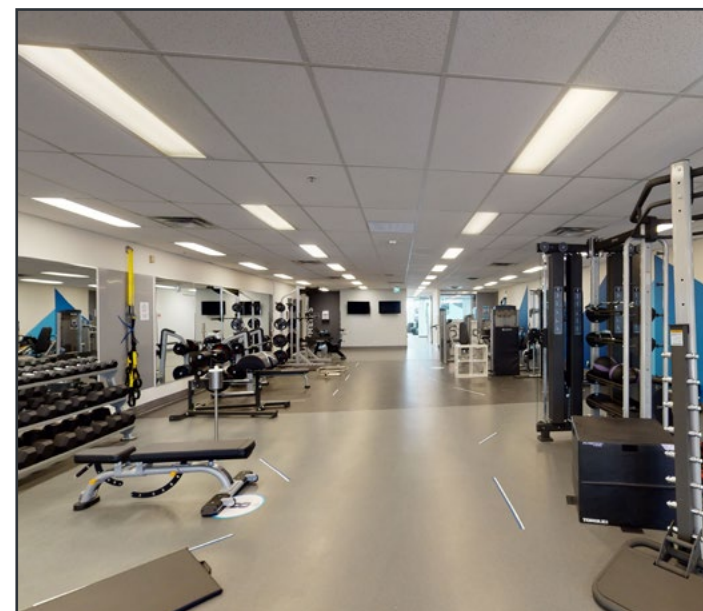
SOUTHLAND PARK I

FOR LEASE

10201 SOUTHPORT ROAD SW
CALGARY, AB

Property Highlights

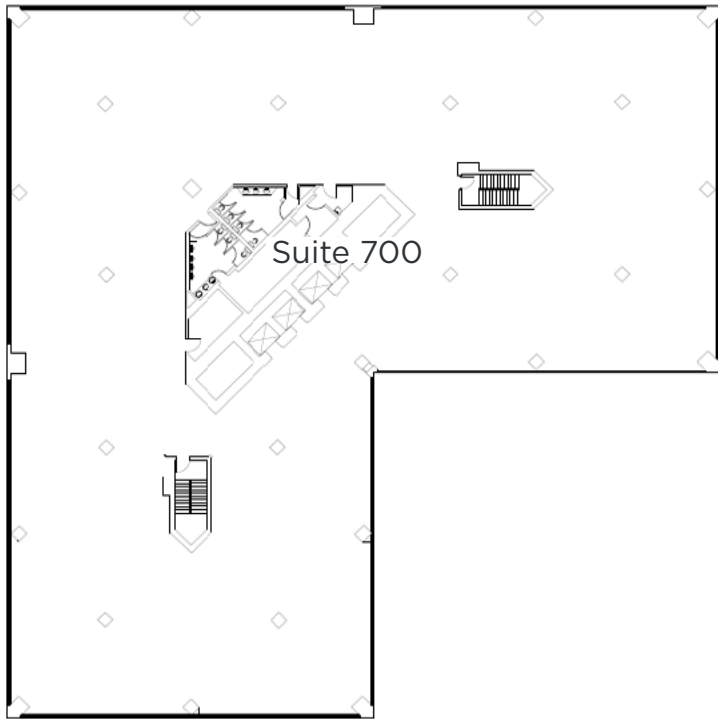
| | |
|-------------------------------|---|
| Building Size: | 279,426 sf |
| Available Units: | Suite 700 22,609 sf (full floor) Suite 880 4,079 sf Suite 920 3,426 sf Suite 1110 4,708 sf Suite 1140 2,835 sf LEASED Suite 1150 1,427 sf LEASED |
| Availability: | Immediately, except Suite 880: on 60 days' notice |
| Lease Rate: | Market rates |
| Operating Costs: | \$16.31 psf (est 2025) |
| Year Built: | 1978 |
| Parking Ratio: | 1:580 sf |
| Parking Rates: | \$125 per stall, per month (underground) |
| Tenant Improvement Allowance: | Negotiable |



Floorplans

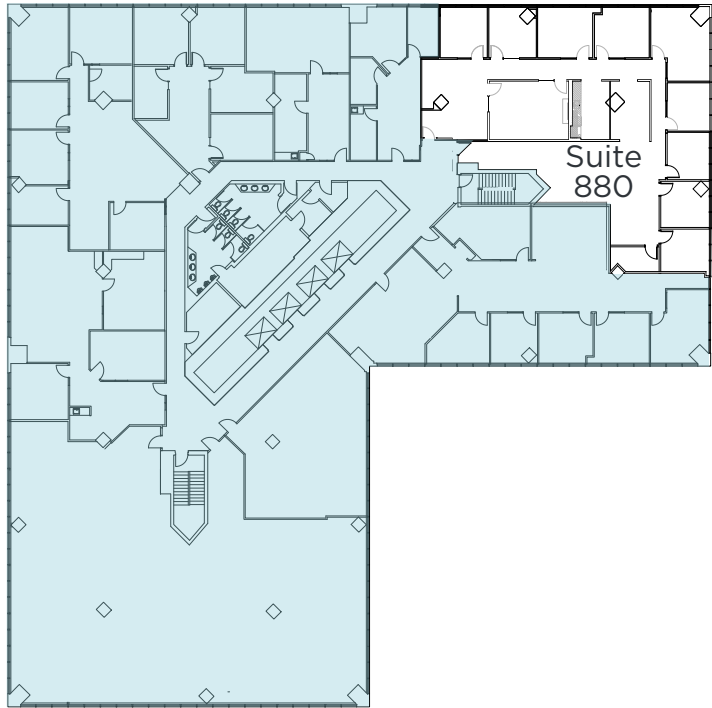
7th Floor

Suite 700: 22,609 sf (full floor)



8th Floor

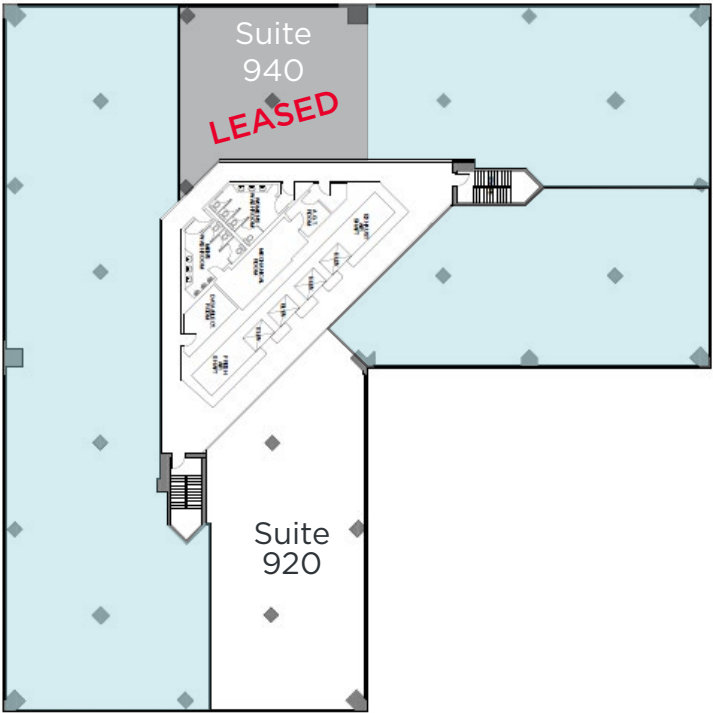
Suite 880: 4,079 sf



9th Floor

Suite 920: 3,426 sf

~~Suite 940: 2,281 sf~~ **LEASED**



Floorplans

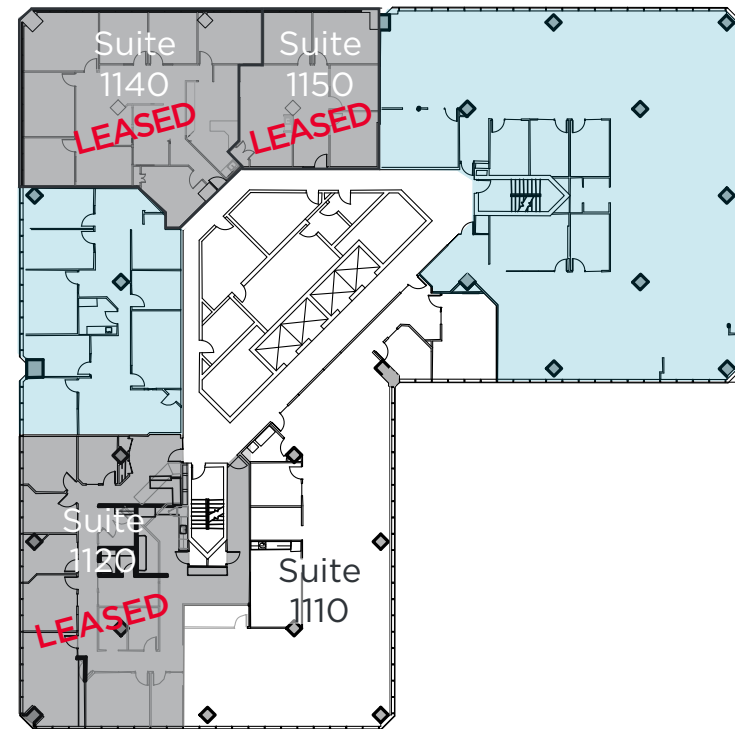
11th Floor

Suite 1110: 4,708 sf

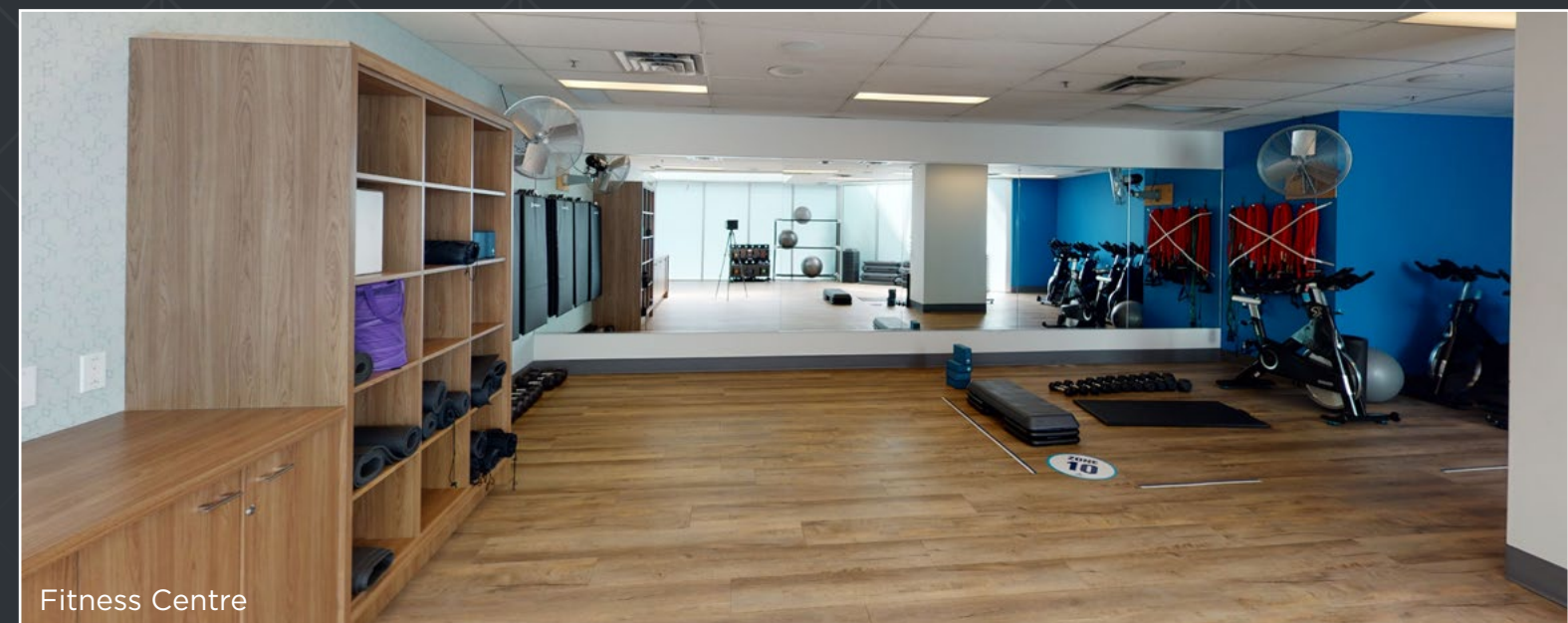
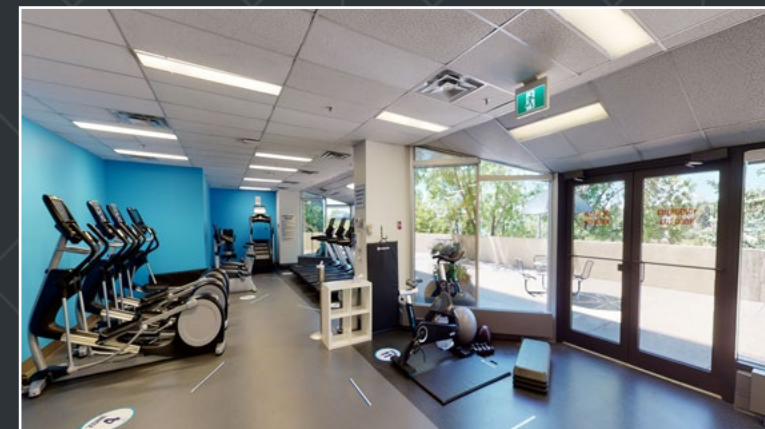
~~Suite 1120: 3,599 sf~~ **LEASED**

~~Suite 1140: 2,835 sf~~ **LEASED**

~~Suite 1150: 1,427 sf~~ **LEASED**

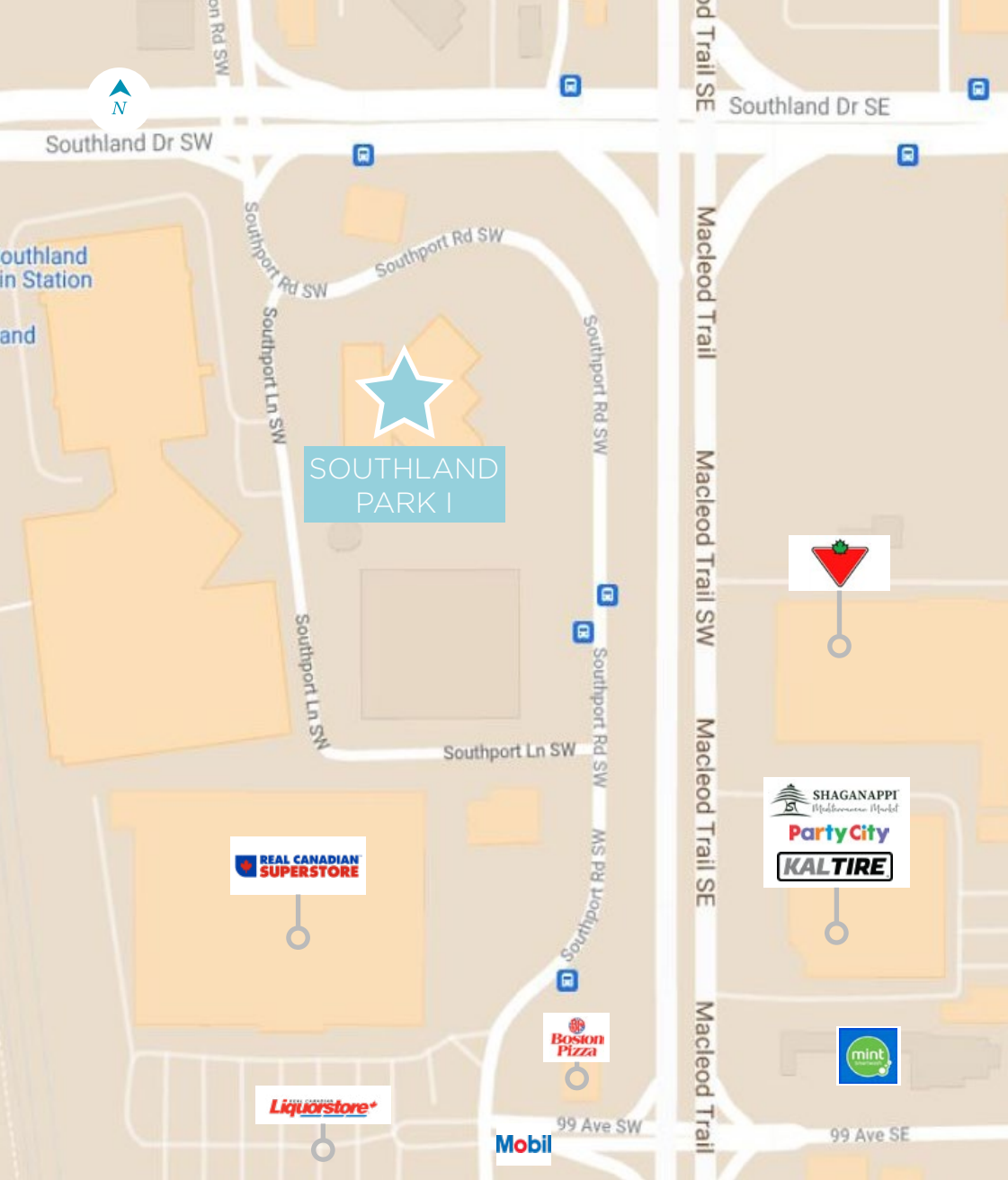


Photos



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

©2025 Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.