

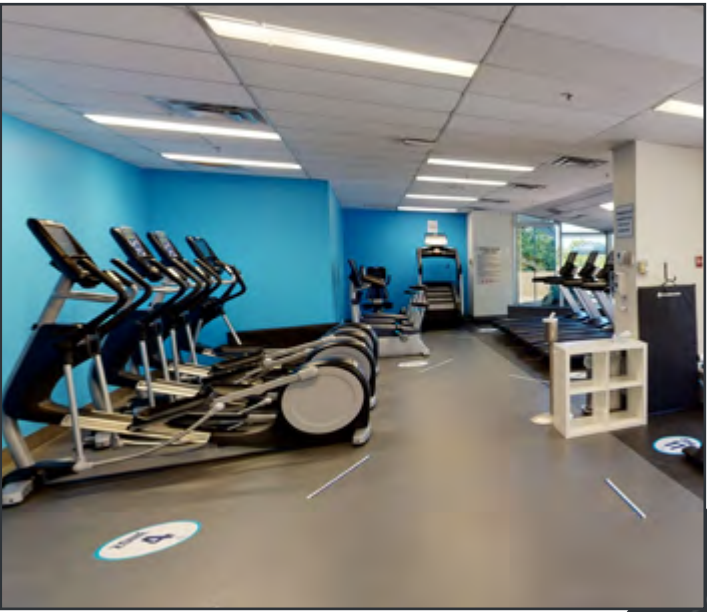
SOUTHLAND PARK II

FOR LEASE

10333 SOUTHPORT ROAD SW
CALGARY, AB

Property Highlights

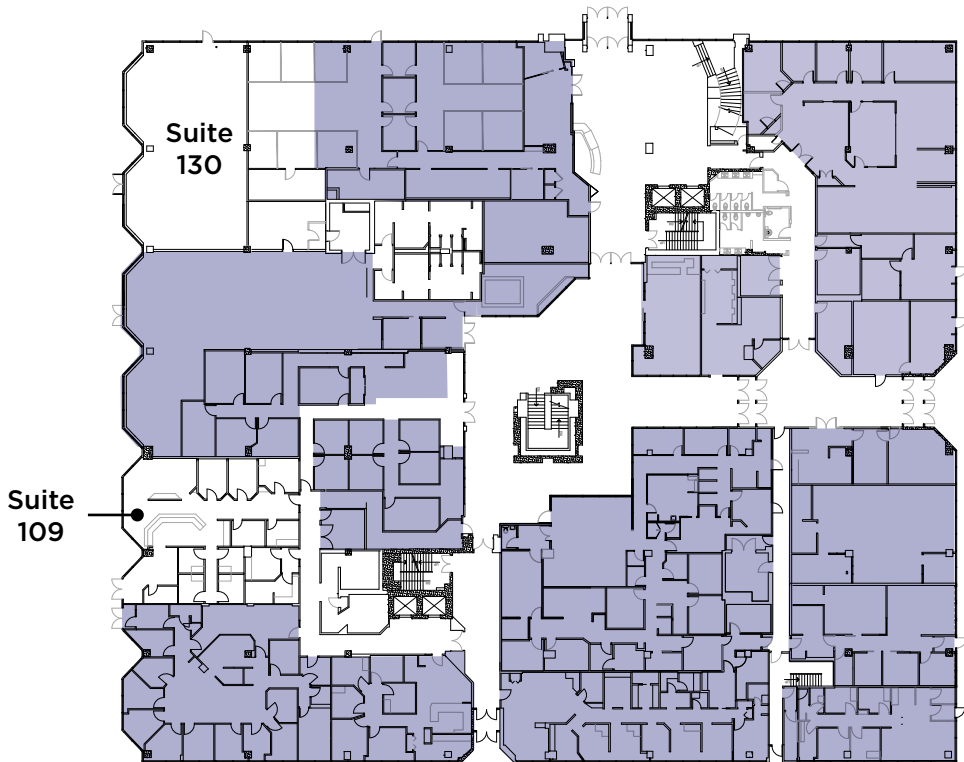
Building Size:	230,035 sf	
Available Units:	Suite 109	2,349 sf
	Suite 130	3,059 sf
	Suite 201	29,603 sf LEASED
	Suite 400	20,506 sf
	Suite 410	30,000 sf LEASED
	Suite 514	2,779 sf LEASED
	Suite 515	3,761 sf (Medical Build-Out)
	Suite 529A	2,402 sf (Medical Build-Out)
	Suite 529B	2,180 sf LEASED
	Suite 533	2,014 sf
Lease Rate:	Market rates	
Operating Costs:	\$16.44 psf (est 2025)	
Availability:	Immediately	
Year Built:	1980	
Parking Ratio:	1:528 sf	
Parking Rates:	\$125 per stall, per month (underground)	
Tenant Improvement Allowance:	Negotiable	



Floorplans

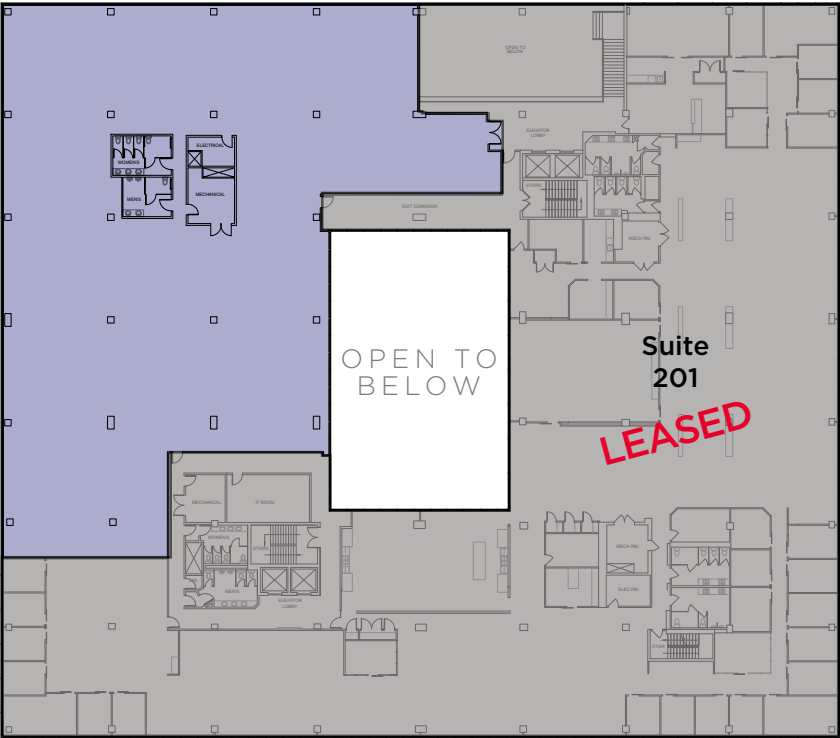
1st Floor

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

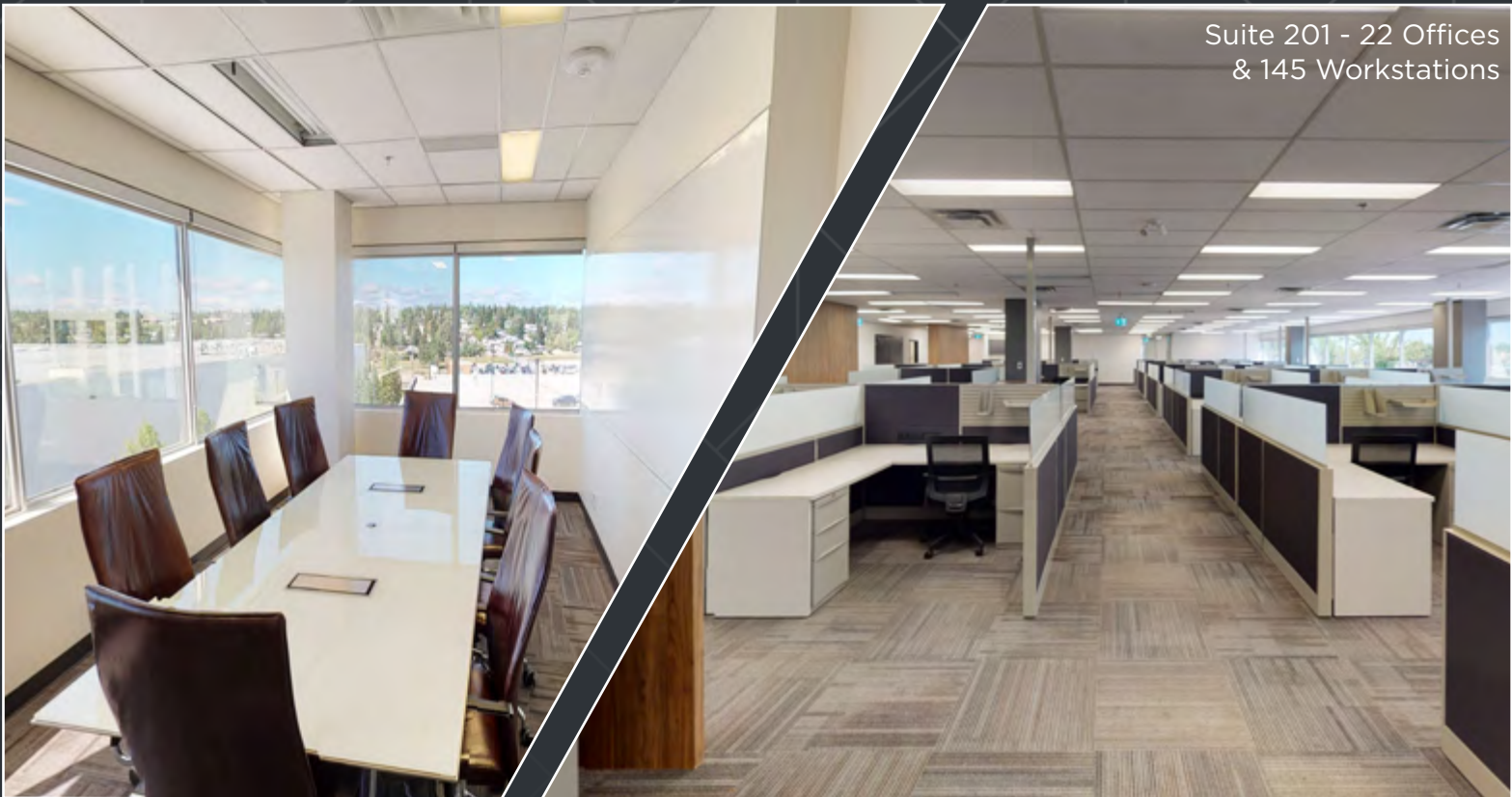


2nd Floor

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



Lobby Main Floor

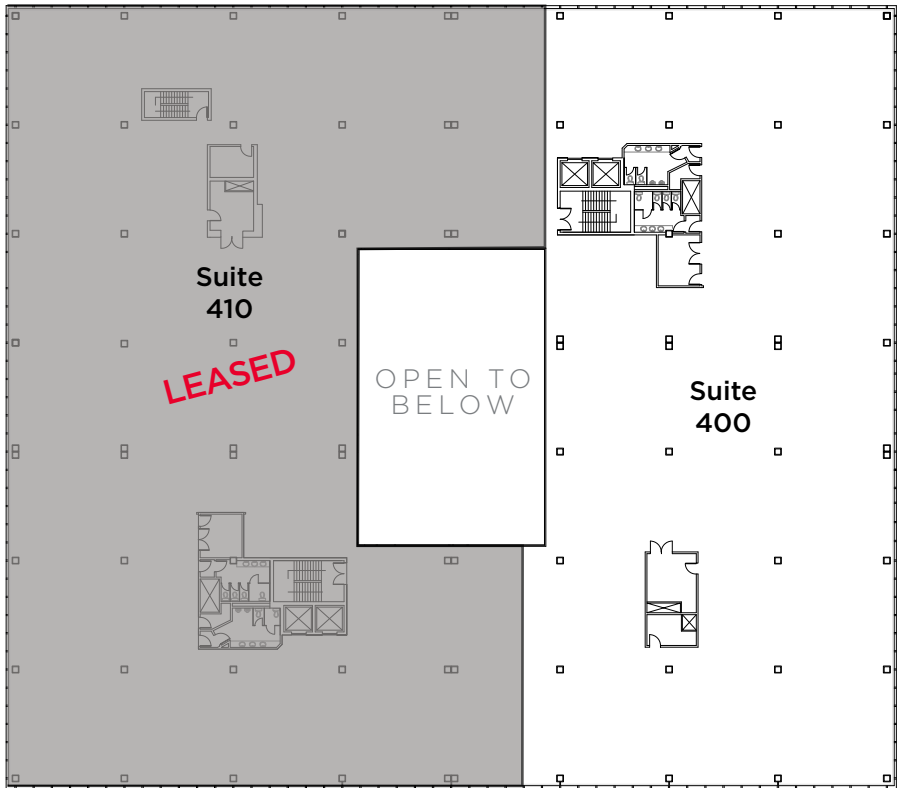


Suite 201 - 22 Offices
& 145 Workstations

Floorplans

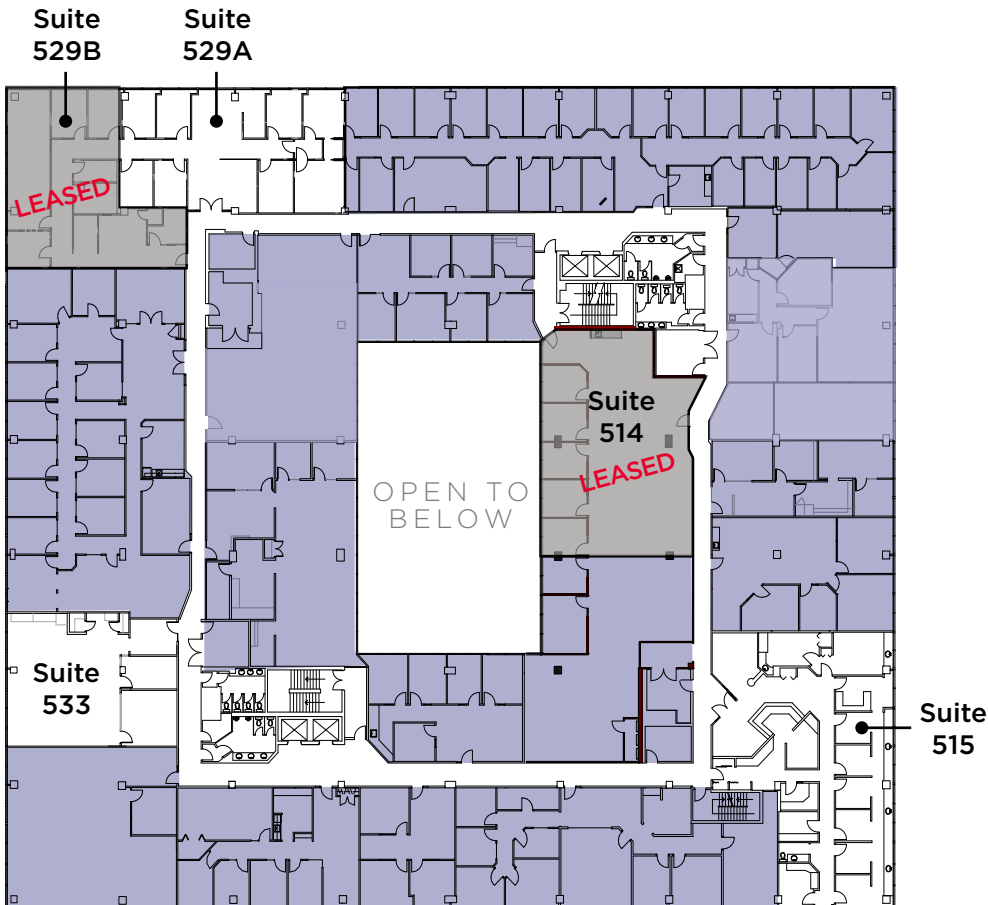
4th Floor

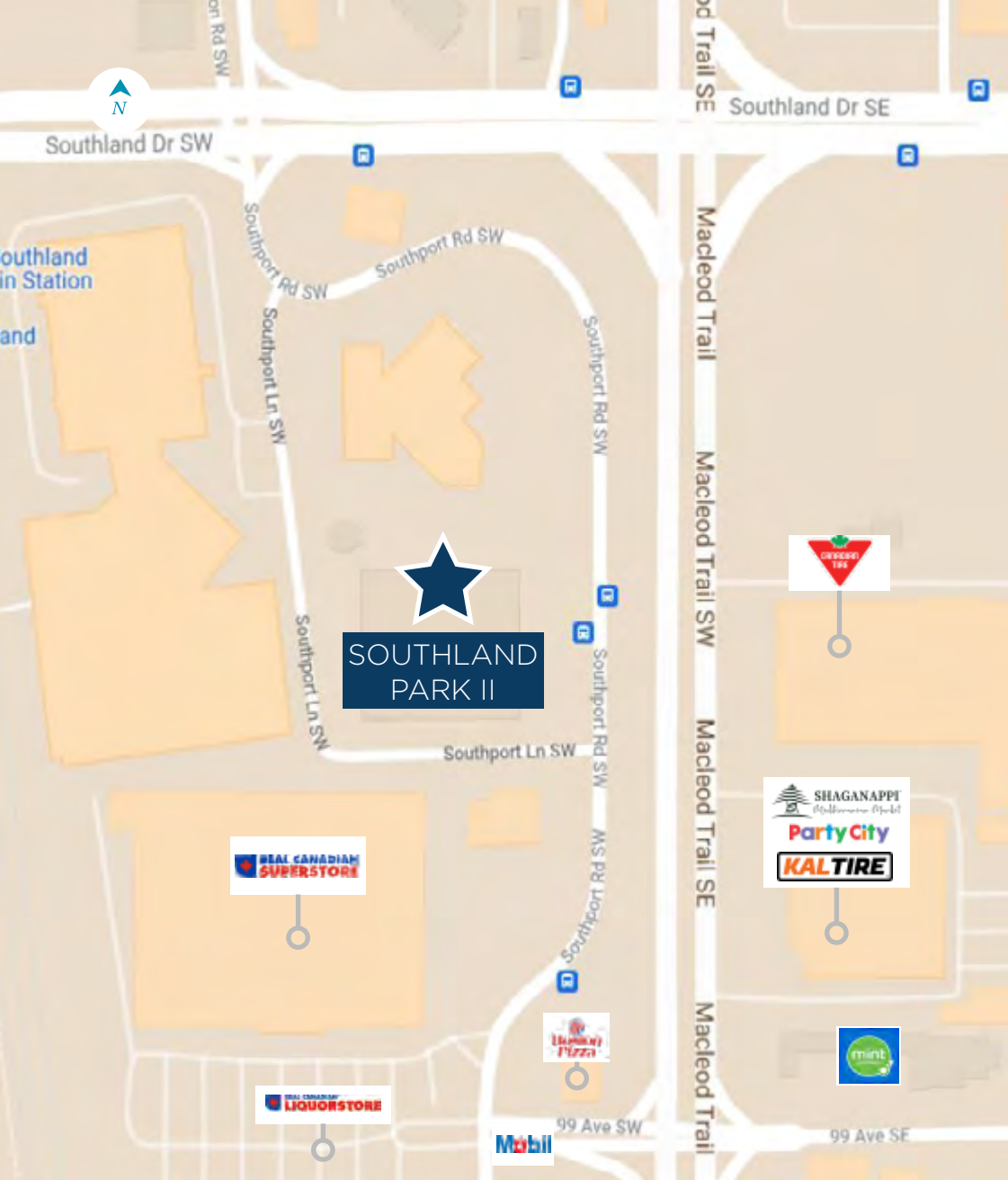
Suite 400: 20,506 sf
~~Suite 410: 30,000 sf~~ **LEASED**



5th Floor

~~Suite 514: 2,779 sf~~ **LEASED**
Suite 515: 3,761 sf
(Medical Build-Out)
Suite 529A: 2,402 sf
(Medical Build-Out)
~~Suite 529B: 2,180 sf~~ **LEASED**
Suite 533: 2,014 sf





Area Stats

137,335
POPULATION

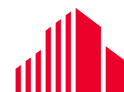
63%
EMPLOYMENT
RATE

\$143,092
AVG HOUSEHOLD
INCOME

43
MEDIAN AGE

5km radius

Contact



**CUSHMAN &
WAKEFIELD**

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