

SOUTHLAND PARK II

FOR LEASE

10333 SOUTHPORT ROAD SW
CALGARY, AB

Property Highlights

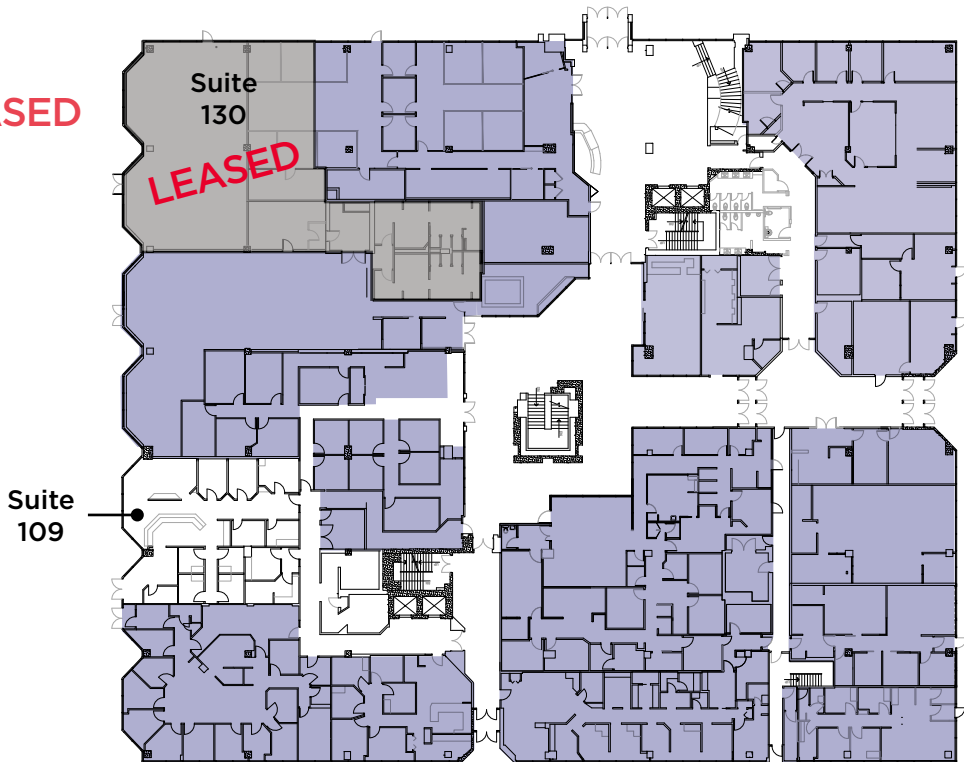
Building Size:	230,035 sf
Available Units:	Suite 109 2,349 sf
	Suite 130 3,059 sf LEASED
	Suite 201 29,603 sf LEASED
	Suite 400 20,506 sf
	Suite 410 30,000 sf LEASED
	Suite 515 3,761 sf (Medical Build-Out)
	Suite 529A 2,402 sf (Medical Build-Out)
	Suite 533 2,014 sf
Lease Rate:	Market rates
Operating 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

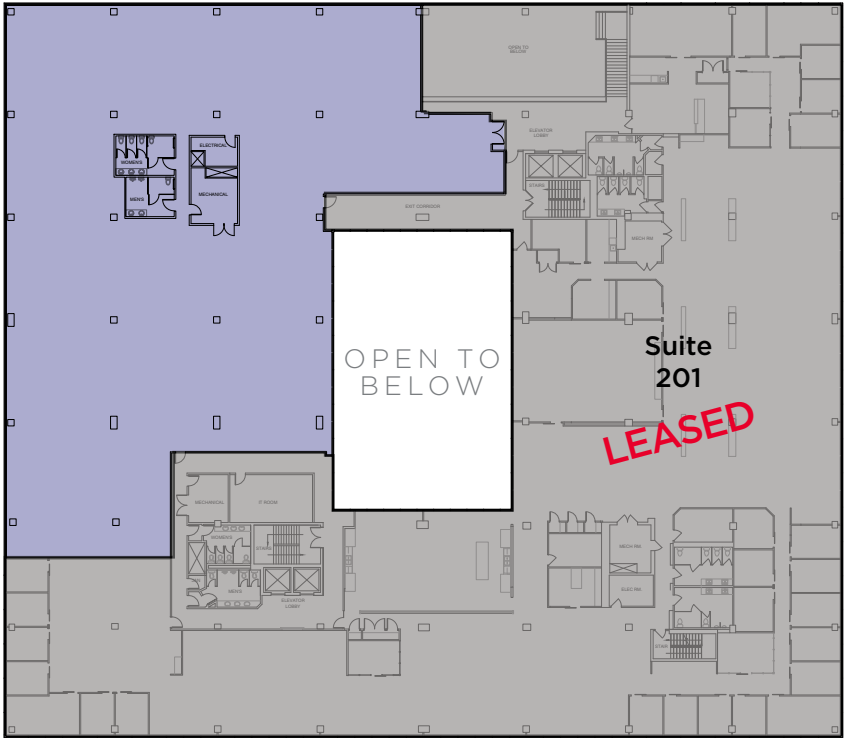
1st Floor

Suite 109: 2,349 sf
~~Suite 130: 3,059 sf~~ **LEASED**



2nd Floor

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



Lobby Main Floor

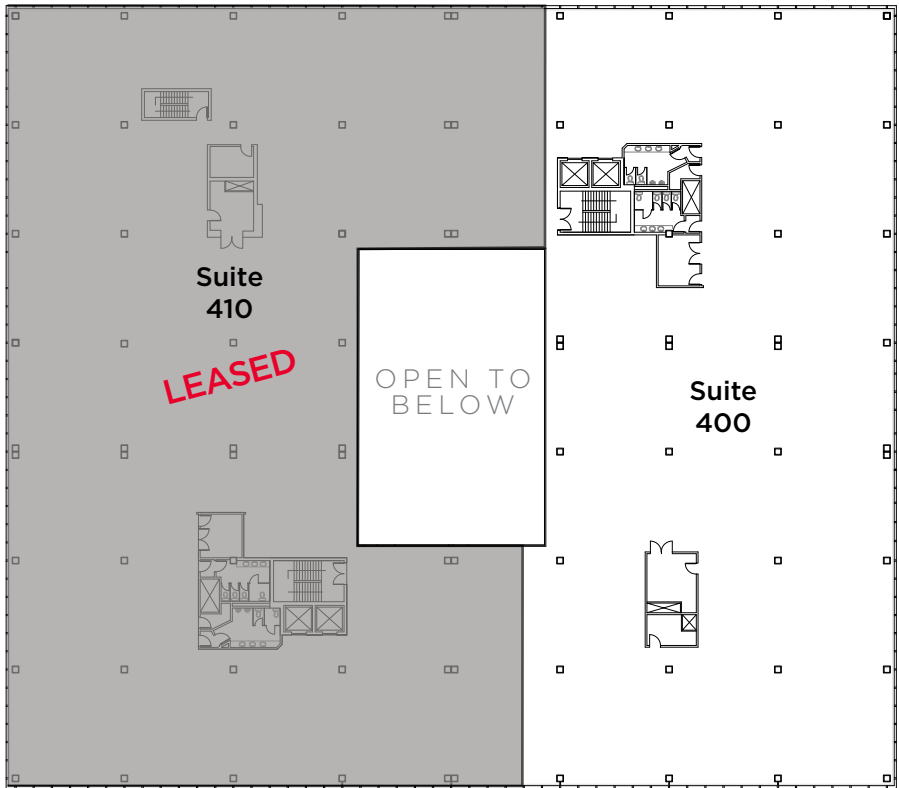


Suite 201 - 22 Offices
& 145 Workstations

Floorplans

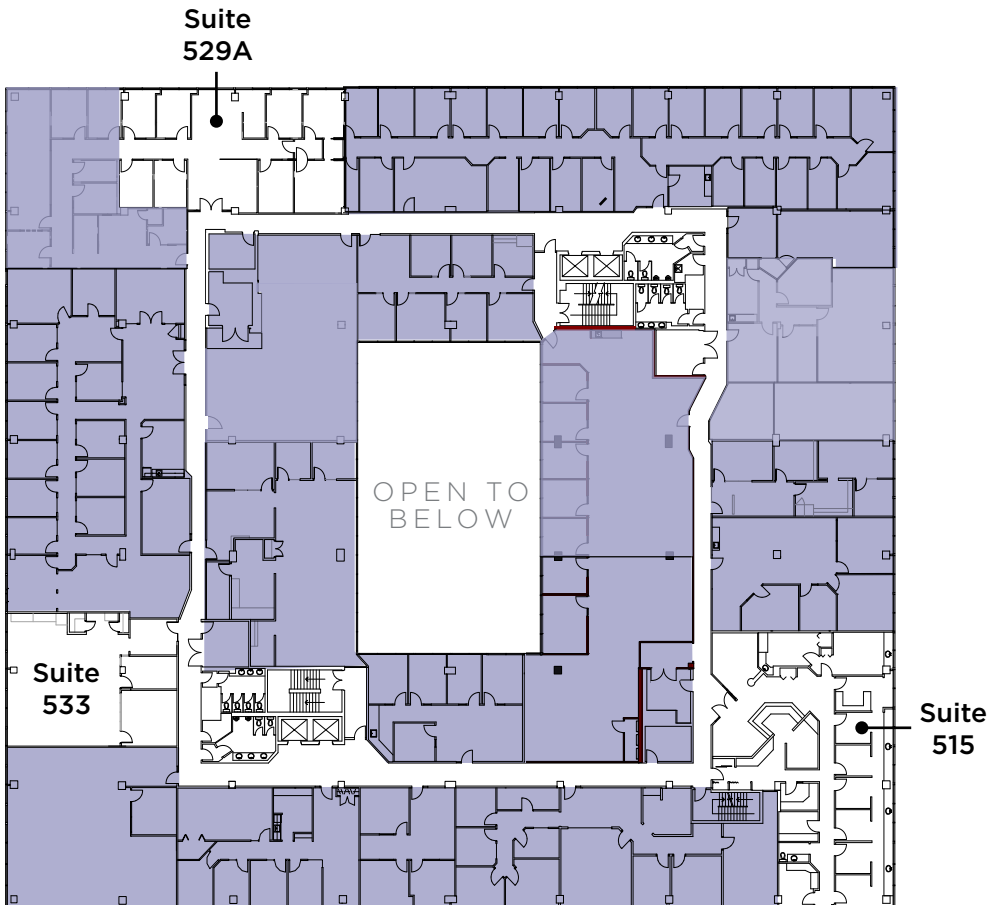
4th Floor

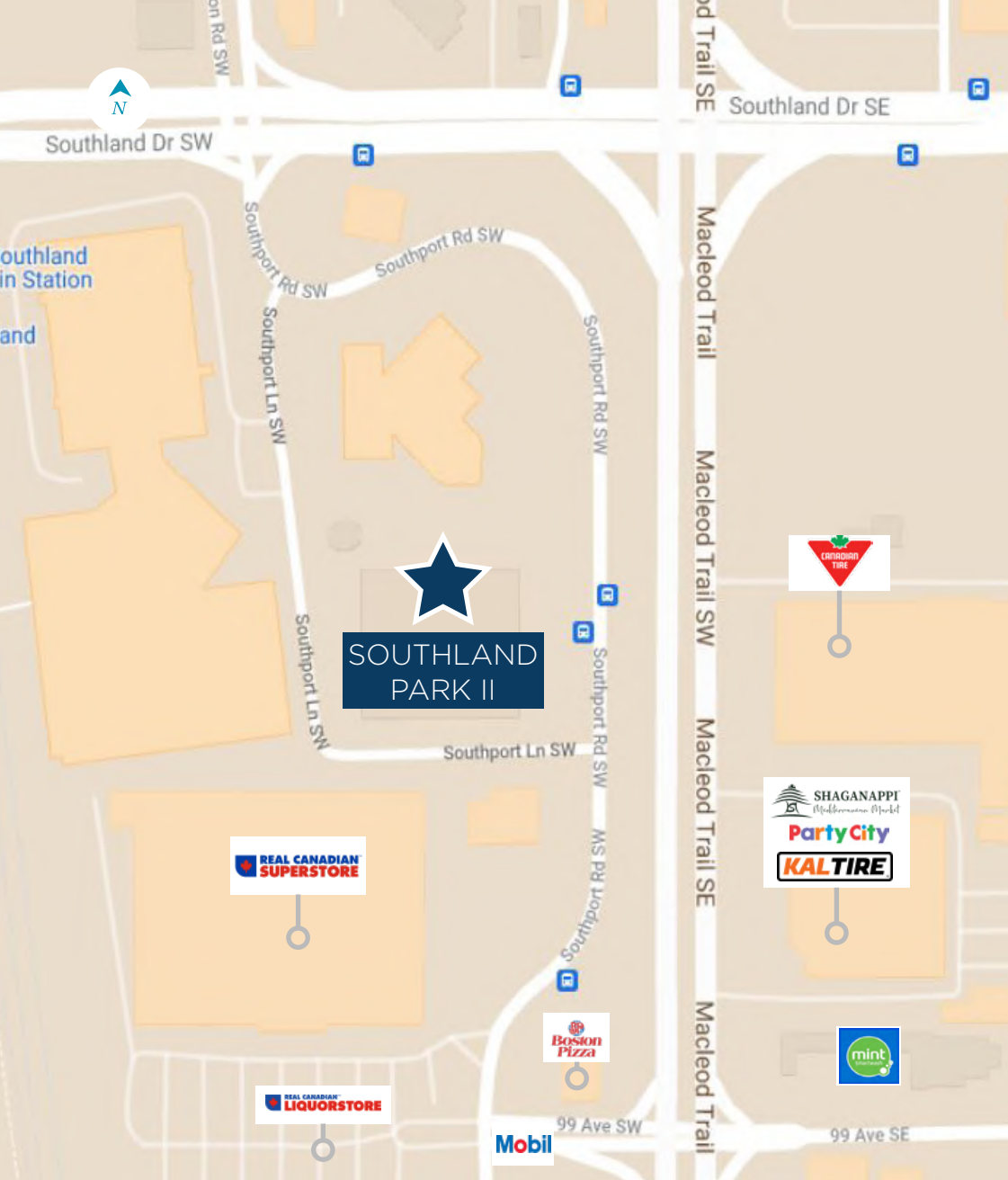
Suite 400: 20,506 sf
~~Suite 410: 30,000 sf~~ **LEASED**



5th Floor

Suite 515: 3,761 sf
(Medical Build-Out)
Suite 529A: 2,402 sf
(Medical Build-Out)
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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