

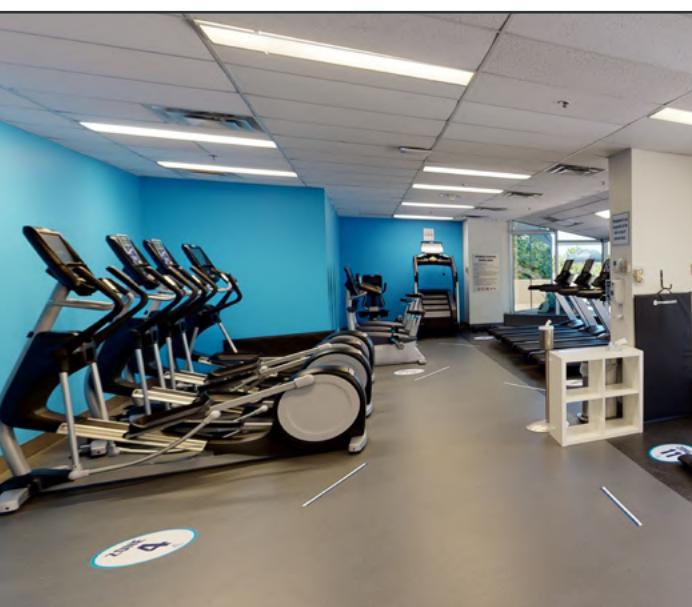


# SOUTHLAND PARK II

**FOR LEASE**  
10333 SOUTHPORt ROAD SW  
CALGARY, AB

# Property Highlights

Building Size:	230,035 sf
Available Units:	Suite 109 2,349 sf <del>Suite 130 3,059 sf LEASED</del> <del>Suite 201 29,603 sf LEASED</del> Suite 400 20,506 sf <del>Suite 410 30,000 sf LEASED</del> 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

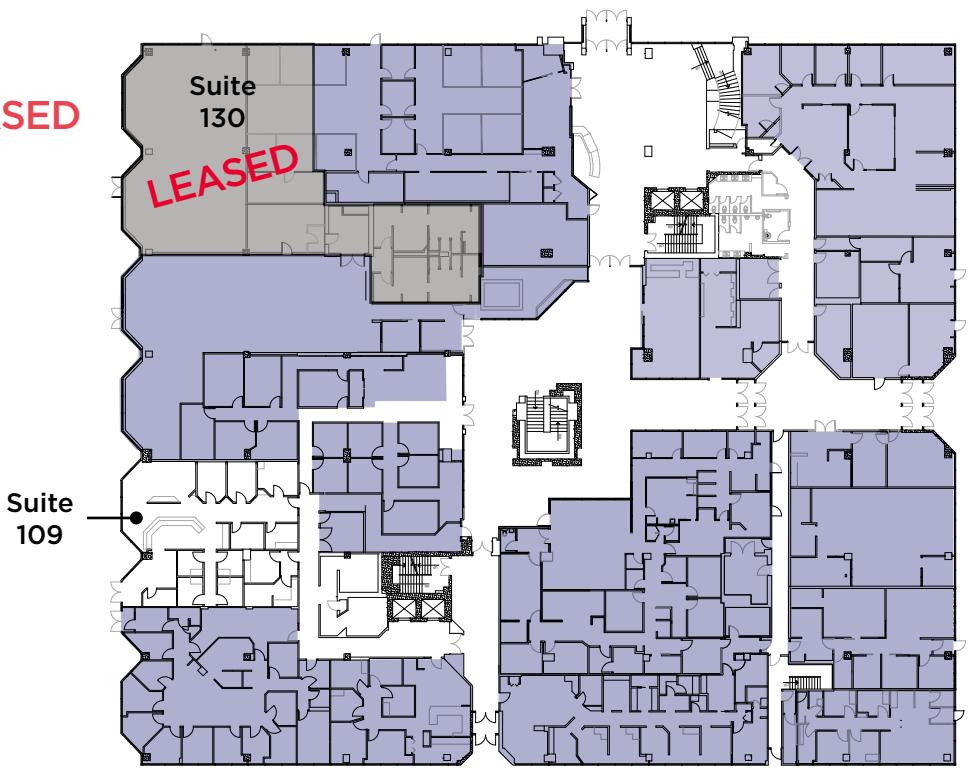


# Floorplans

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

Suite 109: 2,349 sf

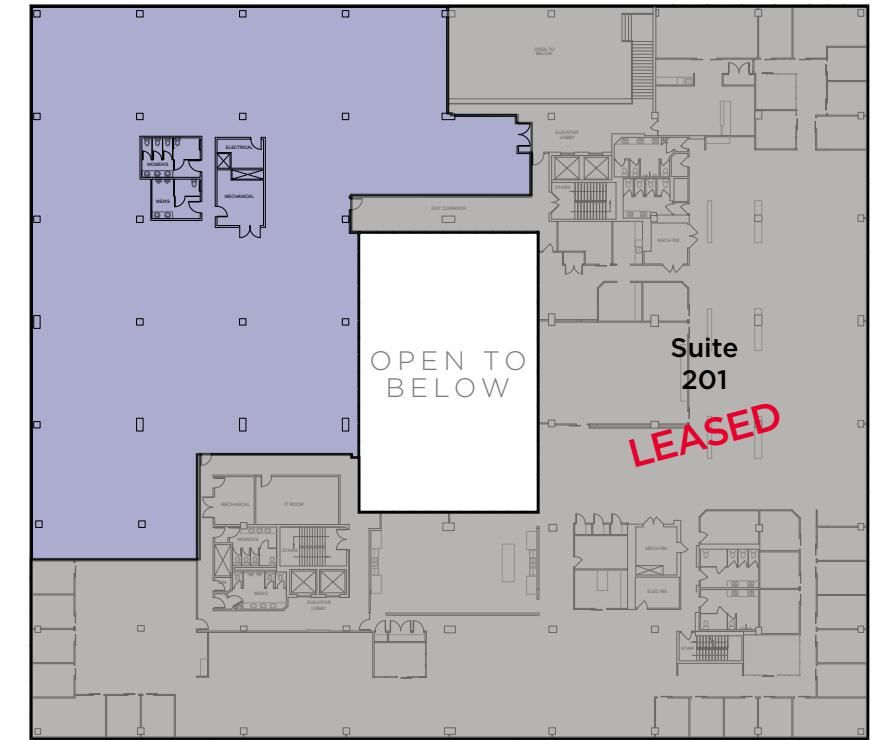
Suite 130: 3,059 sf **LEASED**



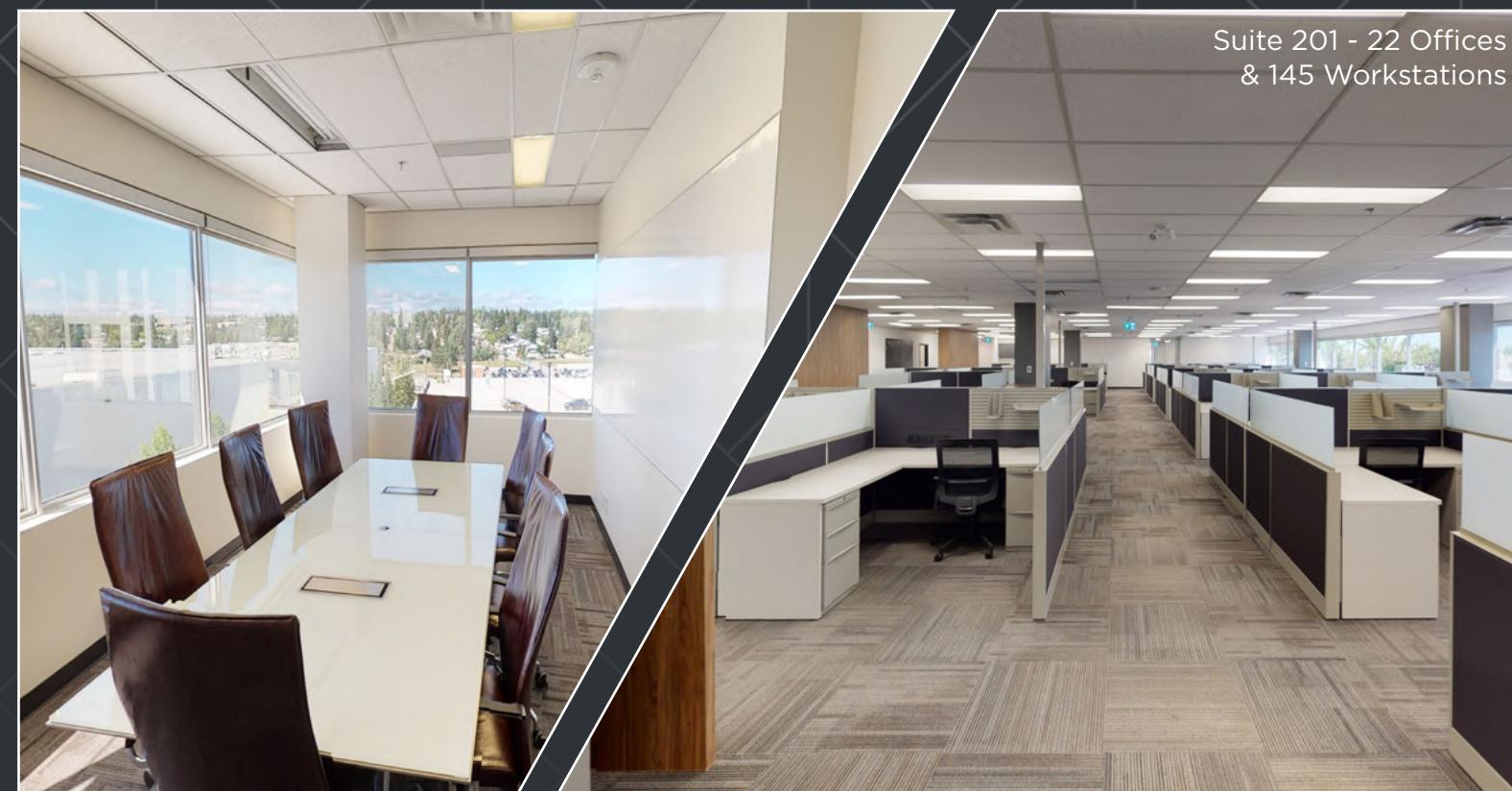
## 2<sup>nd</sup> Floor

Suite 201: 29,603 sf **LEASED**

(Furnished Show Suite)



Lobby Main Floor



# Floorplans

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

Suite 400: 20,506 sf

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



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

Suite 515: 3,761 sf

(Medical Build-Out)

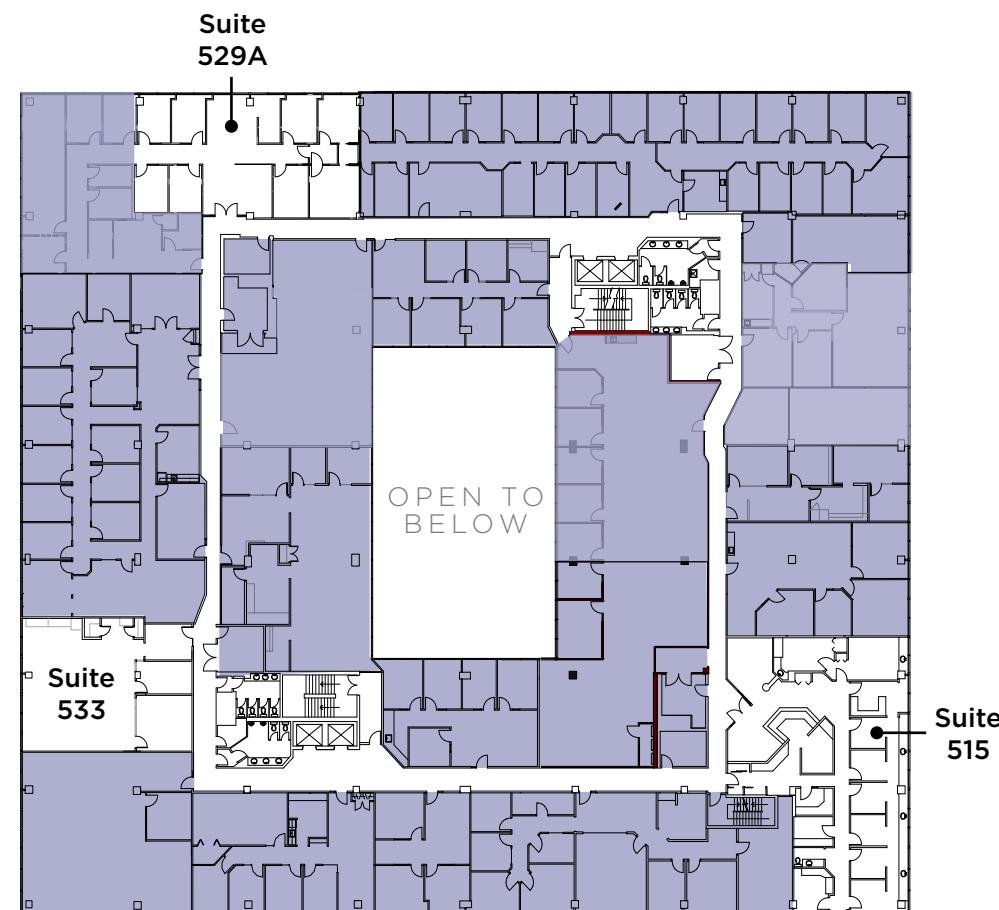
Suite 529A: 2,402 sf

(Medical Build-Out)

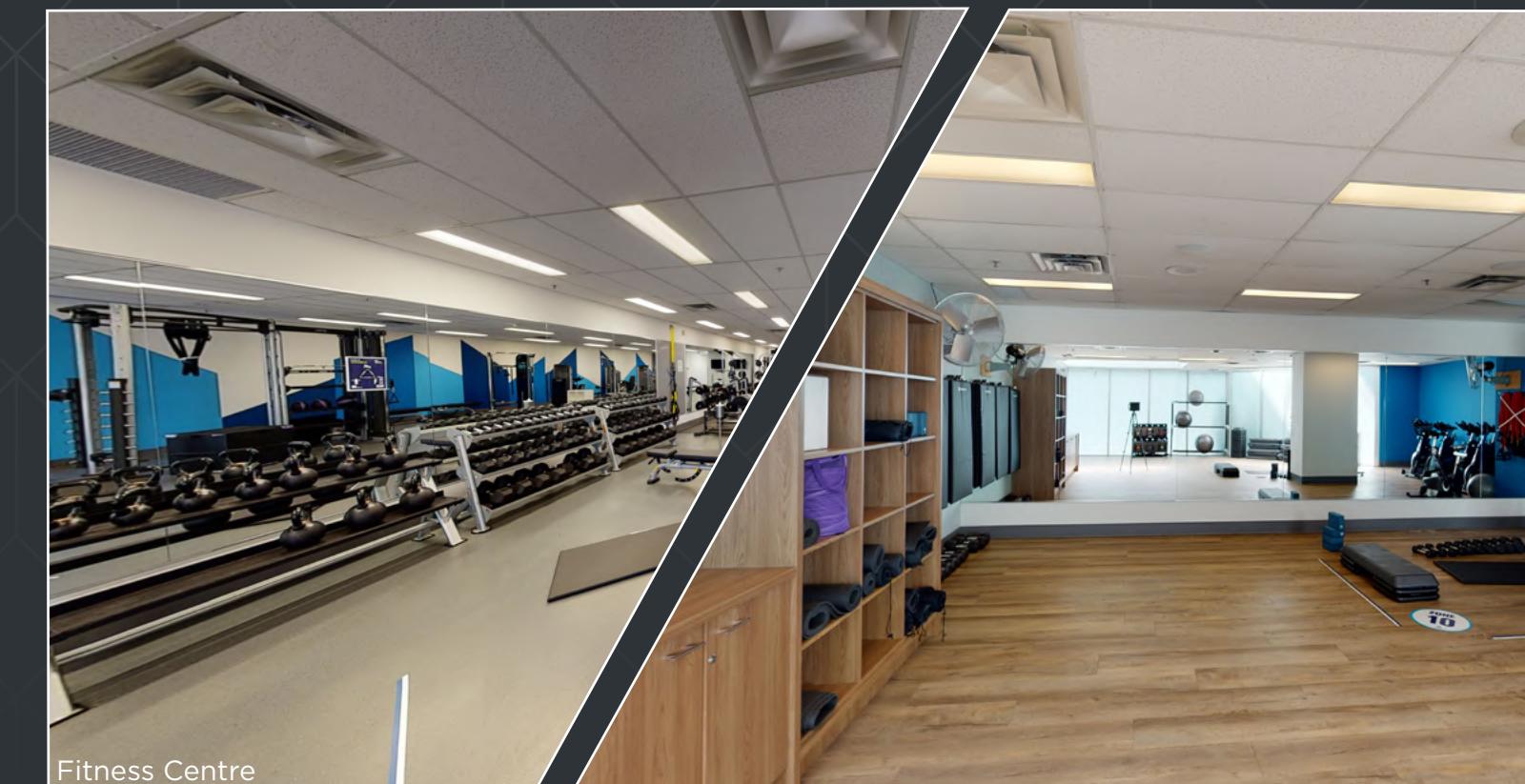
Suite 533: 2,014 sf



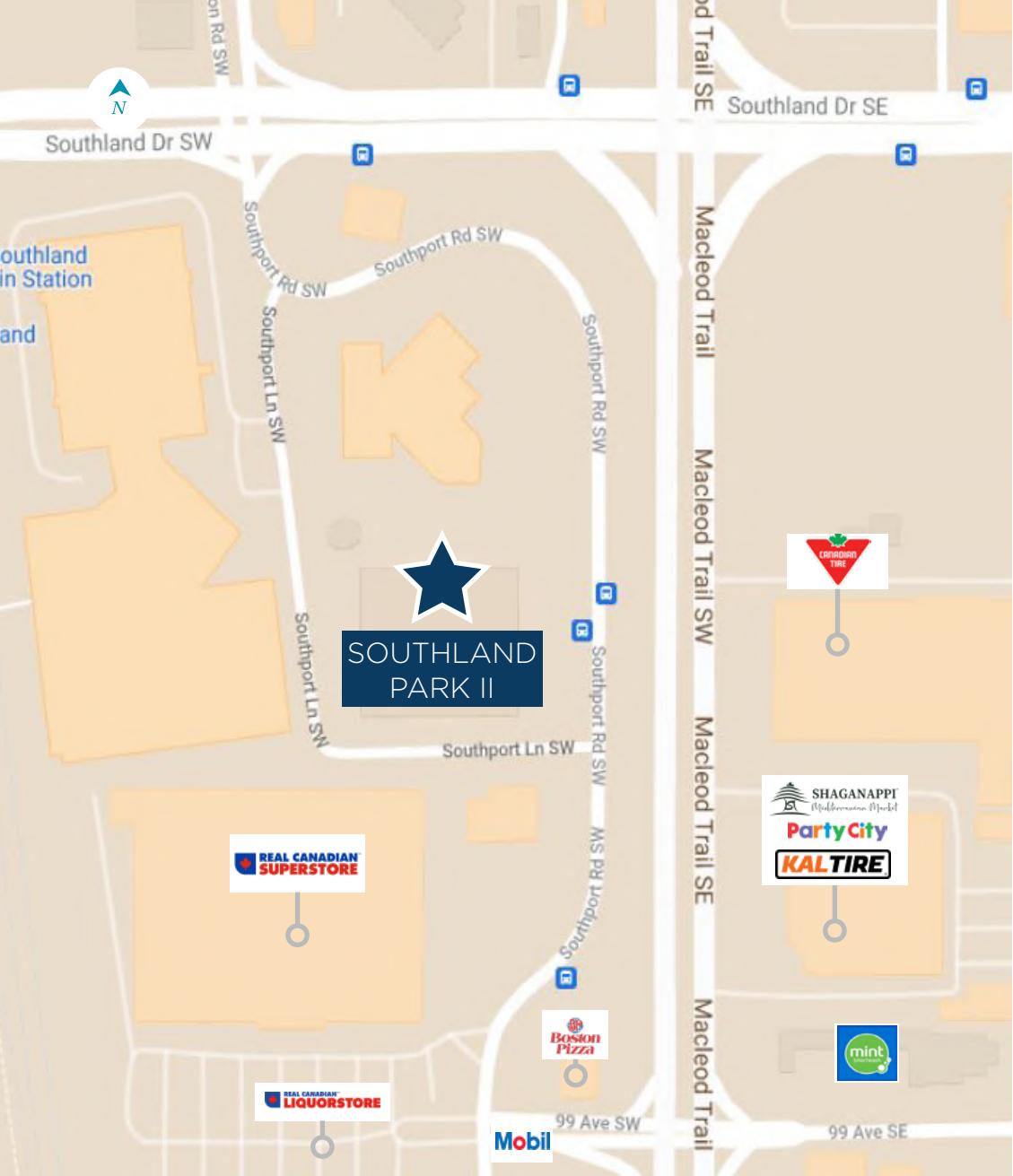
360°  
Matterport  
Virtual Tour



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](http://cushmanwakefield.com)

#### DAVID LEES

Executive Vice President  
 Office Leasing & Sales  
 D: +1 403 261 1102  
 M: +1 403 869 5025  
[david.lees@cushwake.com](mailto: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](mailto: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](mailto:trent.peterson@cushwake.com)