



SOUTHLAND PARK II

FOR LEASE

10333 SOUTHPORT ROAD SW
CALGARY, AB

Property Highlights

Building Size: 246,101 sf

Available Units:

Suite 109	2,189 sf
Suite 201	29,603 sf LEASED
Suite 410	30,000 sf LEASED
Suite 420	20,506 sf
Suite 509	1,705 sf
Suite 515	3,385 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)

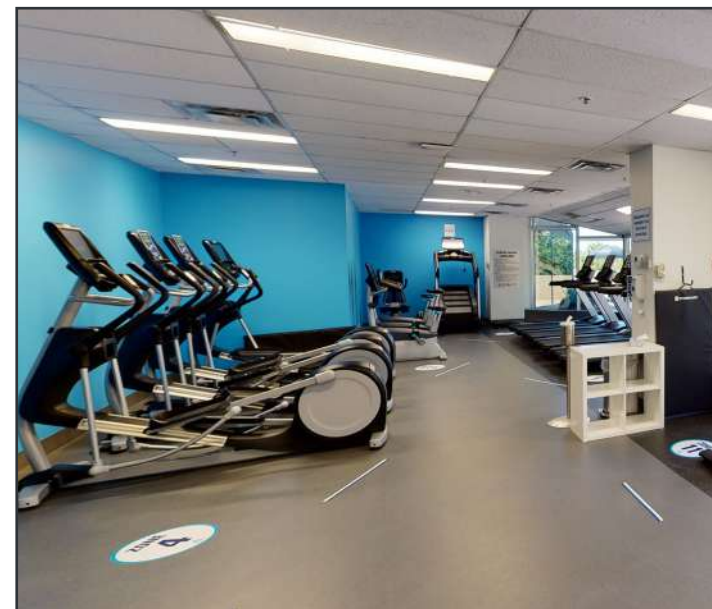
Availability: Immediately

Year Built: 1980

Parking Ratio: 1:528 sf

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

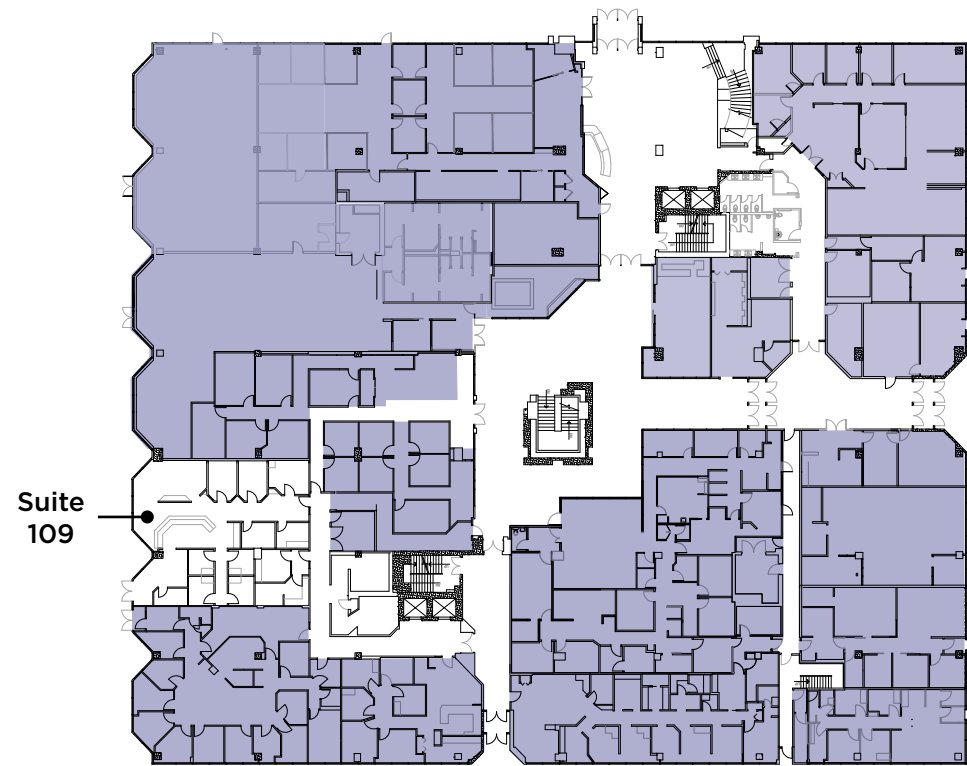
Tenant Improvement Allowance: Negotiable



Floorplans

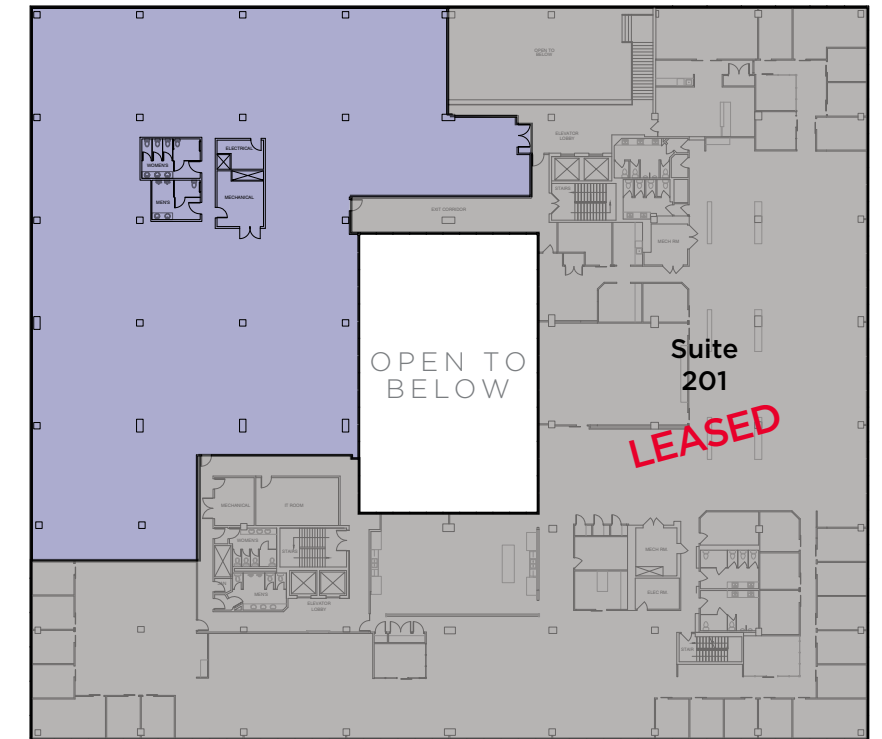
1st Floor

Suite 109: 2,189 sf

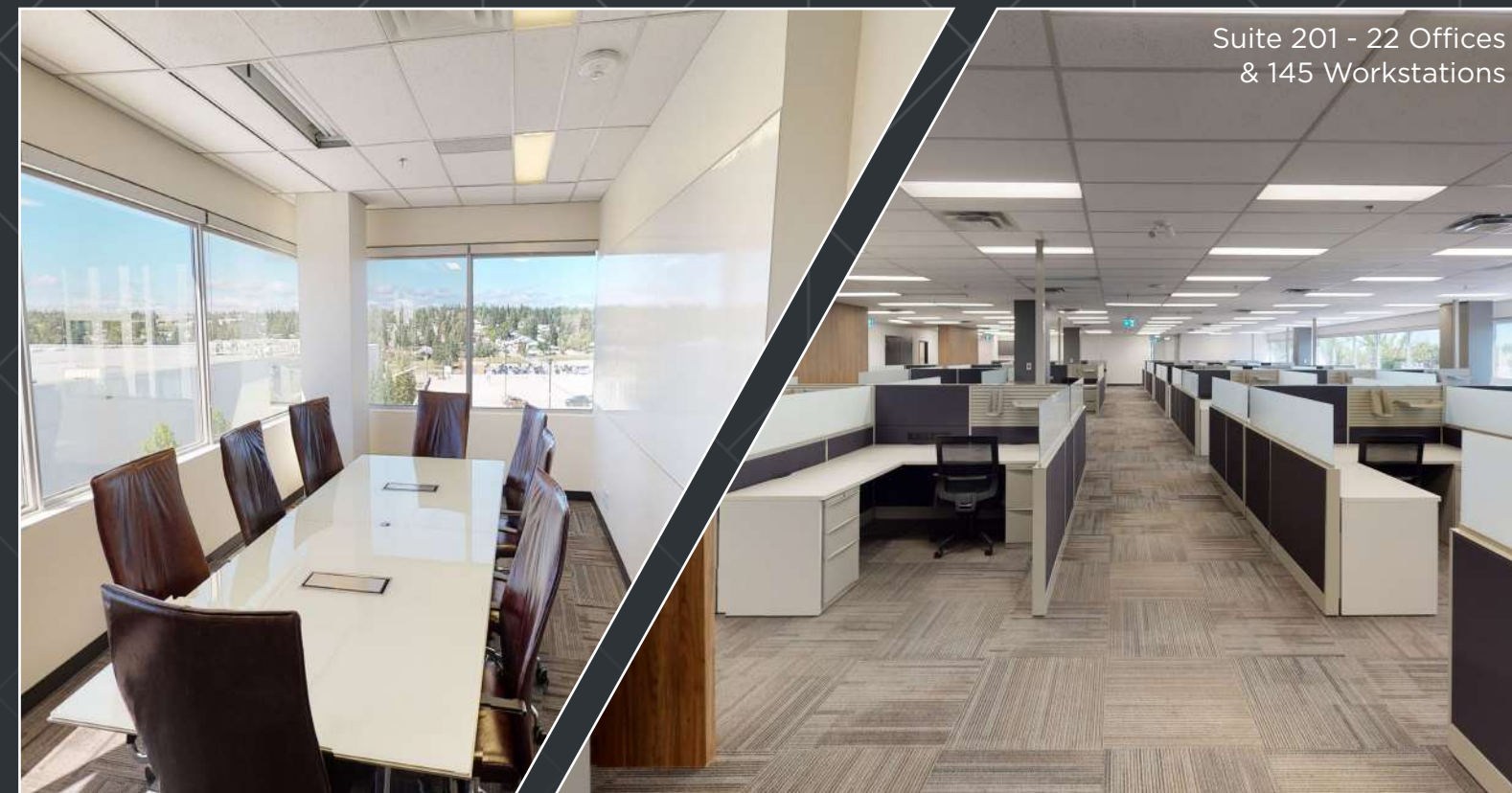
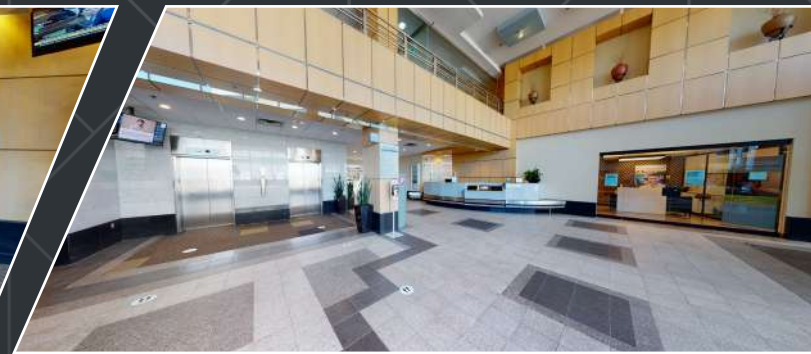


2nd Floor

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



Lobby Main Floor



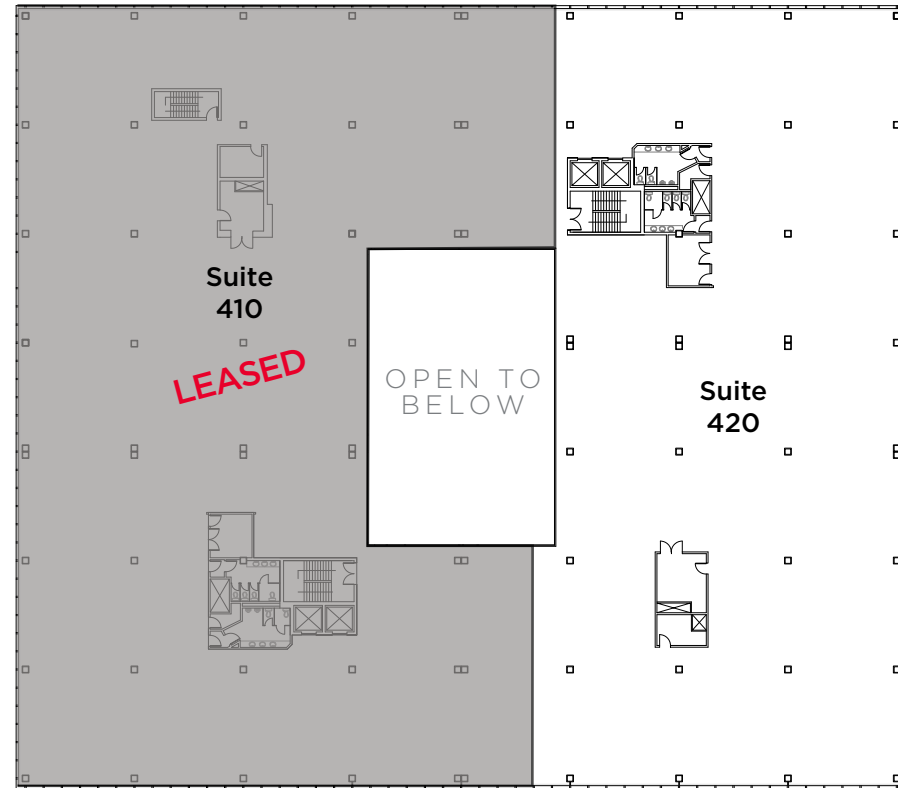
Suite 201 - 22 Offices
& 145 Workstations

Floorplans

4th Floor

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

Suite 420: 20,506 sf



5th Floor

Suite 509: 1,705 sf

Suite 515: 3,385 sf

(Medical Build-Out)

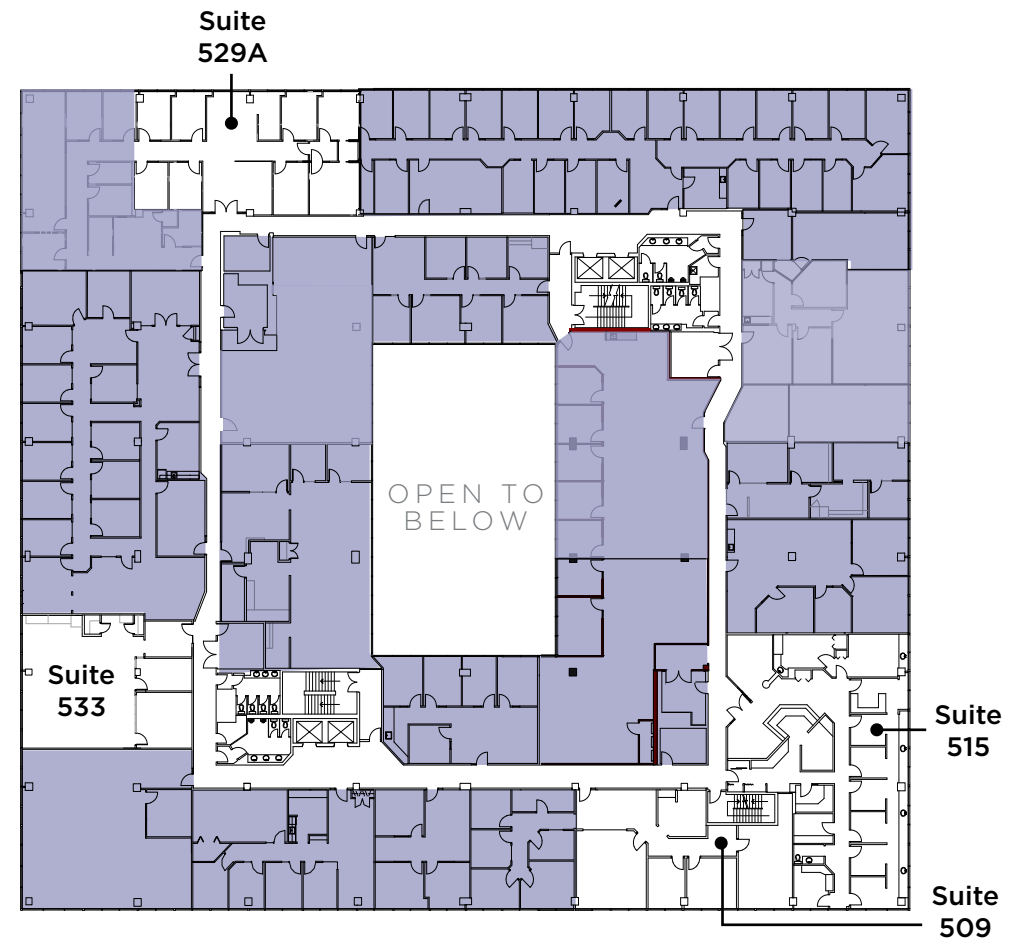
Suite 529A: 2,402 sf

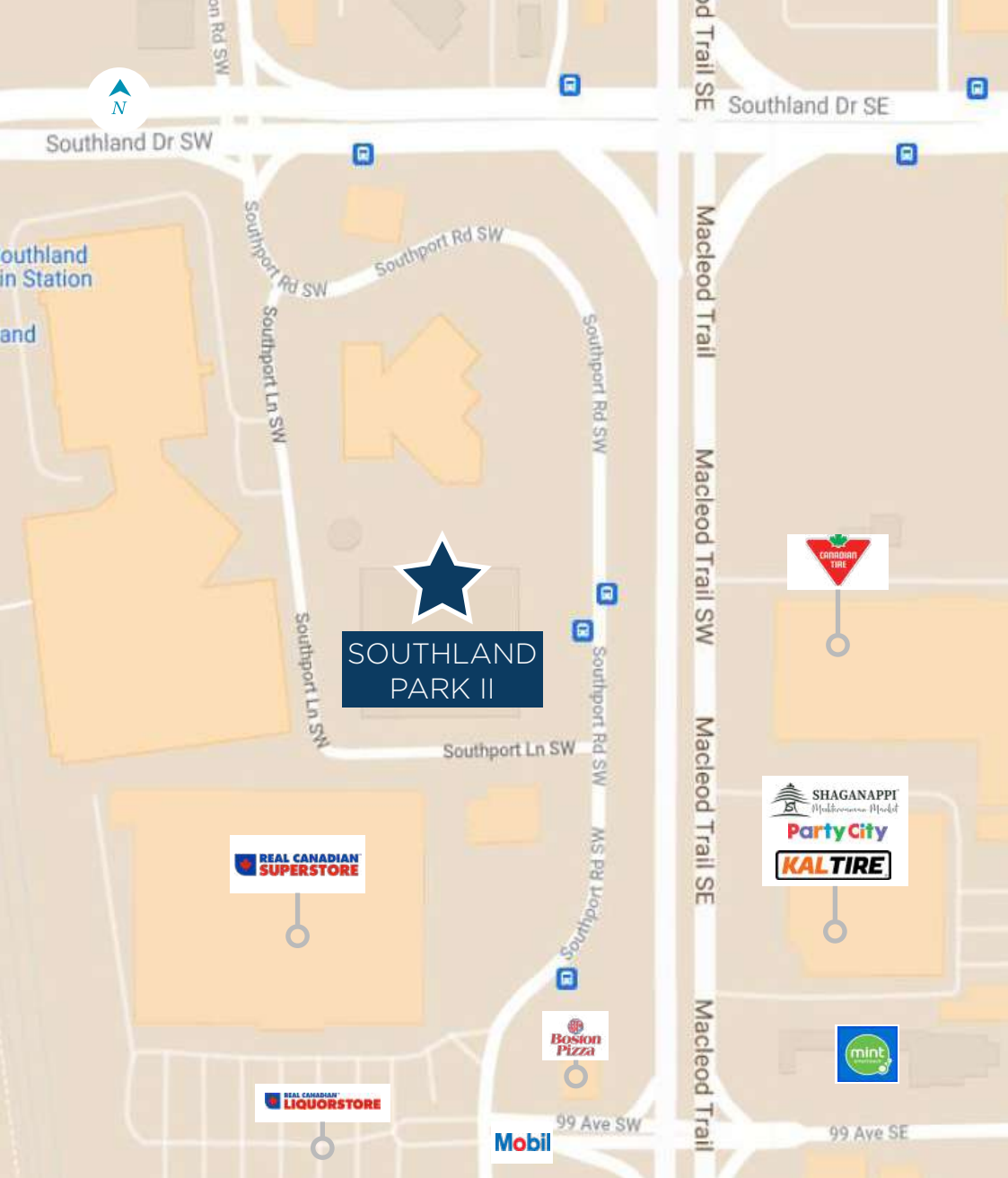
(Medical Build-Out)

Suite 533: 2,014 sf



Matterport
Virtual Tour





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