

# SOUTHLAND PARK II

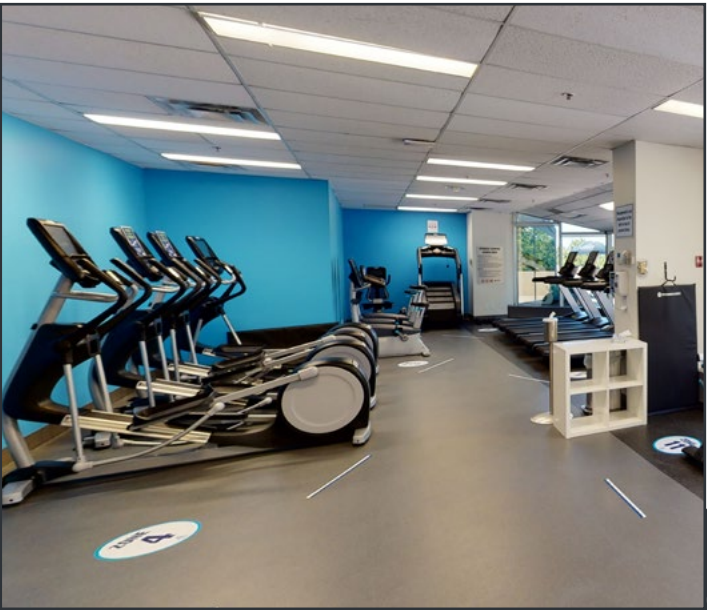
**FOR LEASE**

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
	<del>Suite 201</del>	<del>29,603 sf</del> <b>LEASED</b>
	Suite 400	20,506 sf
	<del>Suite 410</del>	<del>30,000 sf</del> <b>LEASED</b>
	Suite 514	2,779 sf
	Suite 515	3,761 sf (Medical Build-Out)
	Suite 529A	2,402 sf (Medical Build-Out)
	<del>Suite 529B</del>	<del>2,180 sf</del> <b>LEASED</b>
	Suite 533	2,014 sf
Lease Rate:	Market rates	
Operating Costs:	\$16.44 psf (est 2025)	
Availability:	Immediately, except Suite 514: Oct 1, 2025	
Year Built:	1980	
Parking Ratio:	1:528 sf	
Parking Rates:	\$125 per stall, per month (underground)	
Tenant Improvement Allowance:	Negotiable	

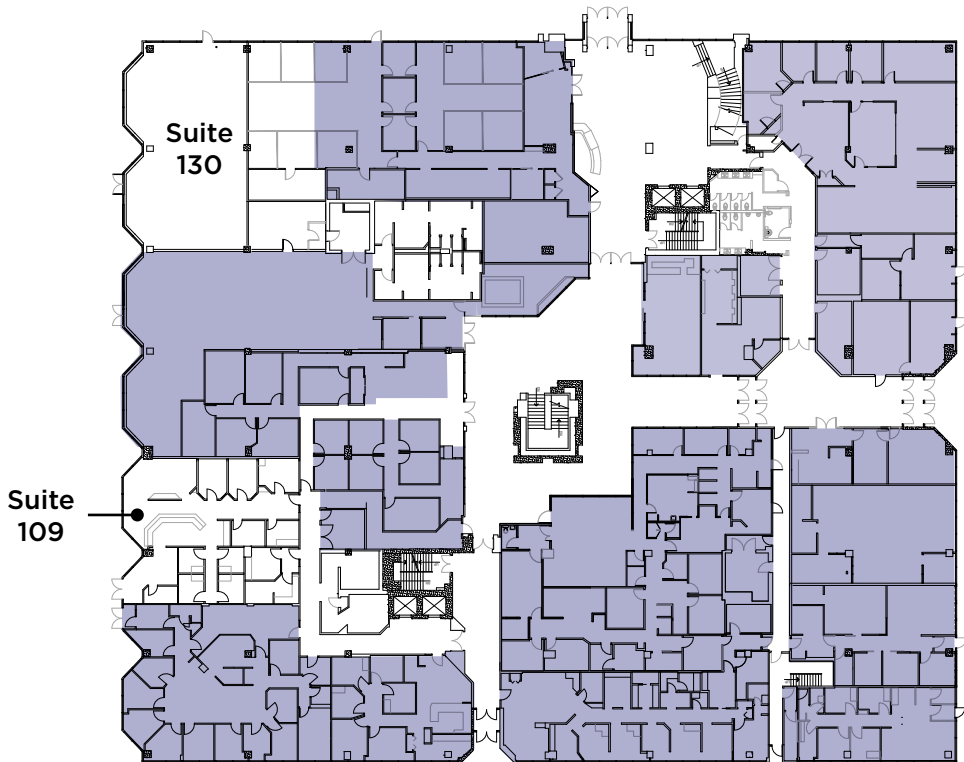




# Floorplans

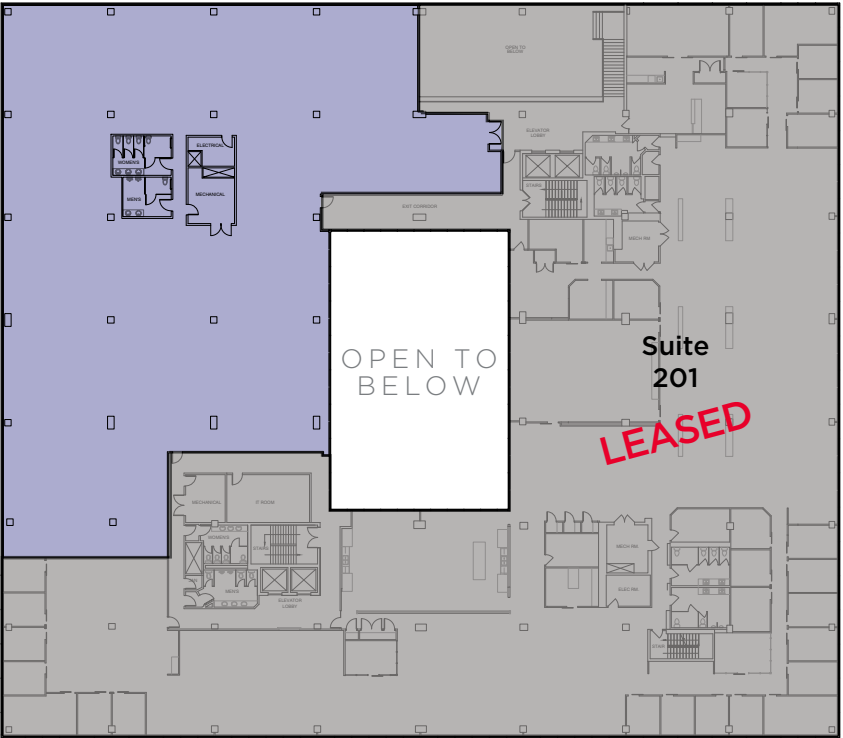
## 1<sup>st</sup> Floor

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

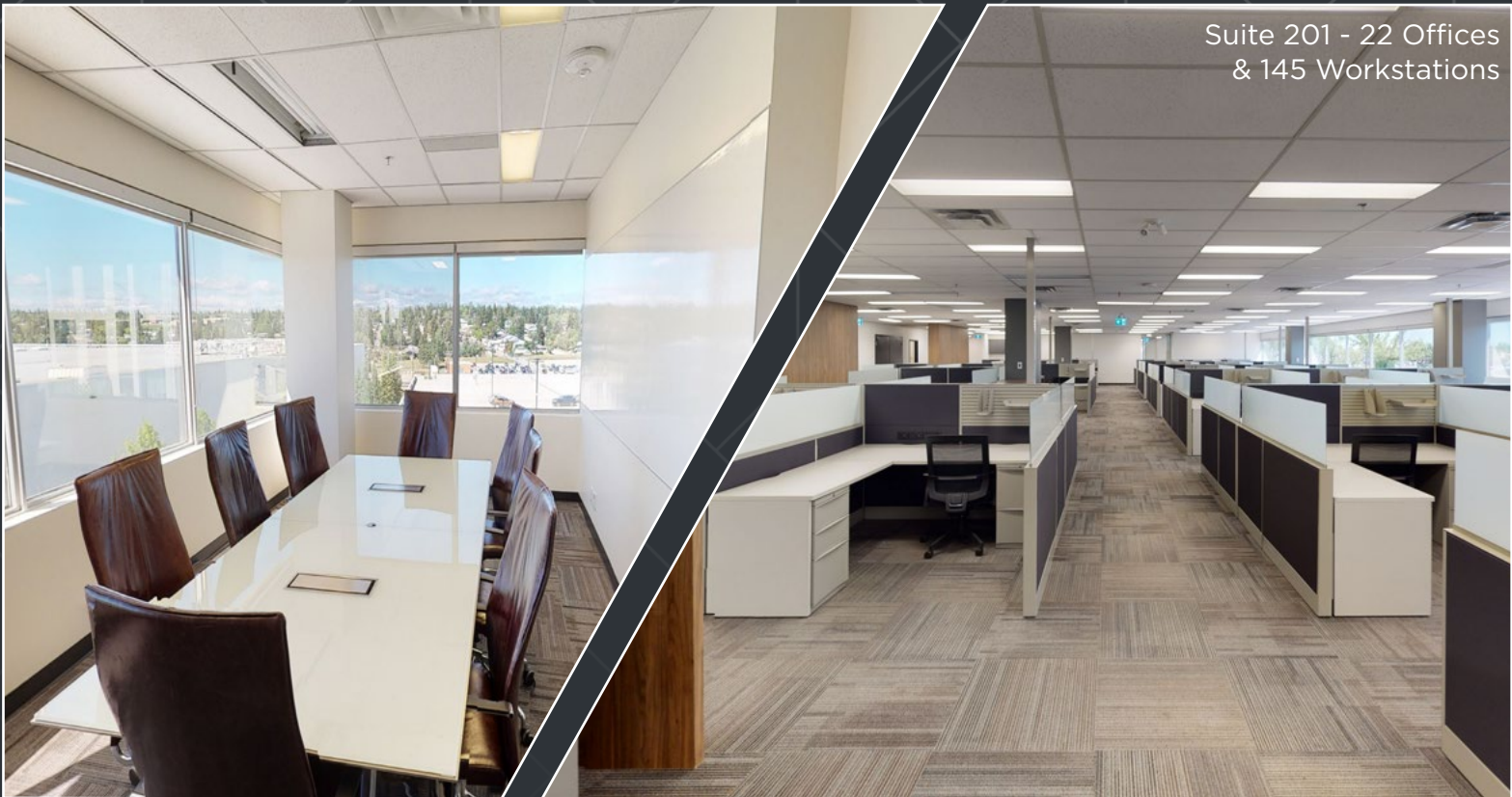
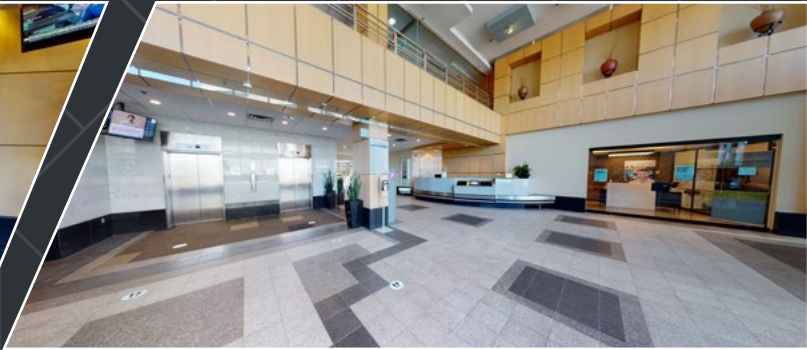


## 2<sup>nd</sup> Floor

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



Lobby Main Floor



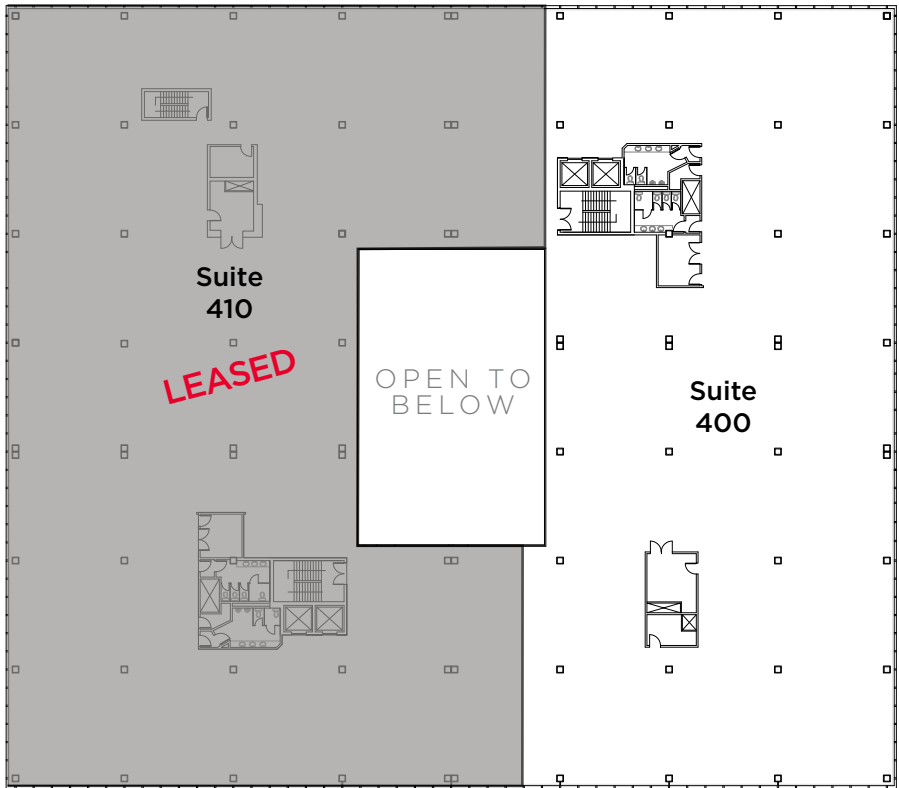
Suite 201 - 22 Offices  
& 145 Workstations



# Floorplans

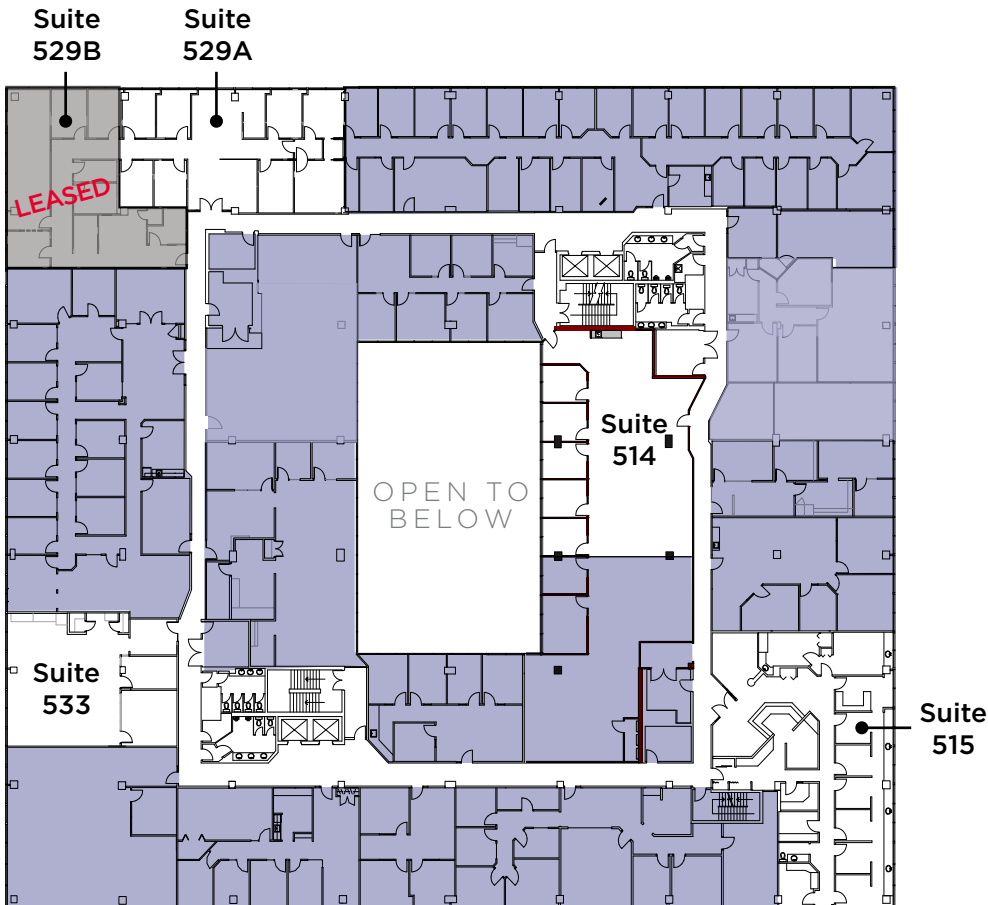
## 4<sup>th</sup> Floor

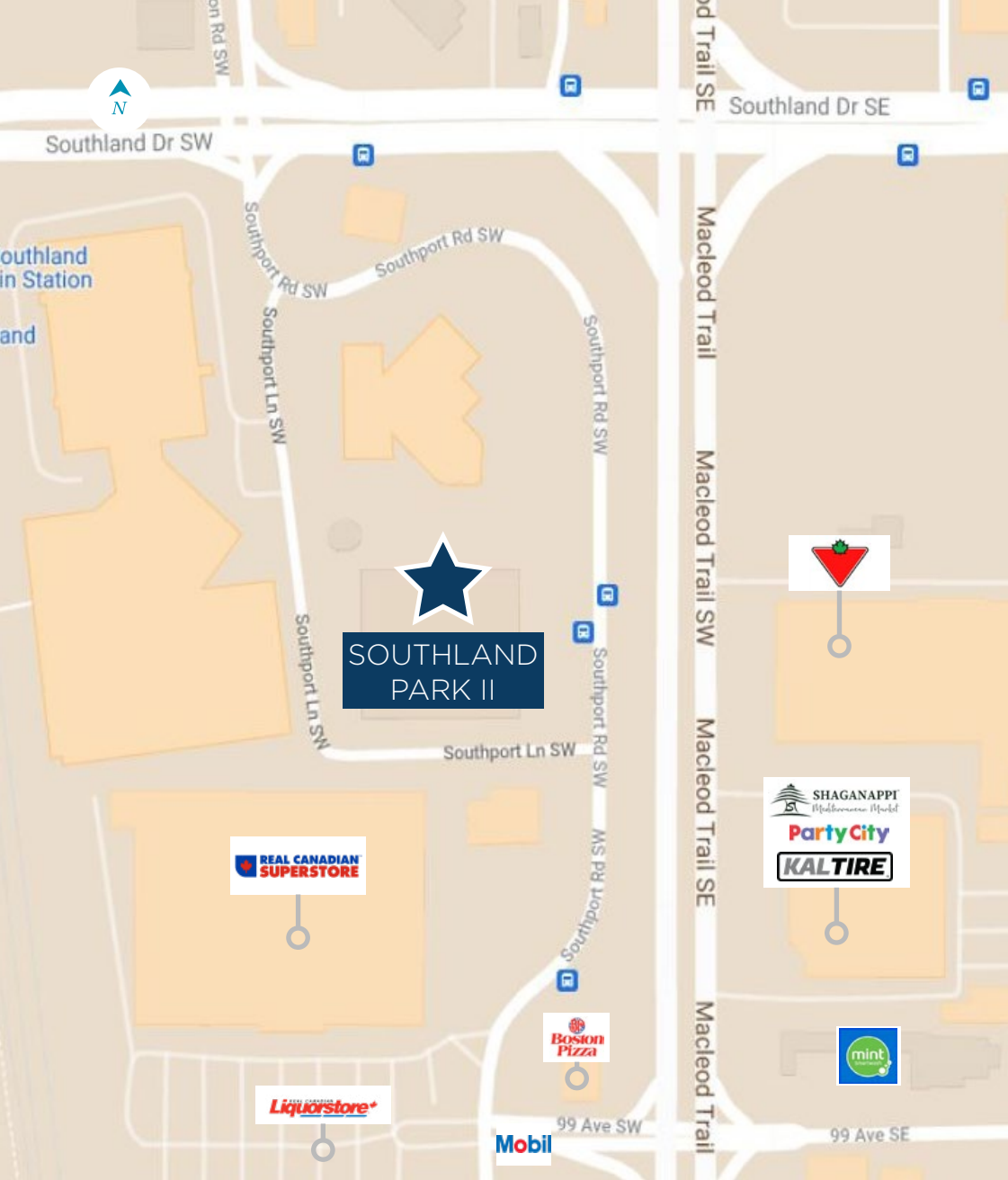
Suite 400: 20,506 sf  
~~Suite 410: 30,000 sf~~ **LEASED**



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

Suite 514: 2,779 sf  
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



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