

FOR LEASE

205 QUARRY PARK BLVD SE



CUSHMAN &
WAKEFIELD

BUILDING HIGHLIGHTS

Available Space:	Suite 150:	56,180 sf
	Suite 335:	7,250 sf
	Suite 360:	7,123 sf
	Suite 400:	54,786 sf
Operating Costs:	\$15.89 psf (est. 2025)	
Building Size:	382,684 sf	
Year Built:	2008	
Floors:	4	
Lease Rates:	Market Lease Rates	
Available:	Immediately	
Parking Ratio:	1:300 sf (estimate)	
Parking Rates:	\$150 per stall/underground Free canopy & surface parking	
TI Allowance:	Negotiable	
Pylon Signage:	Negotiable	

PROPERTY DETAILS

- Large efficient floorplate
- Fully furnished space
- Seven elevators servicing the building
- Multiple demising options available
- Flexible common conference facilities
- On-site secure bike parking
- 2020 Earth Award Winner, LEED Gold, BOMA Best Gold, Honeybee Program



WORK, SHOP, LIVE

Area Stats

	1 KM	3 KM
Total Population:	5,617	34,387
Employment Rate:	71%	66%
Ave. Household Income:	\$163,082	\$153,796
Median Age:	40	44

Quarry Park offers an abundance of high-quality retailers and service providers, all within walking distance of 205 Quarry Park Blvd SE.

SOURCE: PIINPOINT



Drive Times

Deerfoot Trail NE - 6 min
Downtown Calgary - 20 min
YYC Airport - 35 min

QUARRY PARK HIGHLIGHTS

205 Quarry Park Blvd SE, is an award-winning four-storey, 356,020 square foot office building, and is one of Calgary's premier suburban Class "A" office buildings.

The property is situated on a 22 acre site with extensive parking capacity of an estimate of one stall per 300 square feet of leasable area. This campus-style development features spectacular landscaping, including extensive green space, tree-lined walkways, and multiple water features.

This property is the focal point of Quarry Park and is prominently situated across a two-acre lake from Imperial Oil's office development.

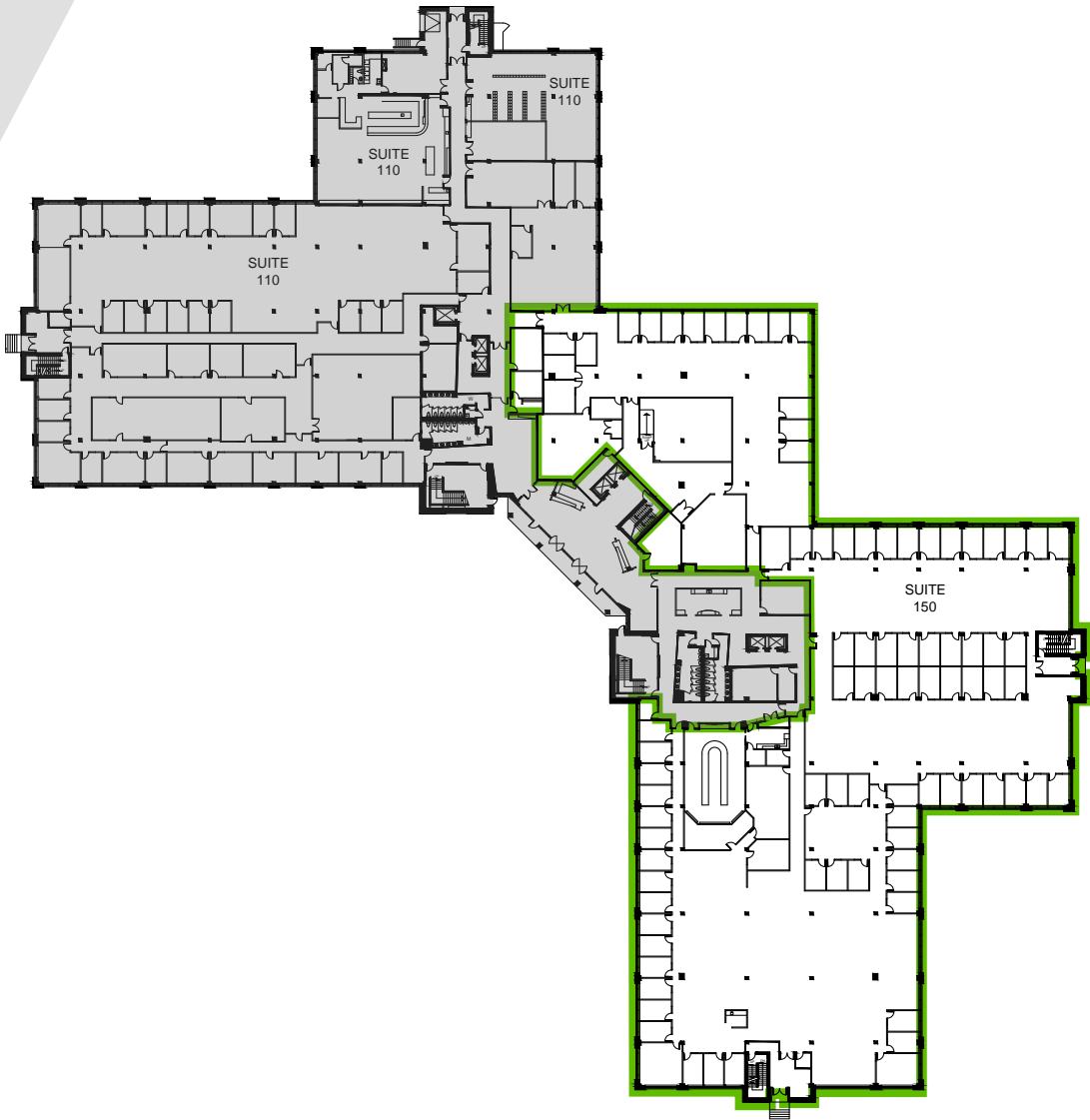
Quarry Park is Calgary's only master-planned office, retail, and residential community.

Featuring stunning river and mountain views along with an array of amenities and services, it has the vibrancy and energy of a city centre but located in a desirable suburban office park.

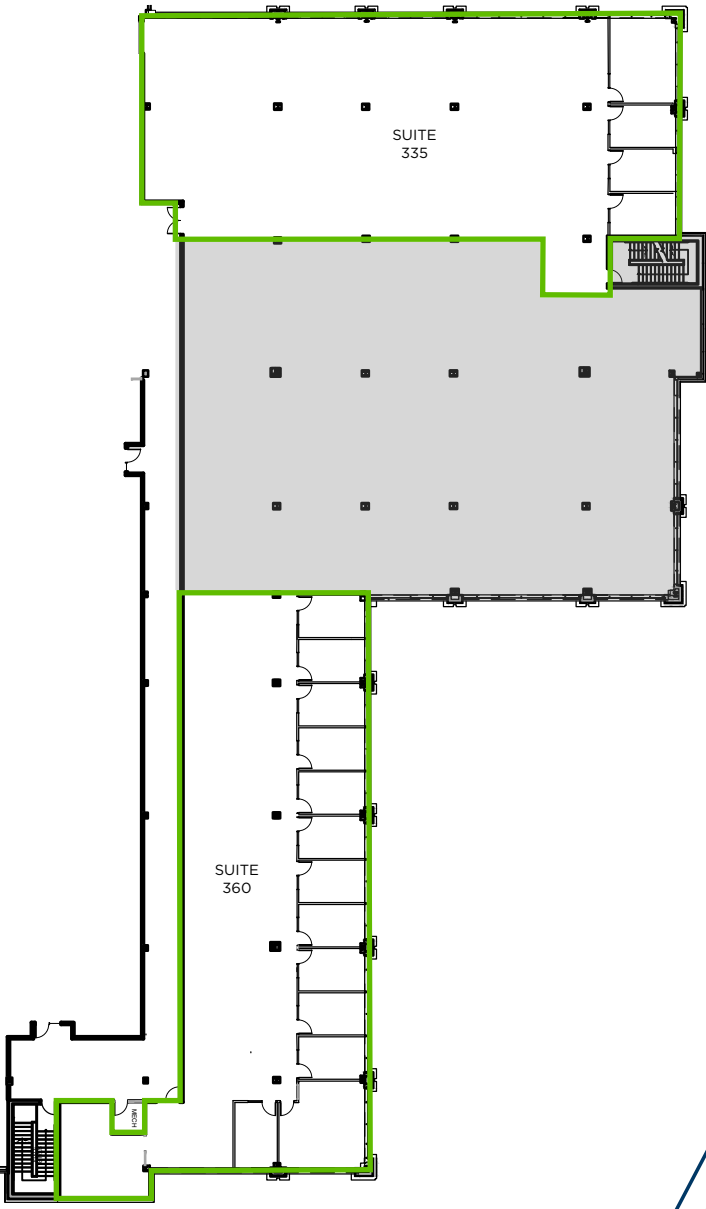
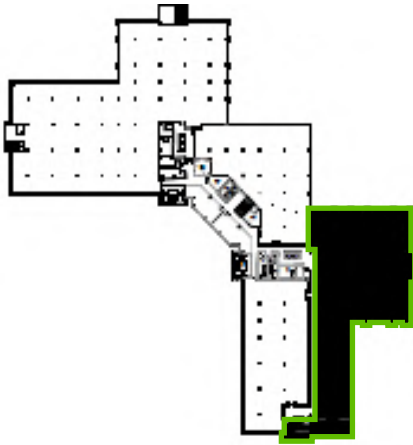


FLOORPLANS

Suite 150
56,180 SF

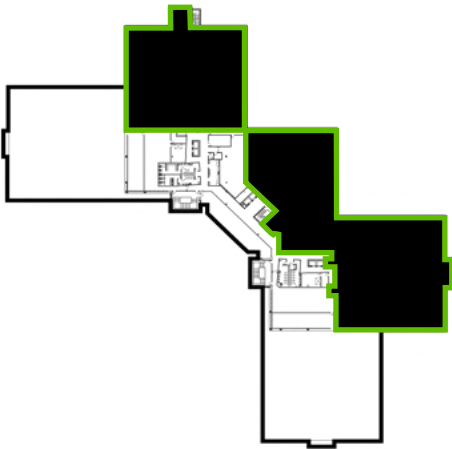
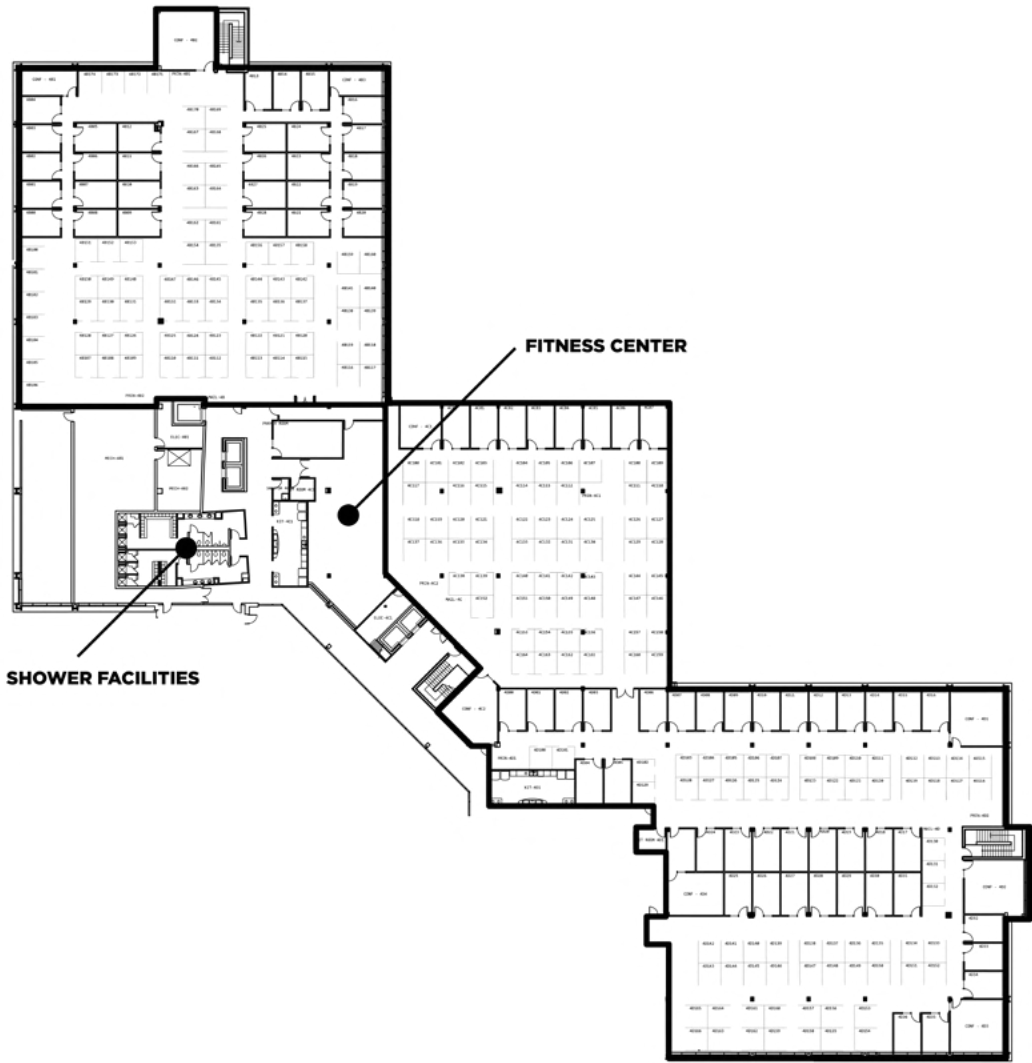


Suite 335: 7,250 SF
Suite 360: 7,123 SF



FLOORPLANS

Suite 400
54,786 SF



8



9



AMENITIES

- | | | | |
|---|------------------------|----|------------------------|
| 1 | The Park Kitchen & Bar | 7 | Wok Box |
| 2 | Starbucks | 8 | TD Canada Trust |
| 3 | Original Joes | 9 | Remington YMCA |
| 4 | The Chopped Leaf | 10 | Lifemark Physiotherapy |
| 5 | Mucho Burrito | 11 | Dollarama |
| 6 | Deville Coffee | 12 | Calgary Co-op |

CONTACT

DAVID LEES

Executive Vice President
Office Sales & Leasing
D: +1 403 261 1102
david.lees@cushwake.com

ADAM RAMSAY

Executive Vice President
Office Sales & Leasing
D: +1 403 261 1103
adam.ramsay@cushwake.com

TRENT PETERSON

Vice President
Office Sales & Leasing
D: +1 403 261 1101
trent.peterson@cushwake.com

CUSHMAN & WAKEFIELD ULC
250 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7 | Canada
cushmanwakefield.com

©2025 CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

