

SOUTHLAND PARK II

FOR LEASE

10333 SOUTHPORT ROAD SW
CALGARY, AB

Property Highlights

Building Size:	246,101 sf	
Available Units:	Suite 109	2,349 sf
	Suite 201	29,603 sf
	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, except Suite 201: Mar 1, 2027	
Year Built:	1980	
Parking Ratio:	1:528 sf	
Parking Rates:	\$125 per stall, per month (underground)	
Tenant Improvement Allowance:	Negotiable	



Fitness Centre



End-of-Trip Facilities



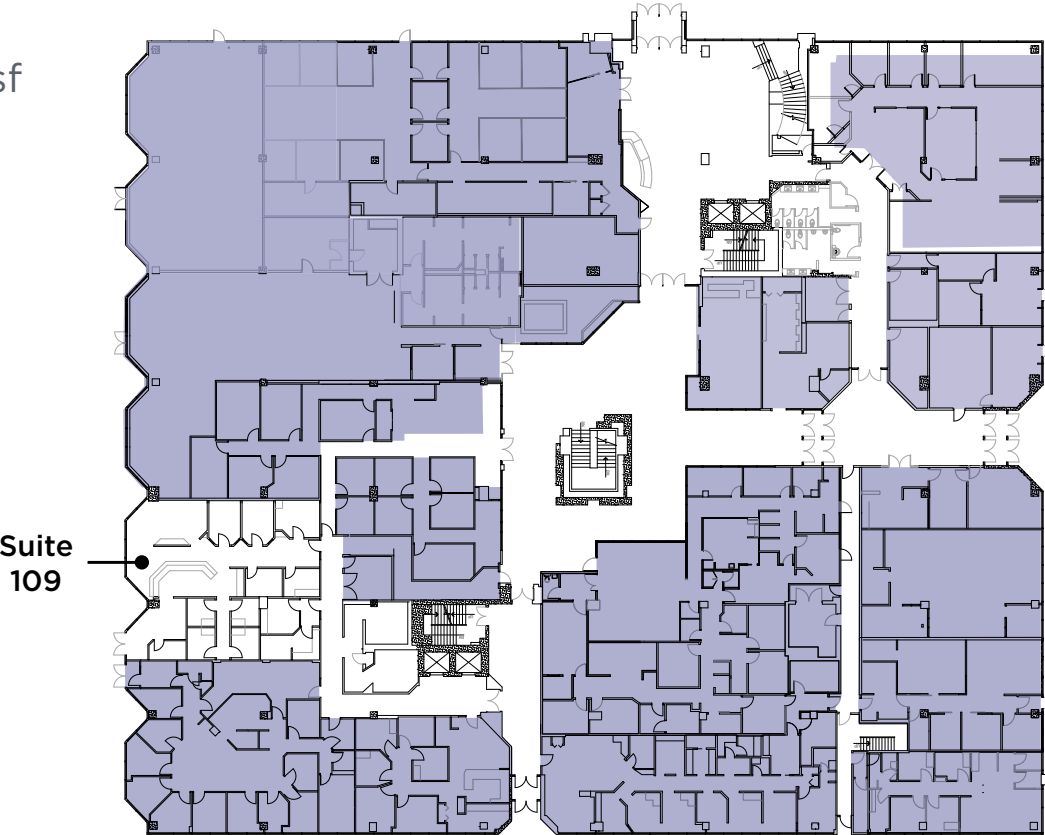
Conference Centre



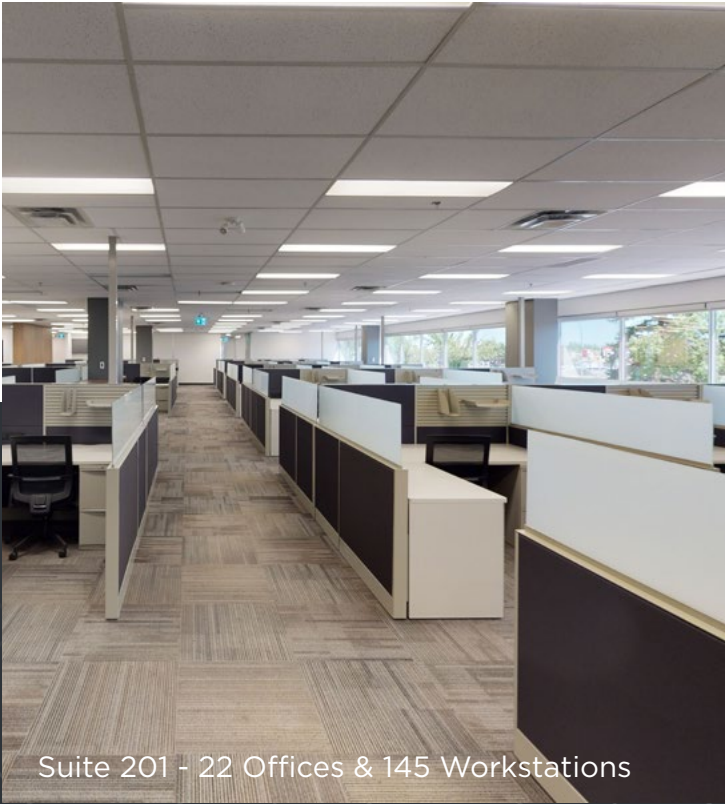
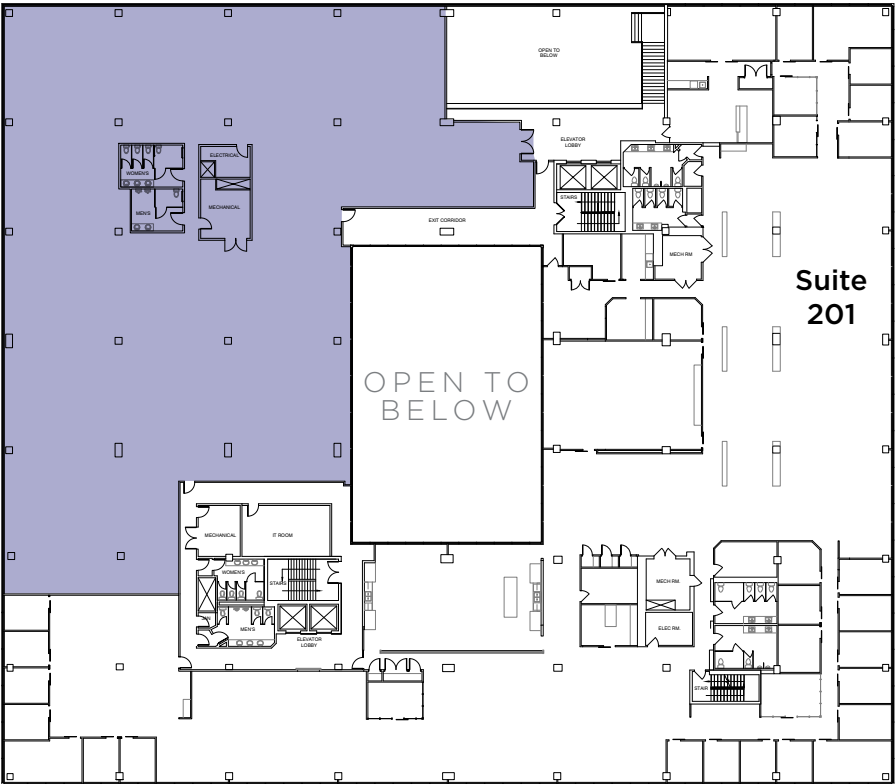
Tenant Lounge

Floorplans

1st Floor
Suite 109: 2,349 sf



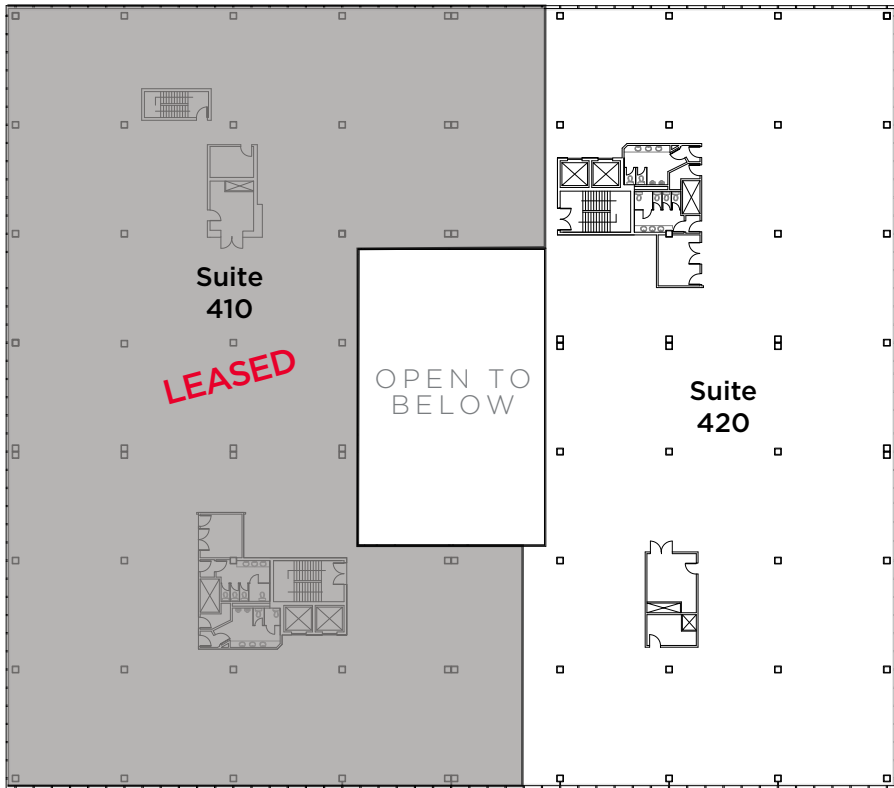
2nd Floor
Suite 201: 29,603 sf
(Furnished Show Suite)



Floorplans

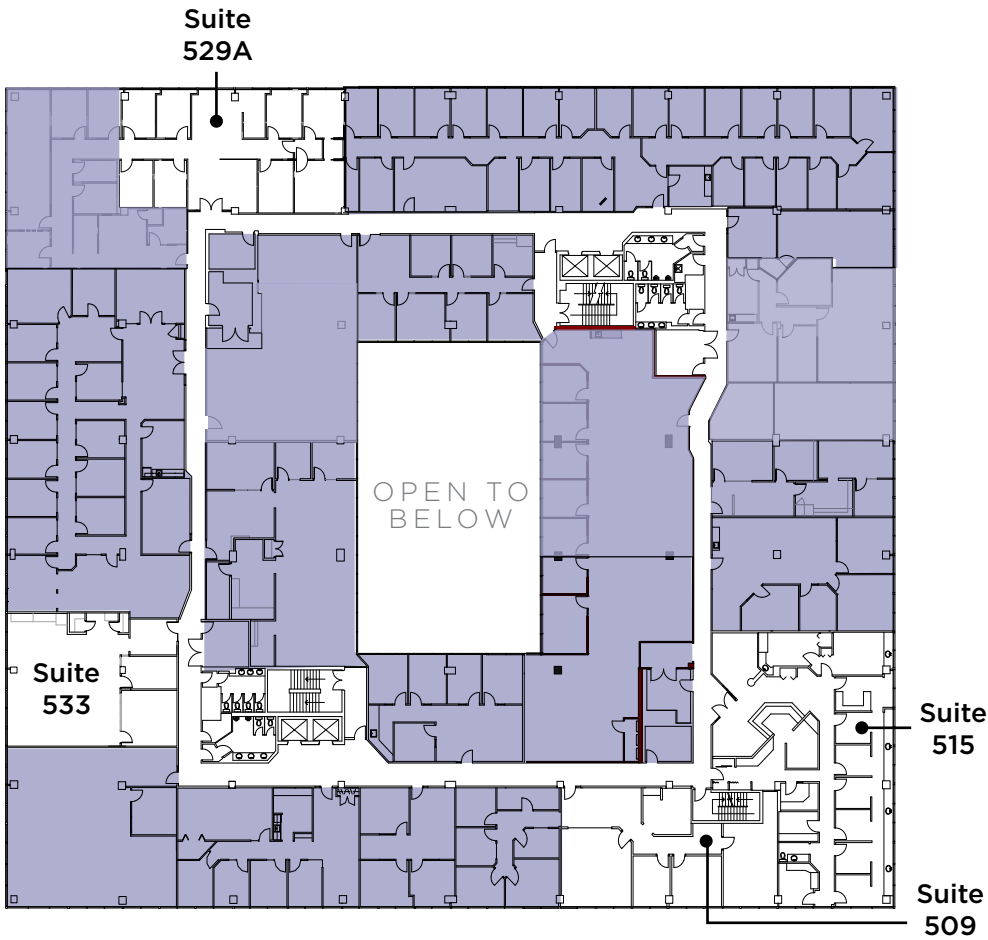
4th Floor

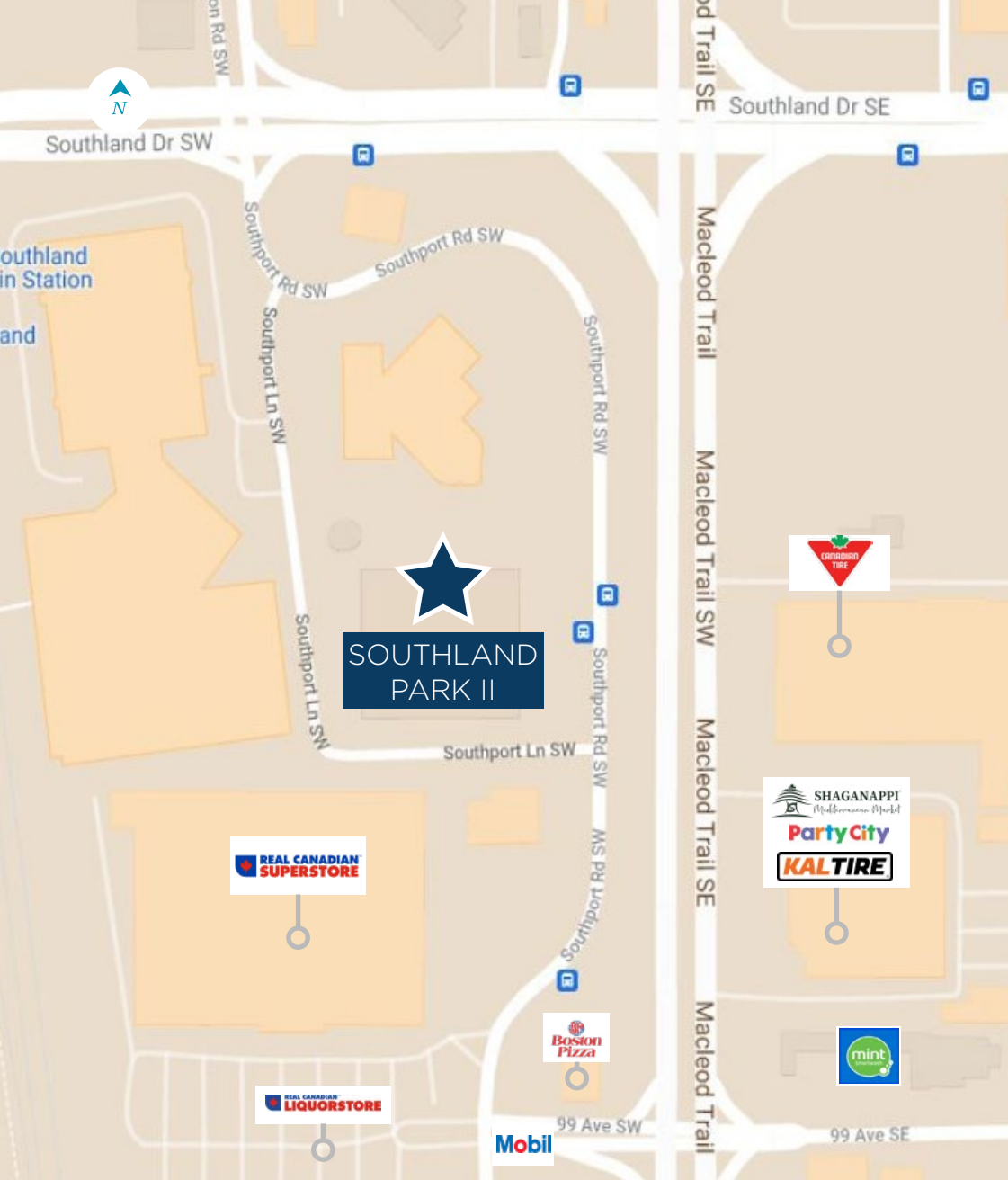
~~Suite 410: 30,000 sf~~ **LEASED**
Suite 420: 20,506 sf



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





Area Stats

137,335
POPULATION

63%
EMPLOYMENT
RATE

\$143,092
AVG HOUSEHOLD
INCOME

43
MEDIAN AGE

5km radius

Contact

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