

SOUTHLAND PARK I

FOR LEASE

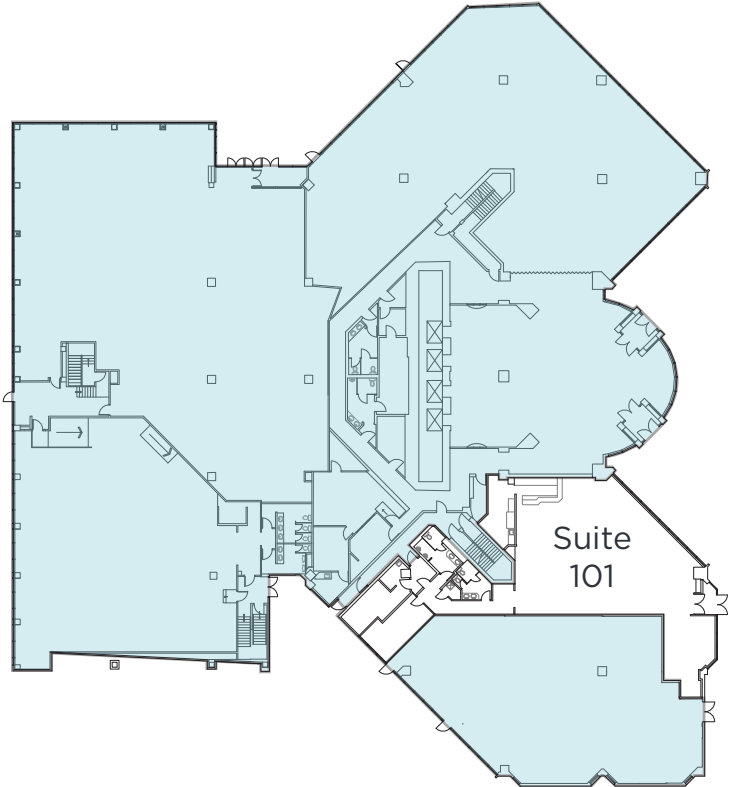
10201 SOUTHPORT ROAD SW
CALGARY, AB

Property Highlights

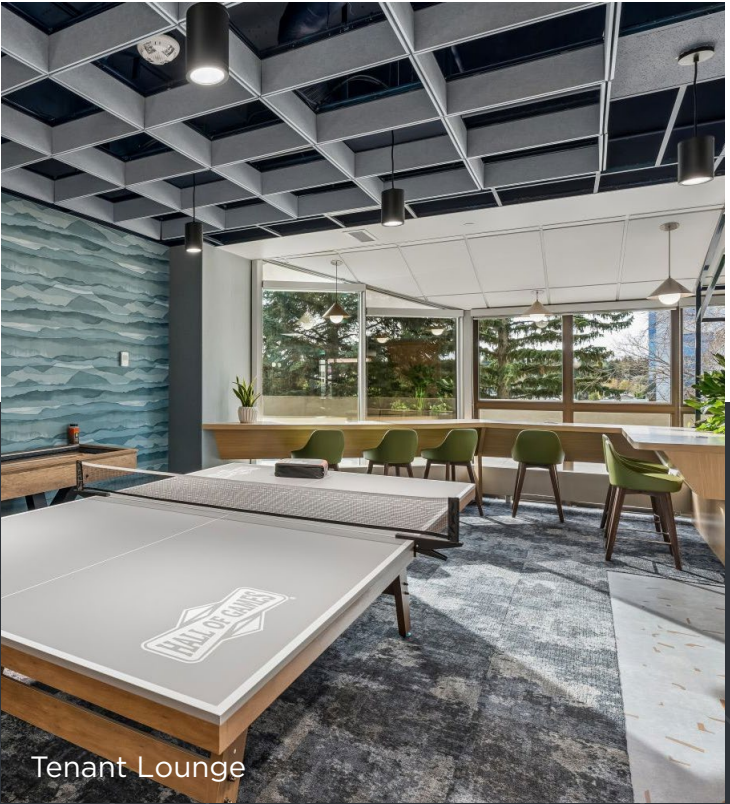
Building Size:	279,426 sf	
Available Units:	Suite 101	3,557 sf (Main Floor Dental Space)
	Suite 700	22,609 sf
	Suite 1110	4,698 sf
Availability:	Immediately	
Lease Rate:	Market rates	
Operating Costs:	\$16.56 psf (est 2026)	
Year Built:	1978	
Parking Ratio:	1:580 sf	
Parking Rates:	\$125 per stall, per month (underground)	
Tenant Improvement Allowance:	Negotiable	

Floorplans

1st Floor
Suite 101: 3,557 sf (Main Floor Dental Space)



Tenant Lounge

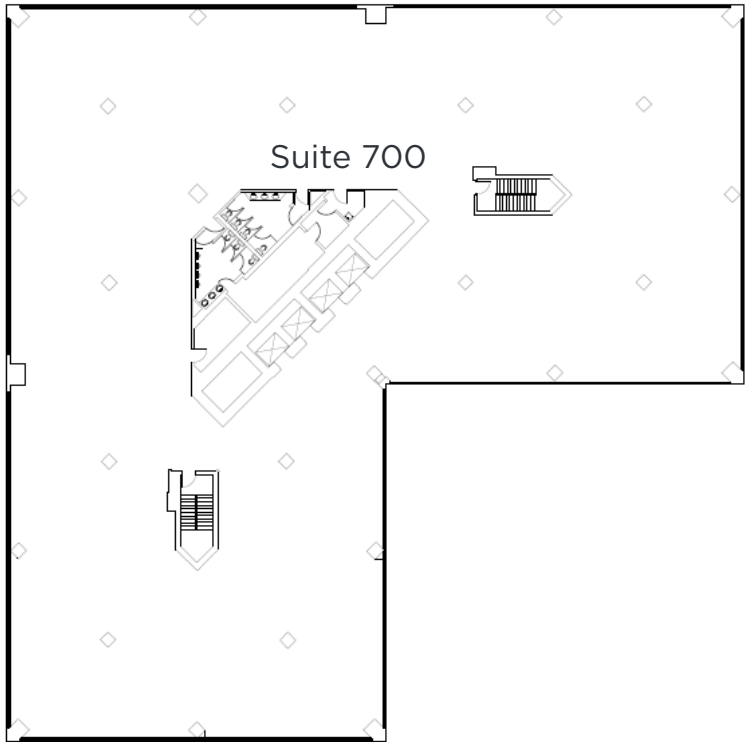


Tenant Lounge

Floorplans

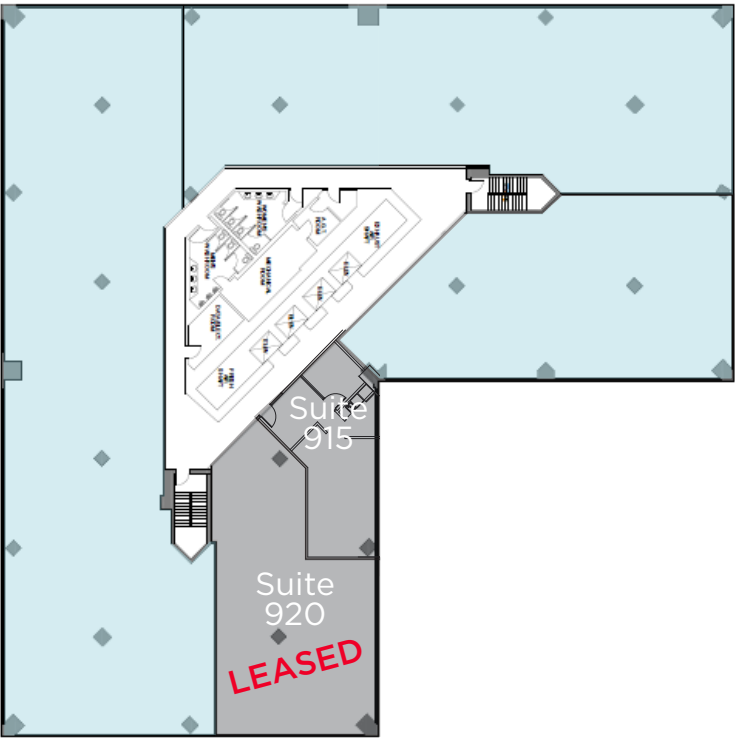
7th Floor

Suite 700: 22,609 sf



9th Floor

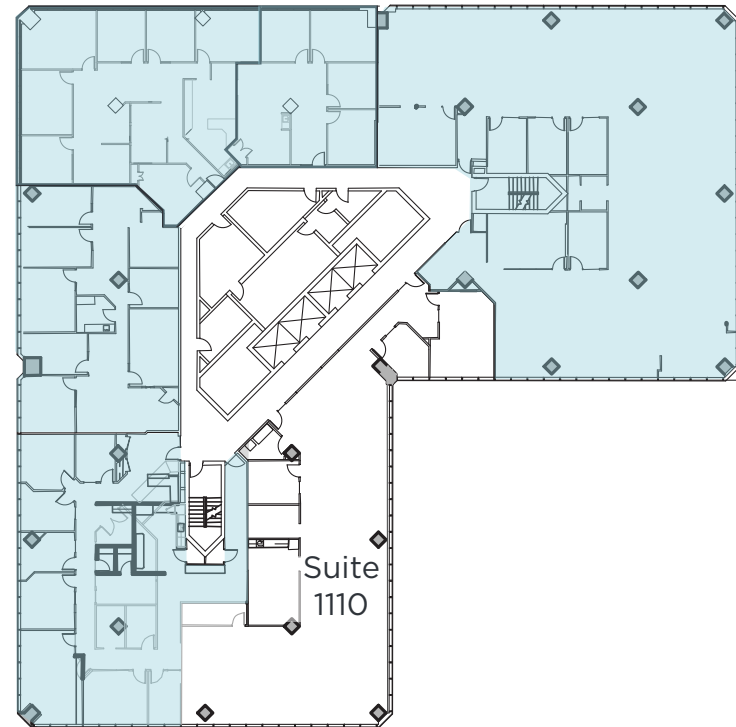
~~Suite 915: 810 sf~~ **LEASED**
~~Suite 920: 2,800 sf~~ **LEASED**



Floorplans

11th Floor

Suite 1110: 4,698 sf



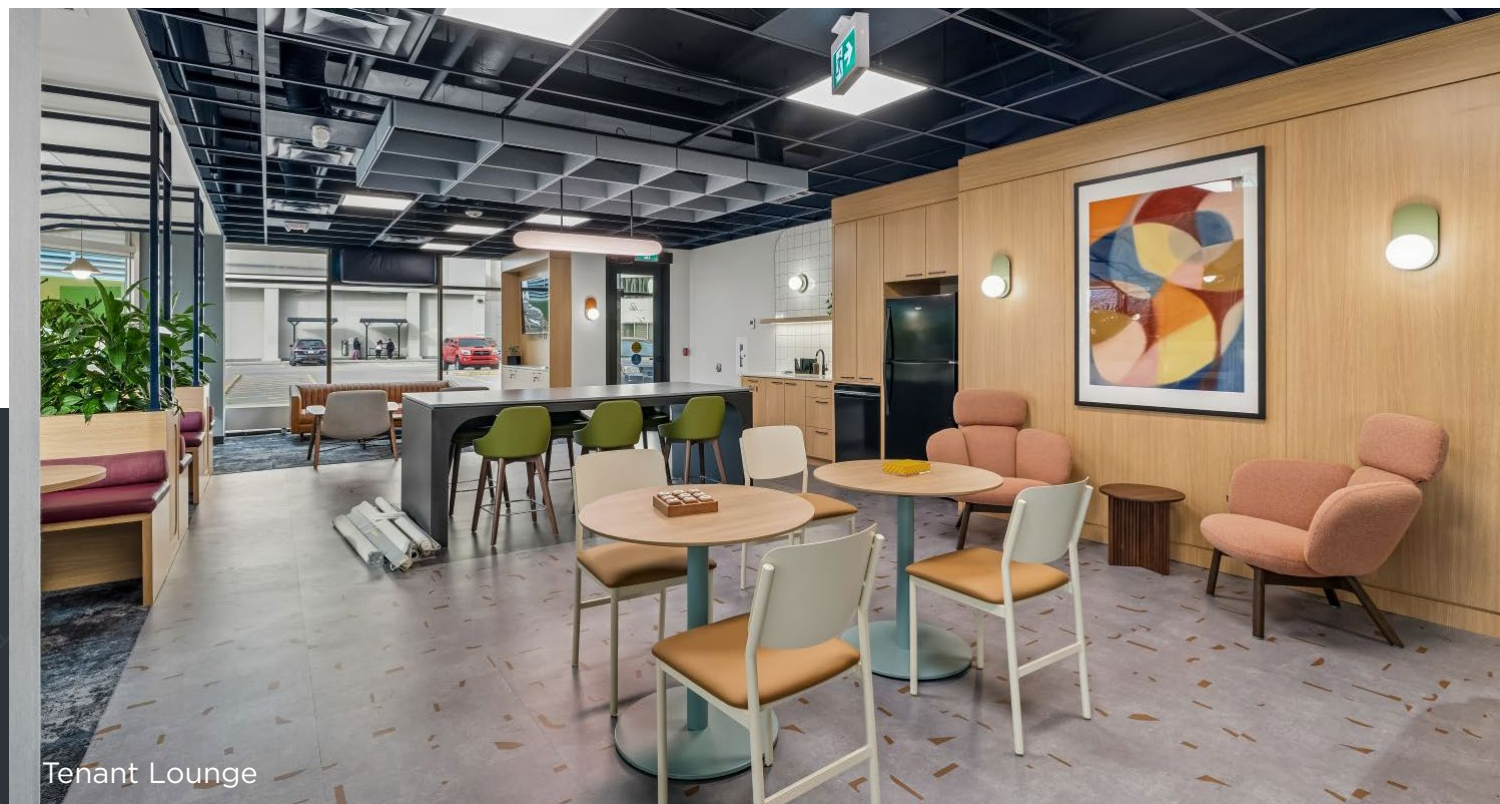
Fitness Centre



Conference Centre



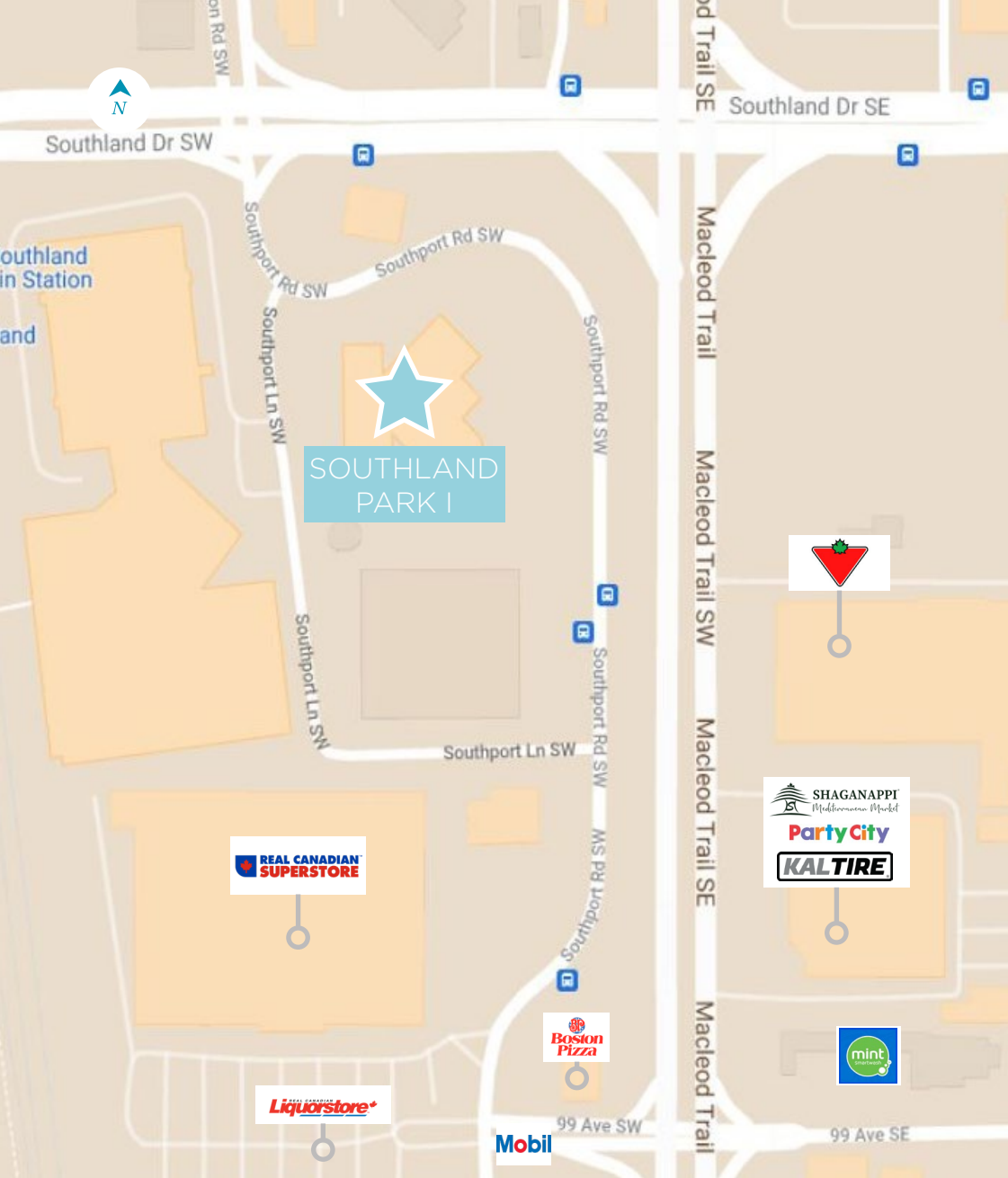
End-of-Trip Facility



Tenant Lounge



Tenant Lounge



Area Stats

137,335

POPULATION

63%

EMPLOYMENT
RATE

\$143,092

AVG HOUSEHOLD
INCOME

43

MEDIAN AGE

5km radius

Contact

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