

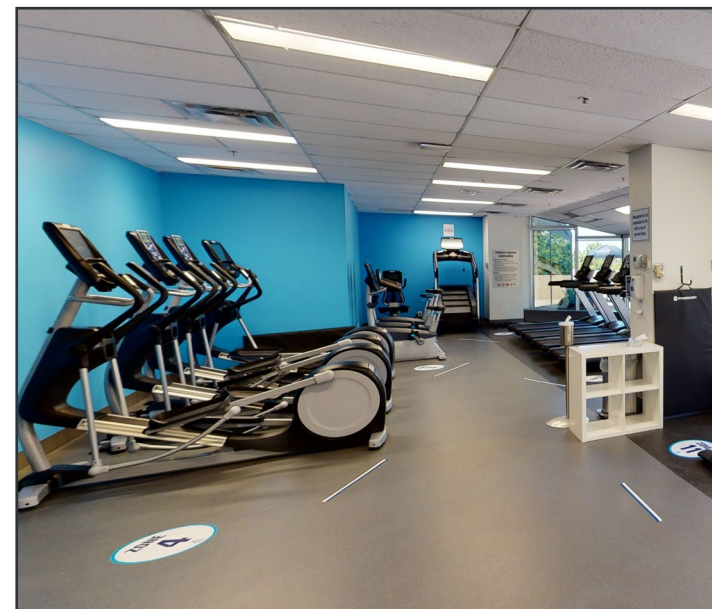
SOUTHLAND PARK II

FOR LEASE

10333 SOUTHPORT ROAD SW
CALGARY, AB

Property Highlights

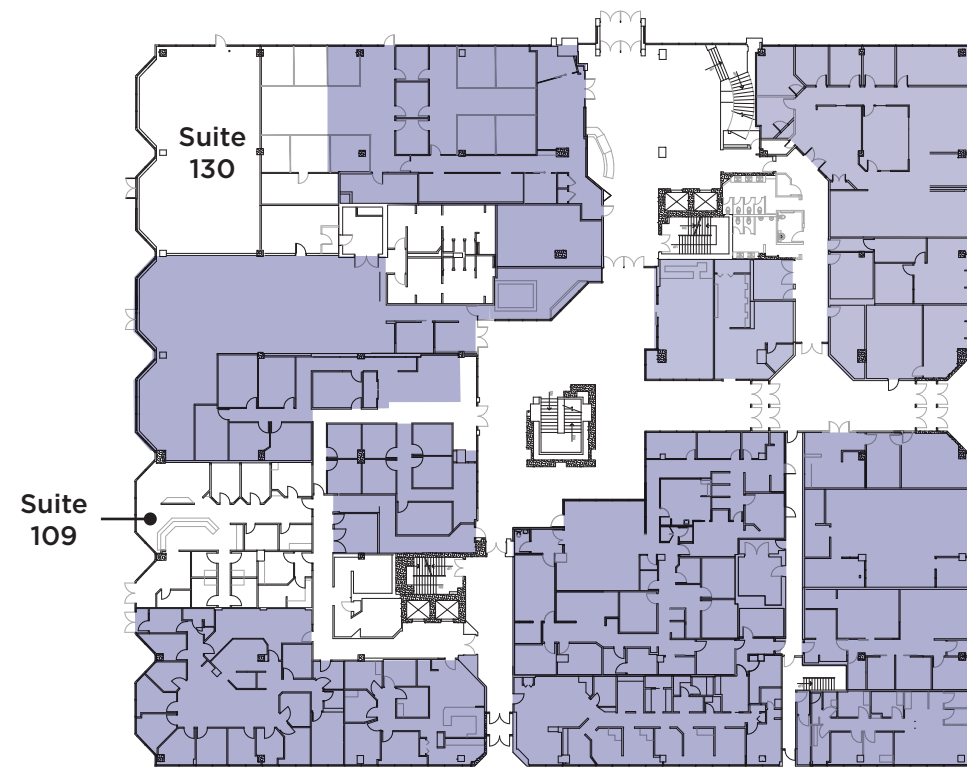
Building Size:	230,035 sf
Available Units:	Suite 109 2,349 sf
	Suite 130 3,059 sf
	Suite 201 29,603 sf (Furnished Show Suite)
	Suite 400 20,506 sf
	Suite 401 30,000 sf LEASED
	Suite 515 3,761 sf (Medical Build-Out)
	Suite 521 2,646 sf LEASED
	Suite 528 1,650 sf (Show Suite) LEASED
	Suite 533 2,014 sf
Lease Rate:	Market rates
Operating Costs:	\$15.21 psf (est 2024)
Availability:	Immediately, except Suite 533: Feb 1, 2025
Year Built:	1980
Parking Ratio:	1:528 sf
Parking Rates:	\$125 per stall, per month (underground)
Tenant Improvement Allowance:	Negotiable



Floorplans

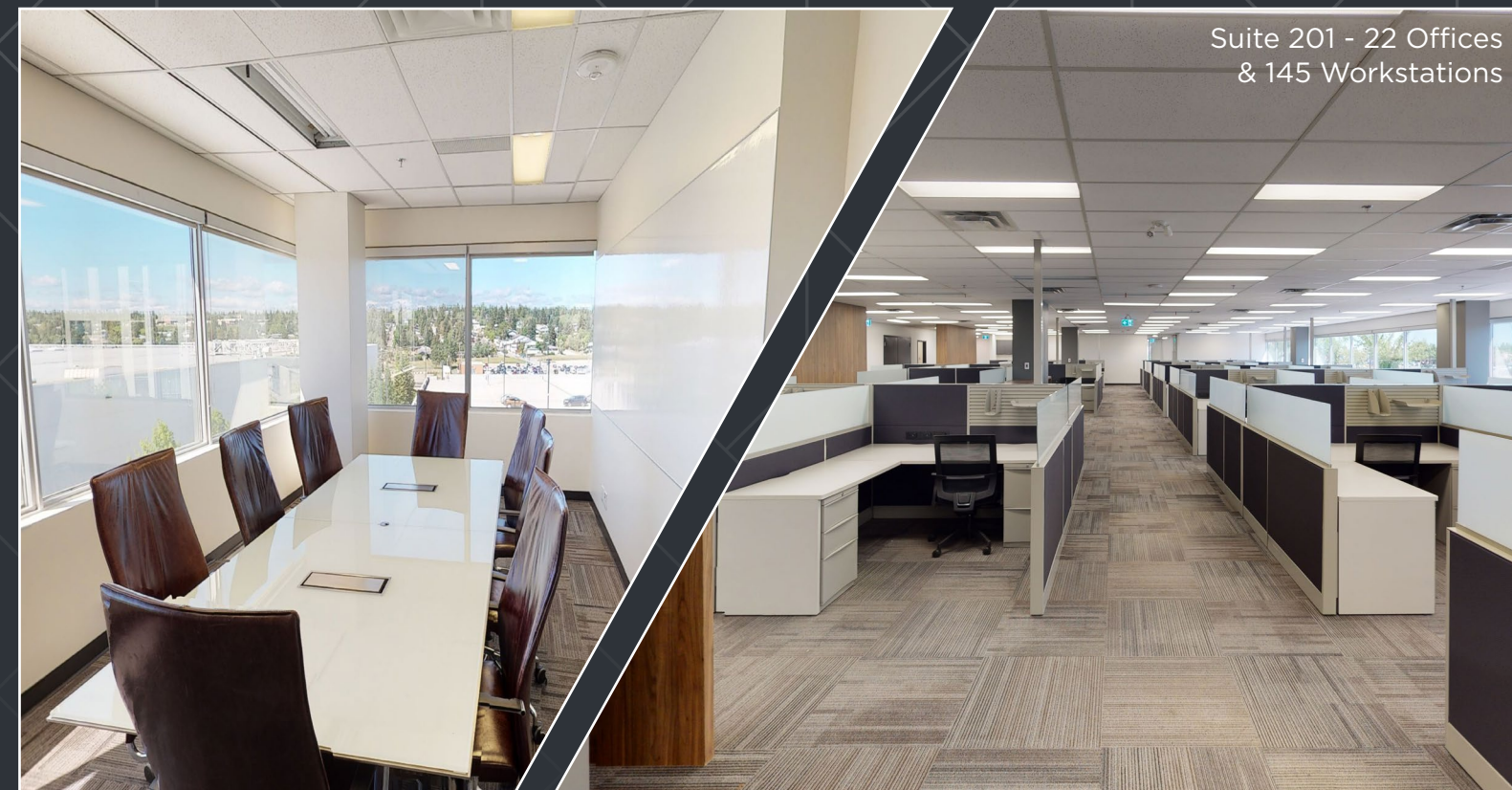
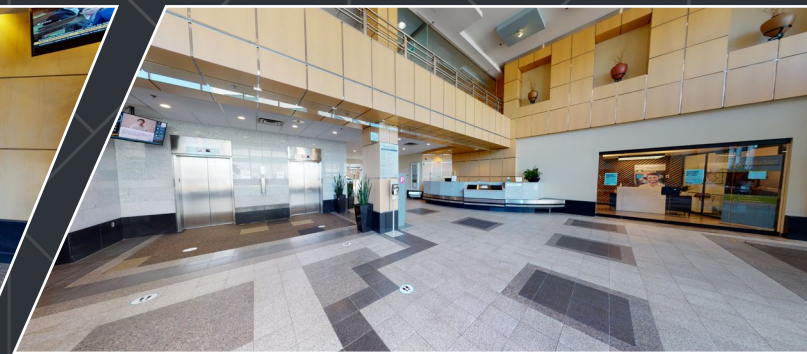
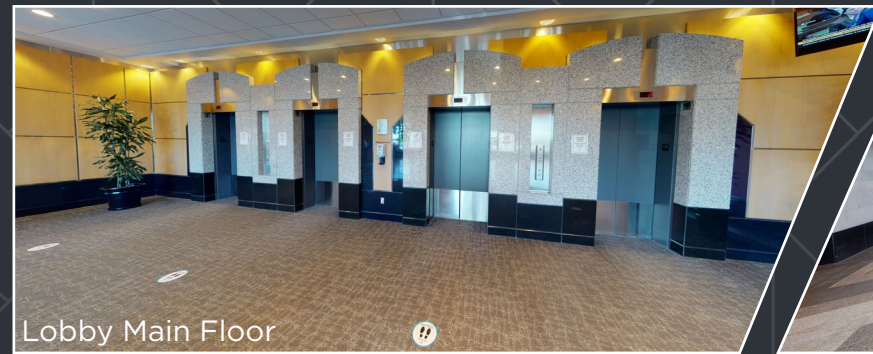
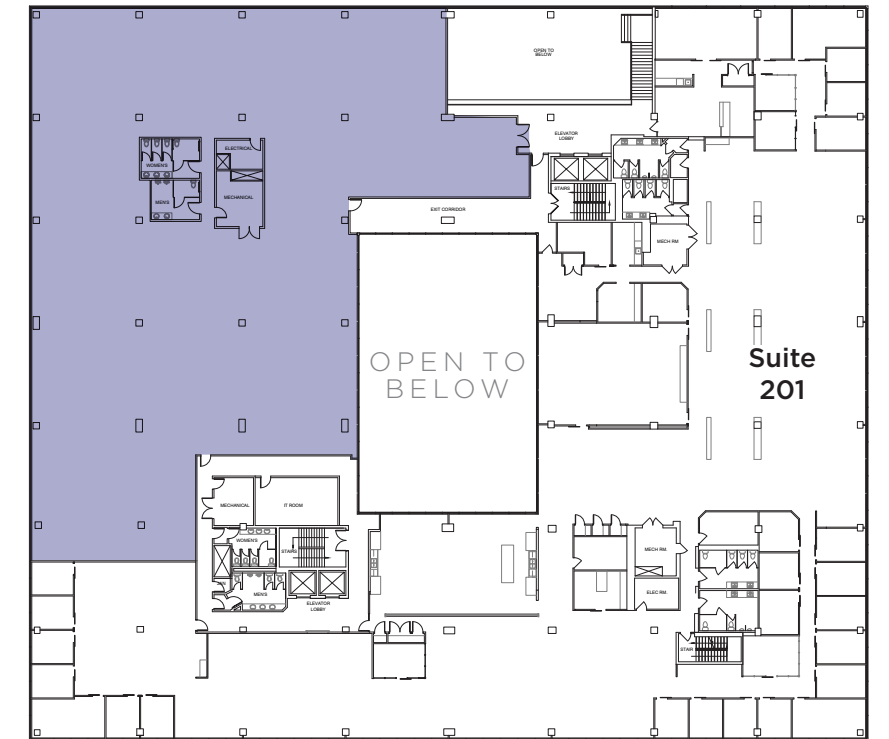
1st Floor

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



2nd Floor

Suite 201: 29,603 sf
(Furnished Show Suite)

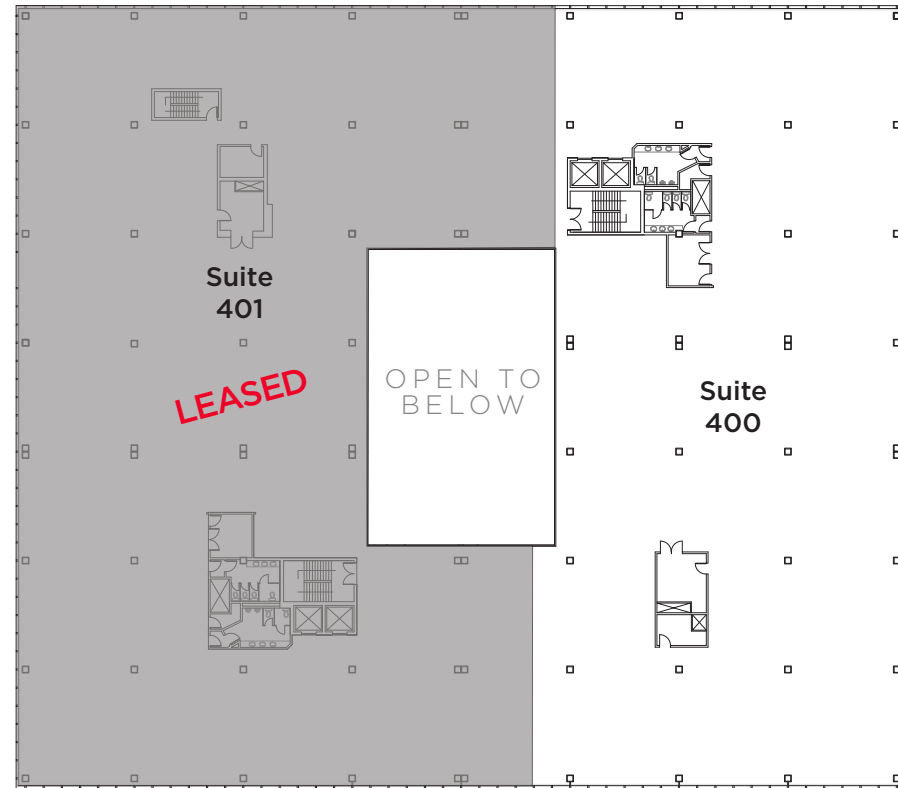


Floorplans

4th Floor

Suite 400: 20,506 sf

~~Suite 401: 30,000 sf~~ **LEASED**



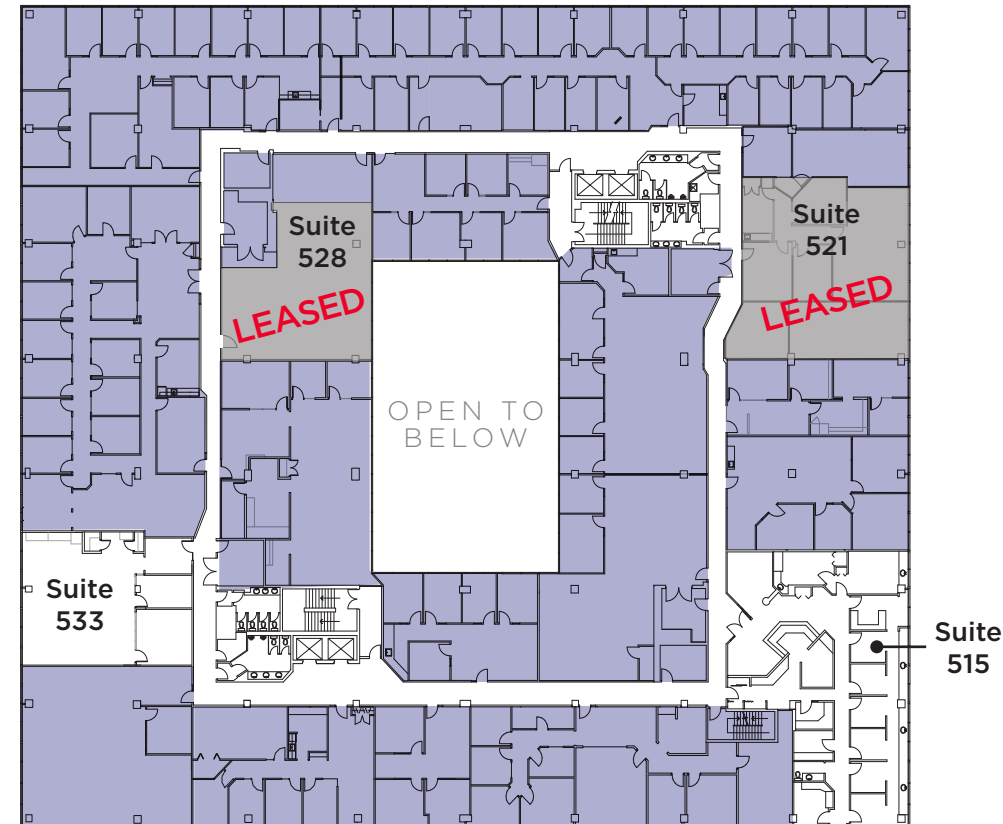
5th Floor

Suite 515: 3,761 sf
(Medical Build-Out)

~~Suite 521: 2,646 sf~~ **LEASED**

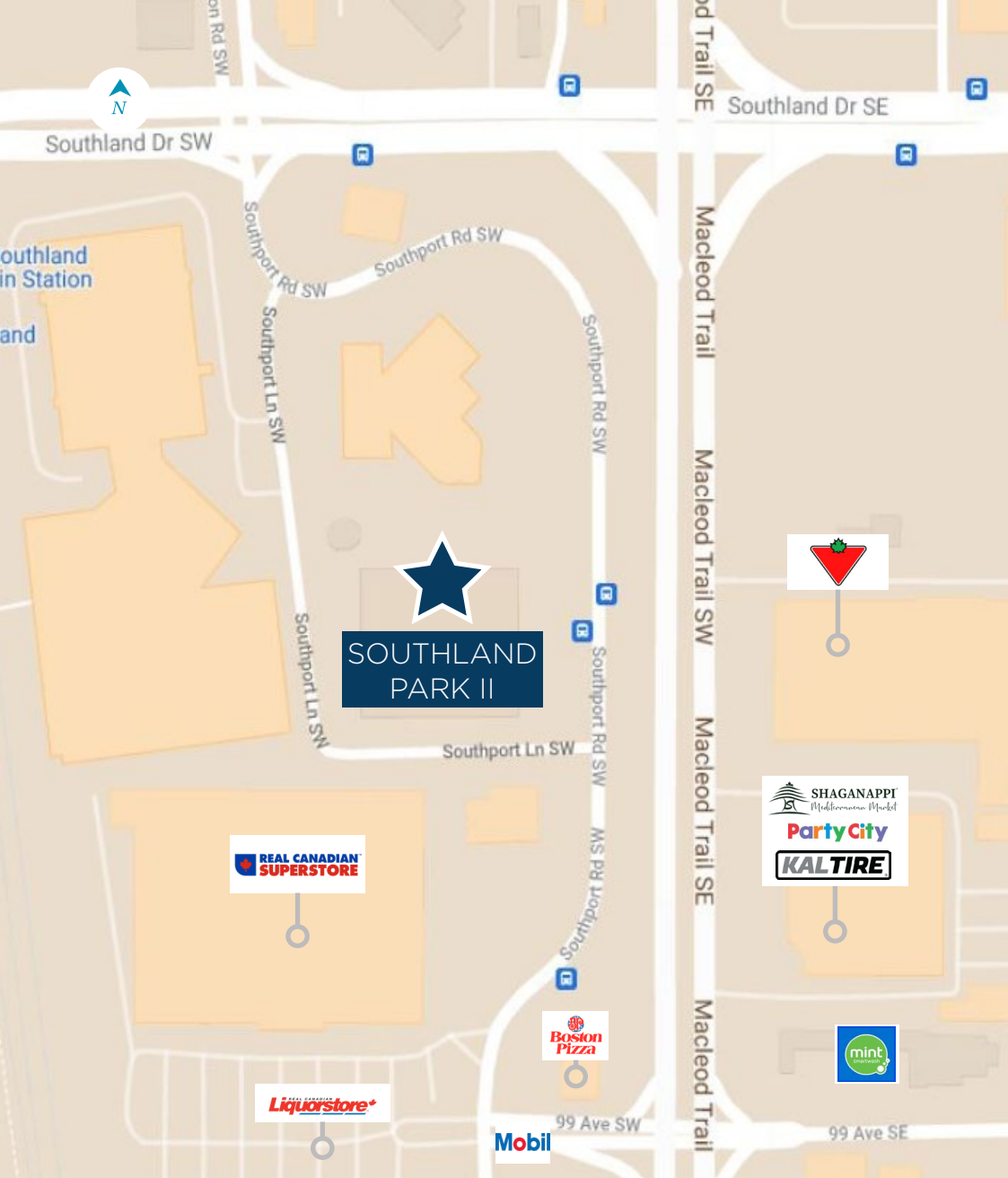
~~Suite 528: 1,650 sf~~ **LEASED**

Suite 533: 2,014 sf



Conference Centre

Fitness Centre



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