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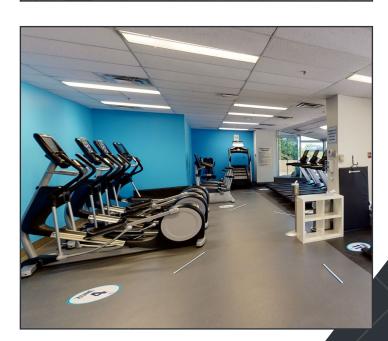
FOR LEASE 10333 SOUTHPORT ROAD SW CALGARY, AB SCULPT AESTHETICS

# Property Highlights

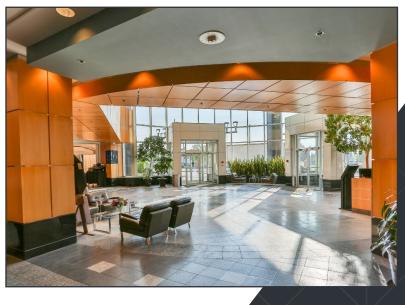
Building Size:	230,035 sf
Available Units:	Suite 109 2,349 sf   Suite 130 3,059 sf   Suite 201 29,603 sf (Furnished Show Suite)   Suite 400 20,506 sf   Suite 401 30,000 sf LEASED   Suite 515 3,761 sf (Medical Build-Out)   Suite 521 2,646 sf LEASED   Suite 528 1,650 sf (Show Suite) LEASED   Suite 533 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

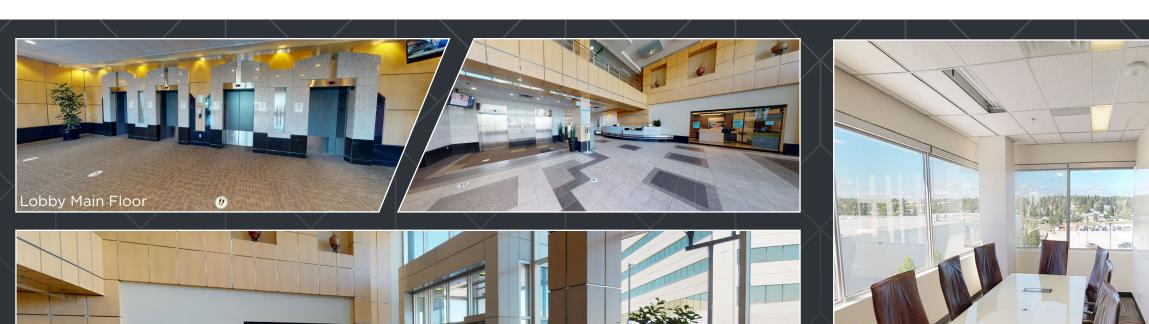
1<sup>st</sup> Floor Suite 109: 2,349 sf Suite 130: 3,059 sf

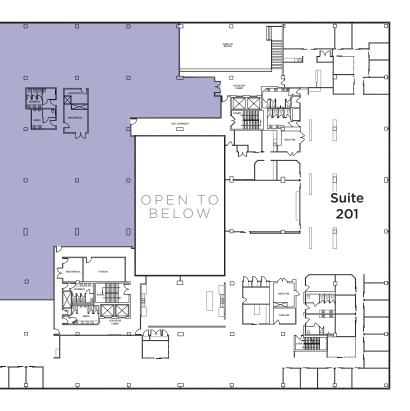


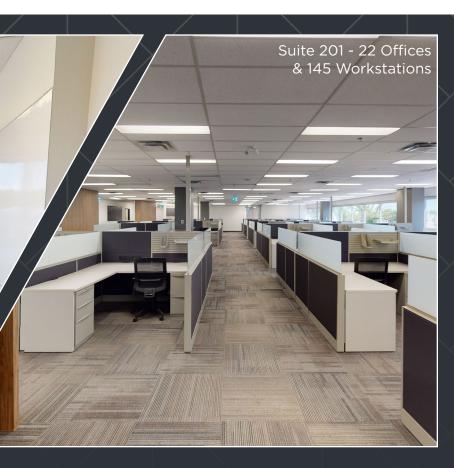
### 2<sup>nd</sup> Floor

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



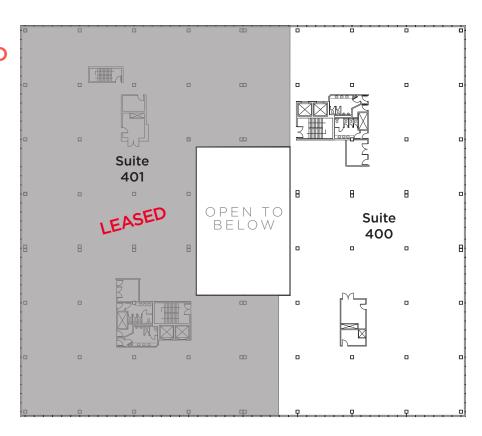






# Floorplans

4<sup>th</sup> Floor Suite 400: 20,506 sf <del>Suite 401: 30,000 sf LEASED</del>



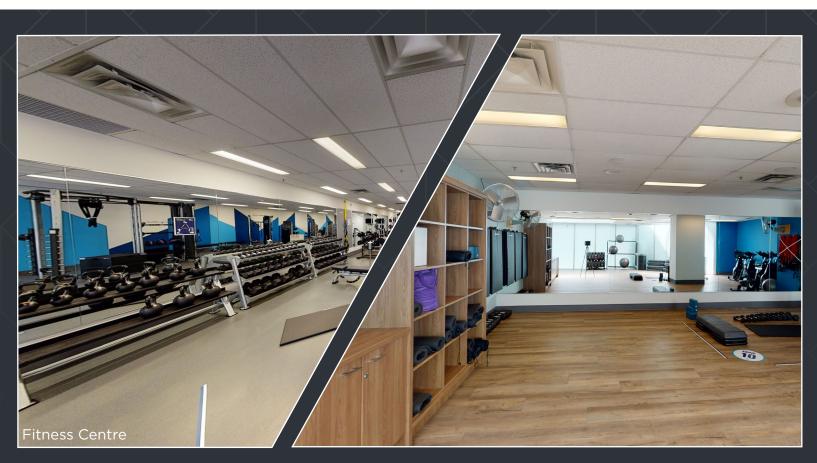
### 5<sup>th</sup> Floor

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



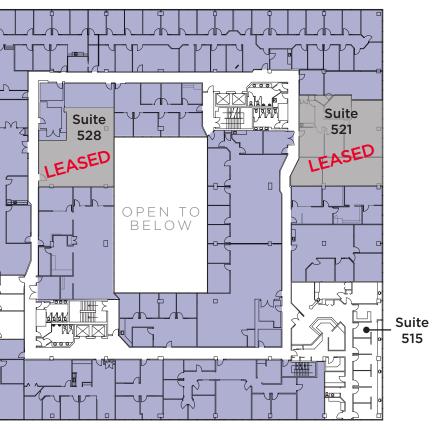


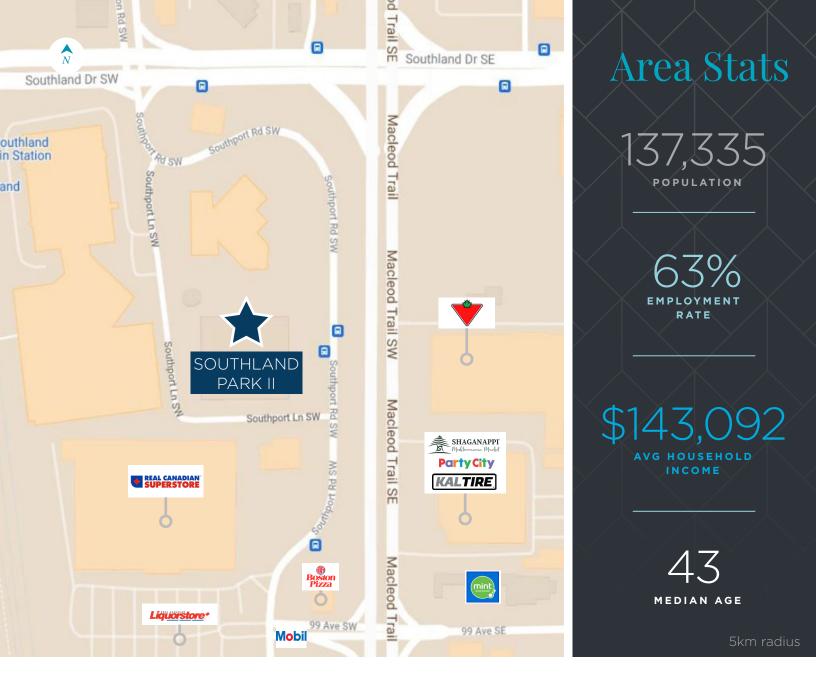




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Suite 533





### Contact

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