

FOR LEASE

205 QUARRY PARK BLVD SE



**CUSHMAN &  
WAKEFIELD**

## BUILDING HIGHLIGHTS

|                  |  |                                    |
|------------------|--|------------------------------------|
| Available Space: | Suite 150:   | 56,180 sf                          |
|                  | Suite 310:   | 44,325 sf                          |
|                  | <del>Suite 340:</del>  | <del>10,047 sf</del> <b>LEASED</b> |
|                  | Suite 350:   | 6,649 sf                           |
|                  | Suite 360:   | 6,567 sf                           |
|                  | Suite 400:   | 54,786 sf                          |
| Operating Costs: | \$15.89 psf (est. 2024)                                      |                                    |
| Building Size:   | 382,684 sf   |                                    |
| Year Built:      | 2008   |                                    |
| Floors:          | 4  |                                    |
| Lease Rates:     | Market Lease Rates   |                                    |
| Available:       | Immediately  |                                    |
| Parking Ratio:   | 1:250 sf (estimate)  |                                    |
| Parking Rates:   | \$150 per stall/underground<br>Free canopy & surface parking |                                    |
| TI Allowance:    | Negotiable   |                                    |
| Pylon Signage:   | Negotiable   |                                    |



## 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

## 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



### 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 four stalls per 1,000 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.

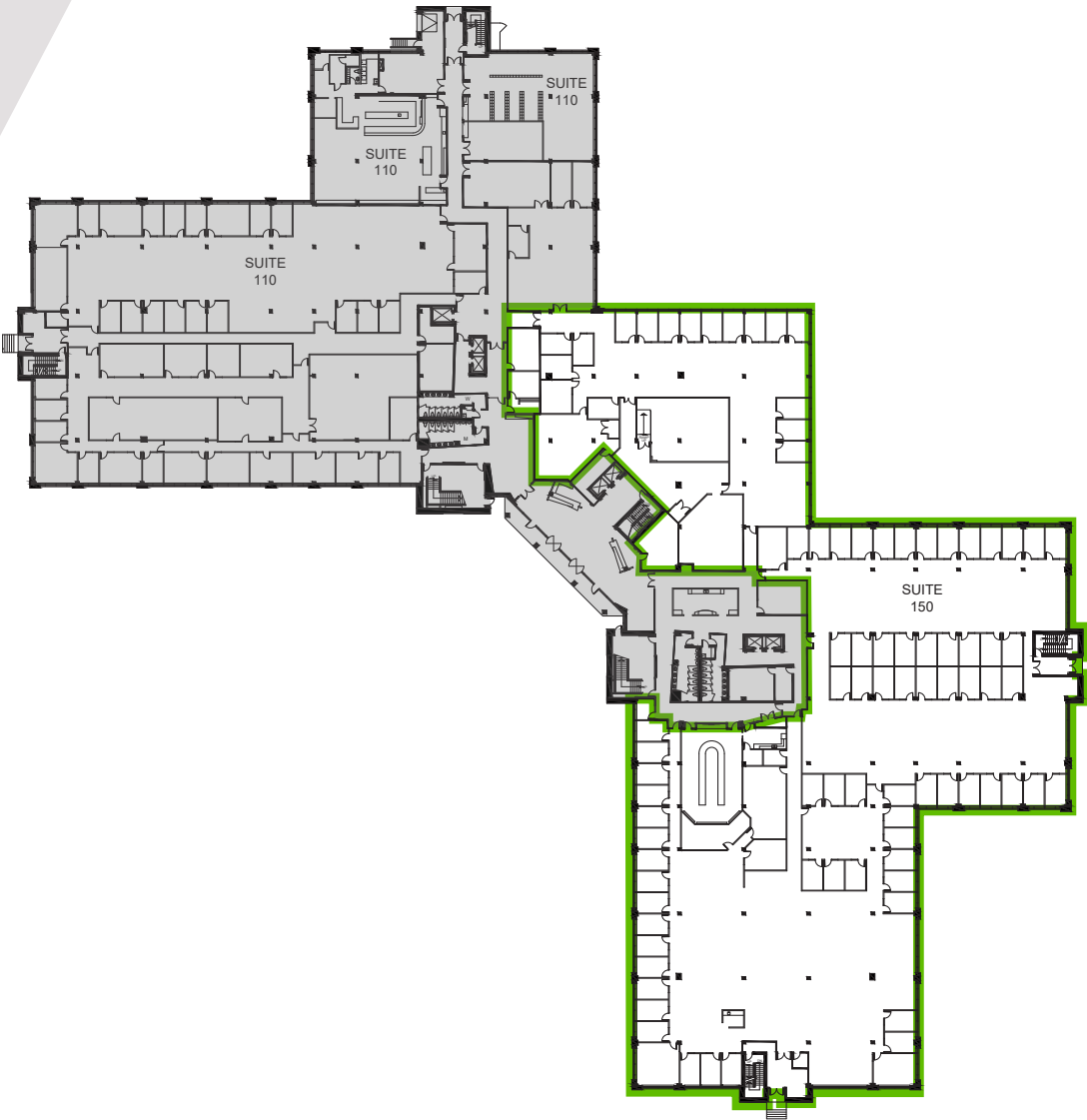
Quarry Park is Calgary's only master-planned office, retail, and residential community.

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.

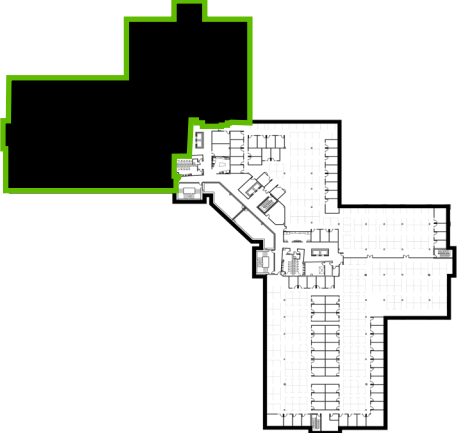
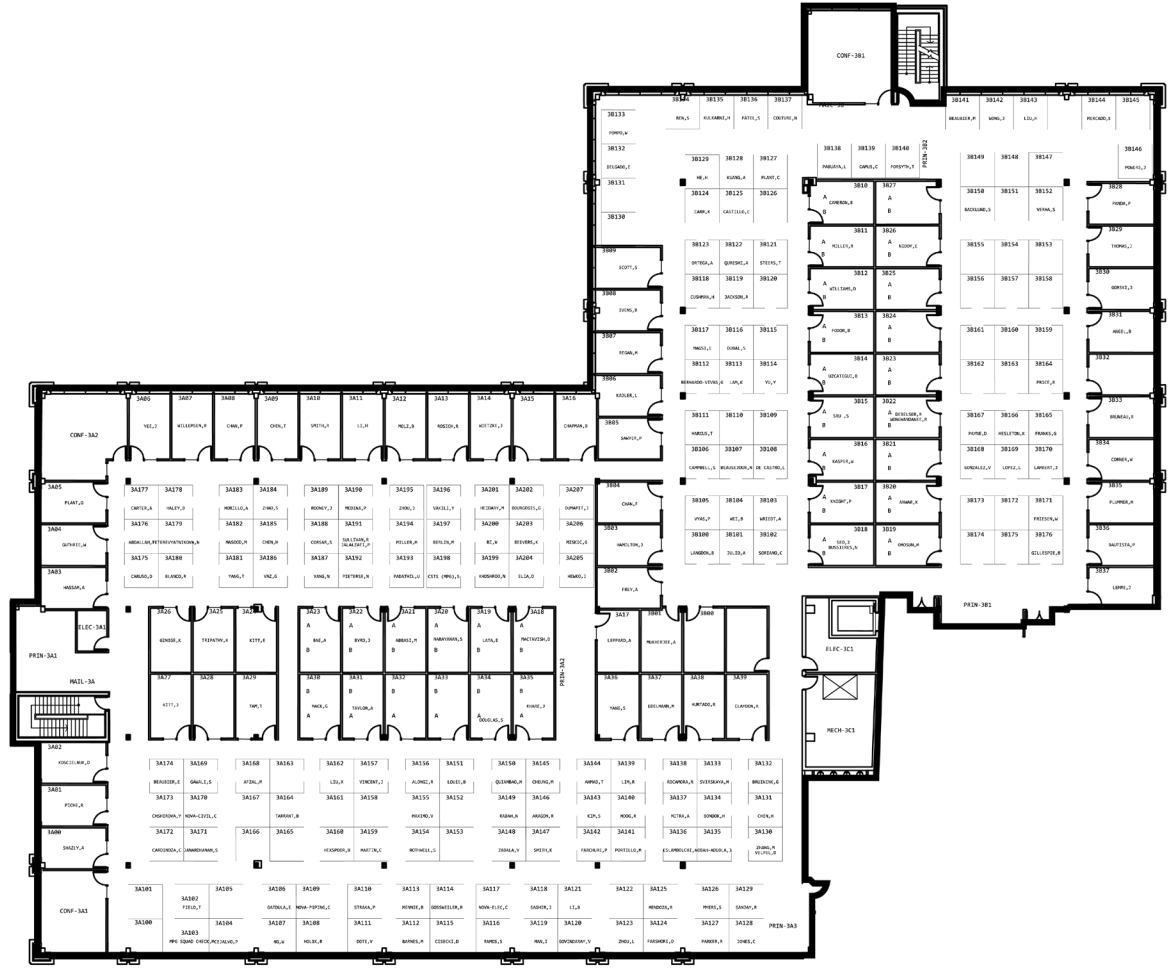


# FLOORPLANS

Suite 150  
56,180 SF



Suite 310  
44,325 SF

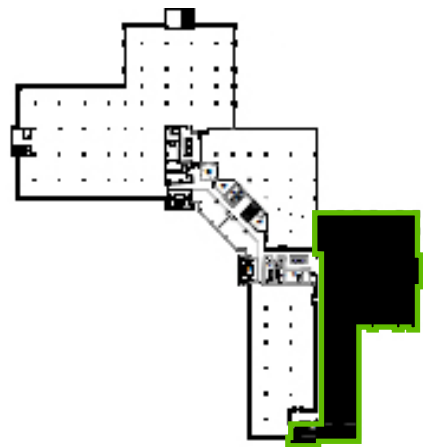
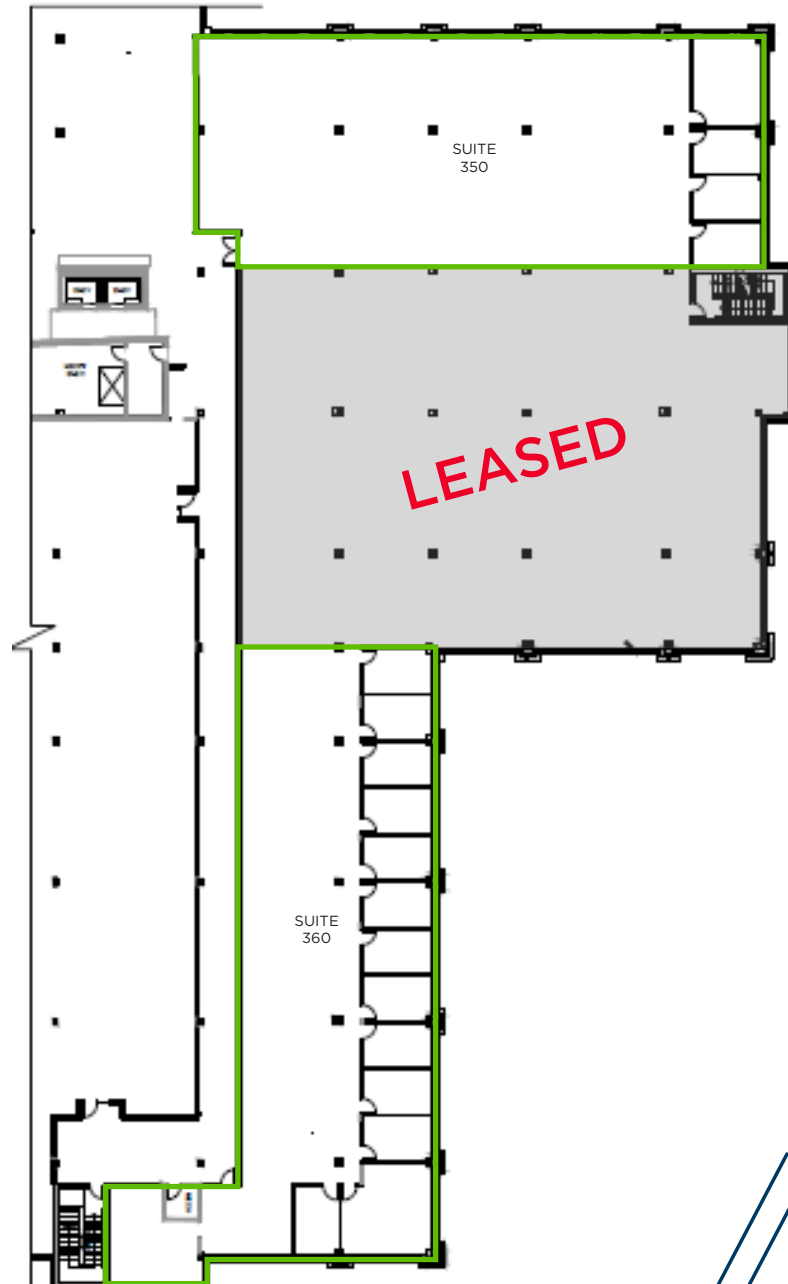


# FLOORPLANS

~~Suite 340: 10,047 SF~~ **LEASED**

Suite 350: 6,649 SF

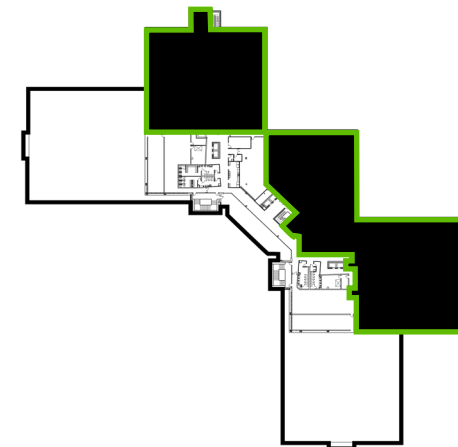
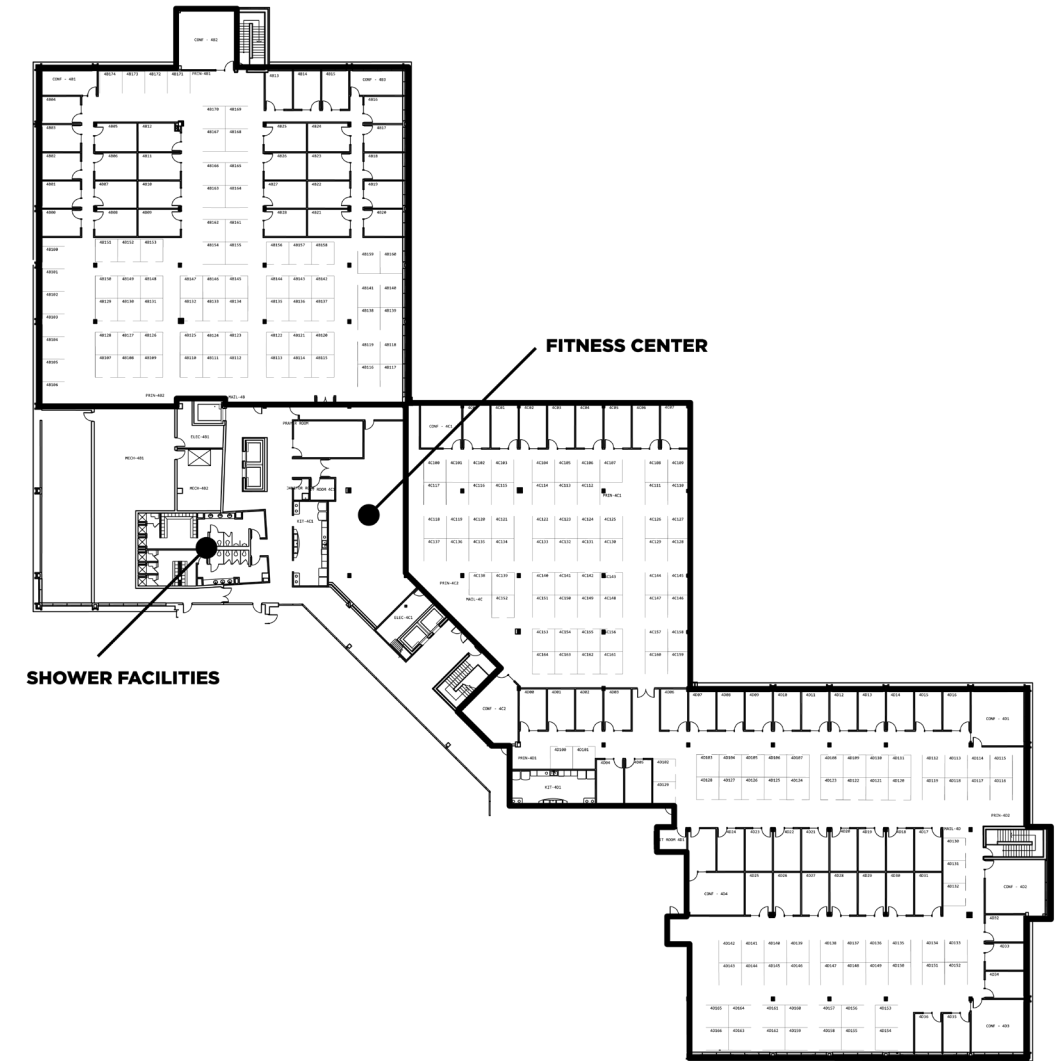
Suite 360: 6,576 SF



8

Suite 400

54,786 SF



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

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Investment  
Services

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