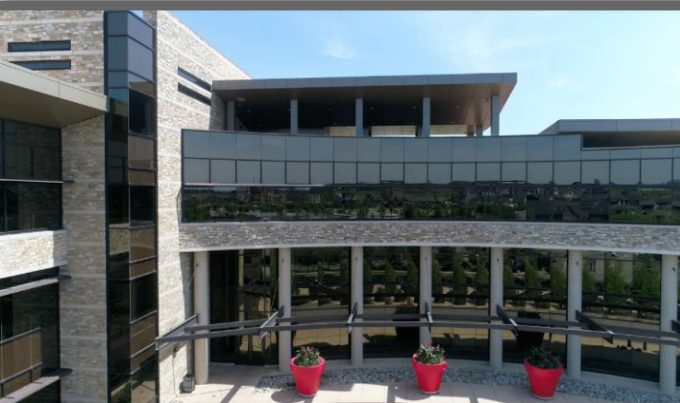


QUARRY PARK WEST



AVAILABLE: 8,522 sf for lease (Main Floor) at
200 Quarry Park Boulevard SE, Calgary, AB

- HIGHLIGHTS:**
- LEED® Gold Certified Building
 - Excellent access/egress via 18th Street SE and 24th Street SE with connections to Glenmore Trail and Deerfoot Trail
 - Within easy walking distance to numerous amenities in Quarry Park, including retail and restaurant services at The Market, health care providers, the Remington YMCA recreation facility and two child care centres
 - Attractive location adjacent to the Bow River and its pathway system

PARKING: 9 reserved heated underground stalls; 20 random surface stalls

OCCUPANCY: Immediately

- SERVICES:**
- City of Calgary Transit via routes 24, 102, 103, 110, 117, 133, 151, BRT #302 and MAX Teal BRT# 306
 - 5 min. walk from future Green Line LRT Station on 24th Street

- RATES:**
- \$25.00 per sf Net Rent
 - \$20.00 per sf TIA (built-out space)

OPERATING COSTS & TAXES: \$16.26 per sf budgeted for 2022