

FOR LEASE

205 QUARRY PARK BLVD SE



CUSHMAN &  
WAKEFIELD

## BUILDING HIGHLIGHTS

Available Space:	Suite 150:	56,180 sf
	Suite 310:	44,325 sf
	Suite 340:	24,851 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, except for: Suite 310, available August 1, 2024	
Parking Ratio:	1:250 sf (estimate)	
Parking Rates:	\$150 per stall/underground 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.

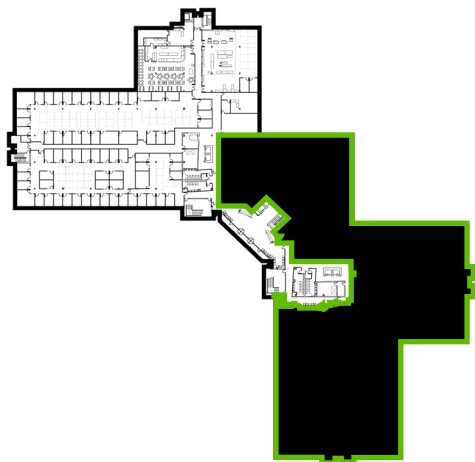
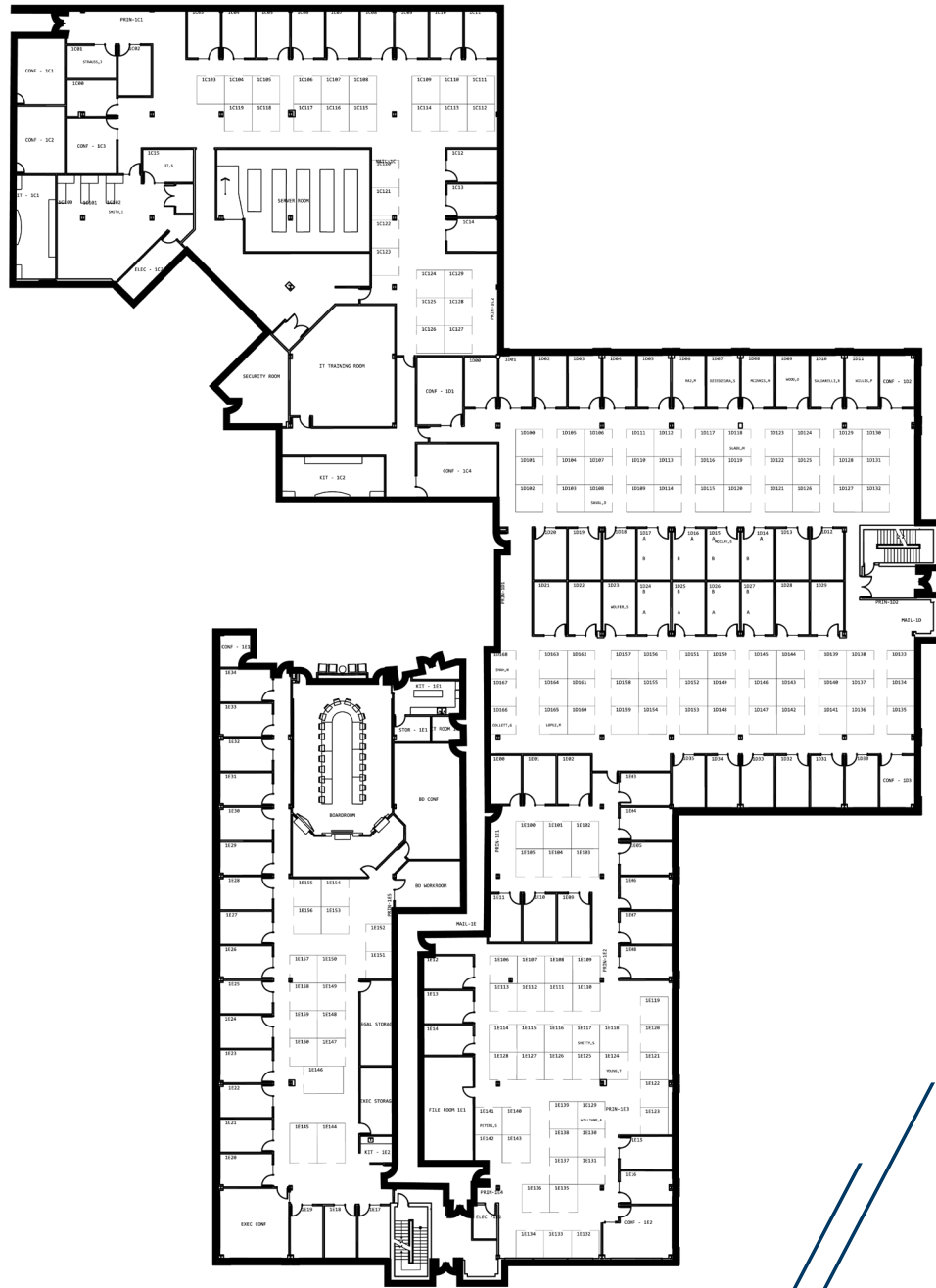
Quarry Park is Calgary's only master-planned office, retail, and residential community.

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.



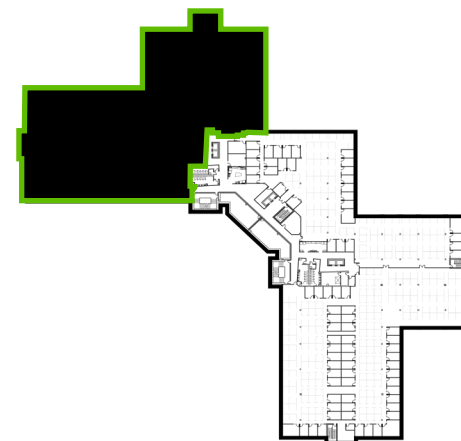
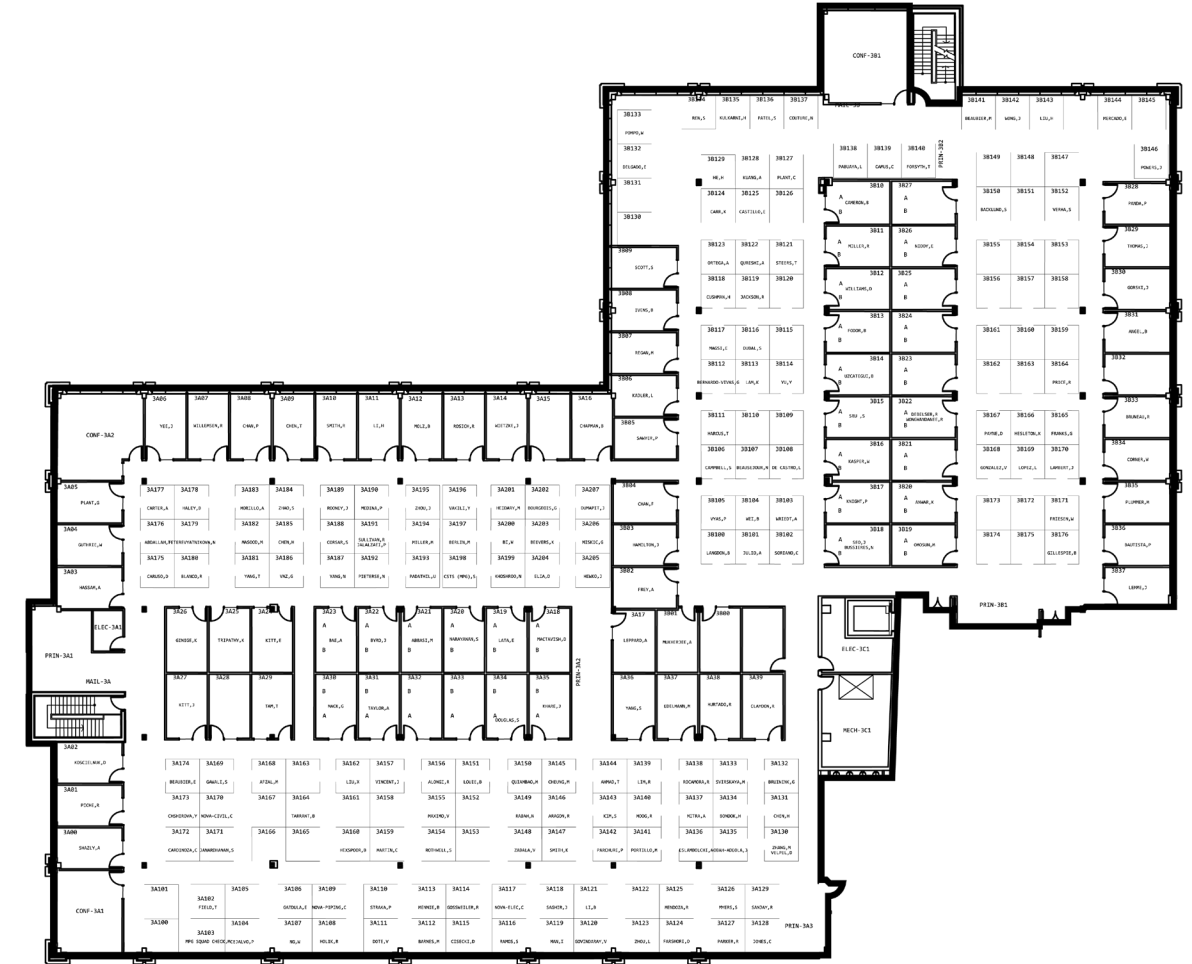
# FLOORPLANS

Suite 150  
56,180 SF



6

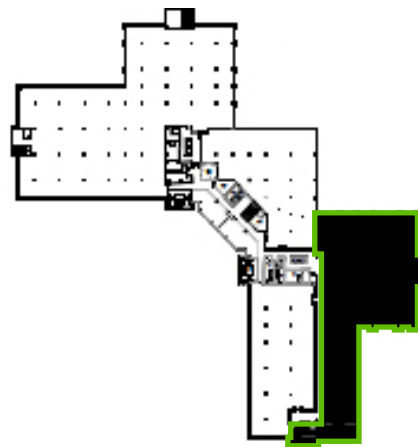
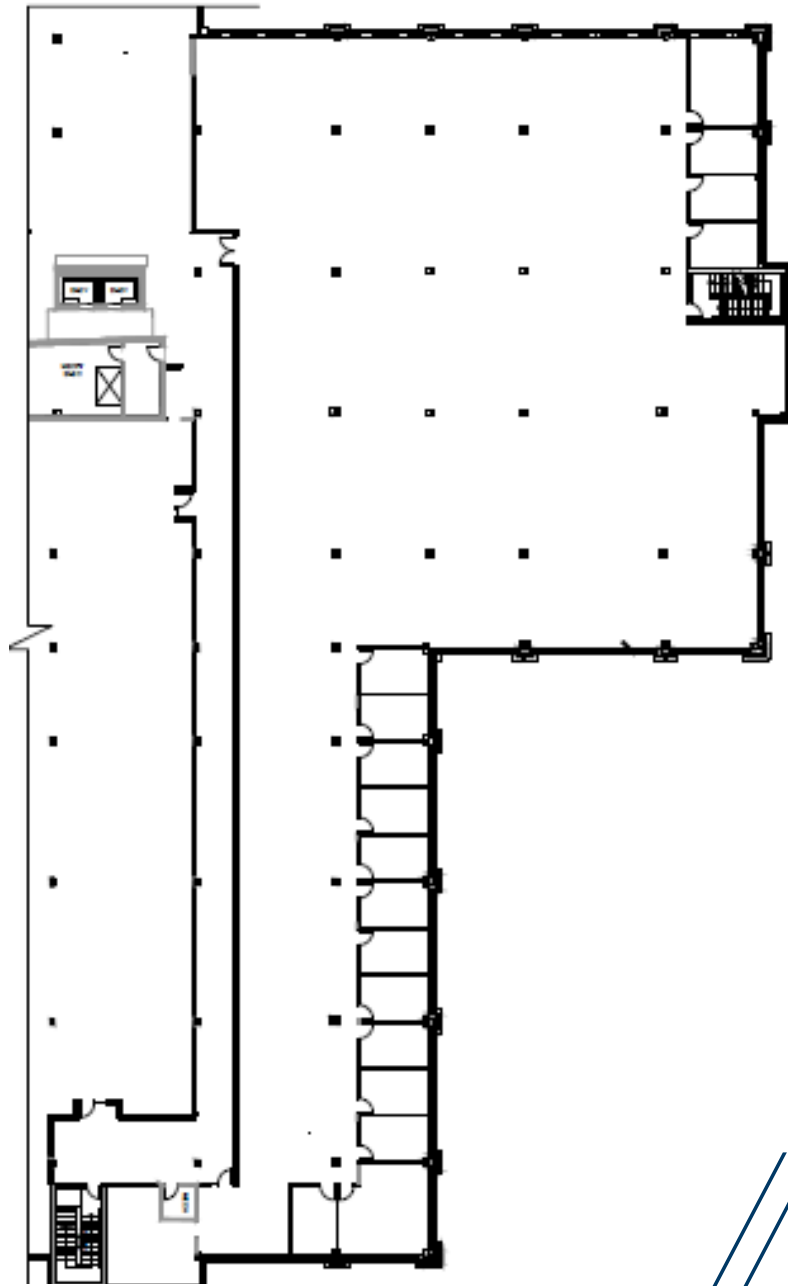
Suite 310  
44,325 SF  
Available August 1, 2024



7

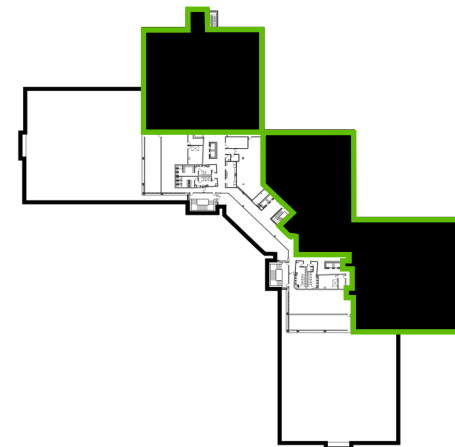
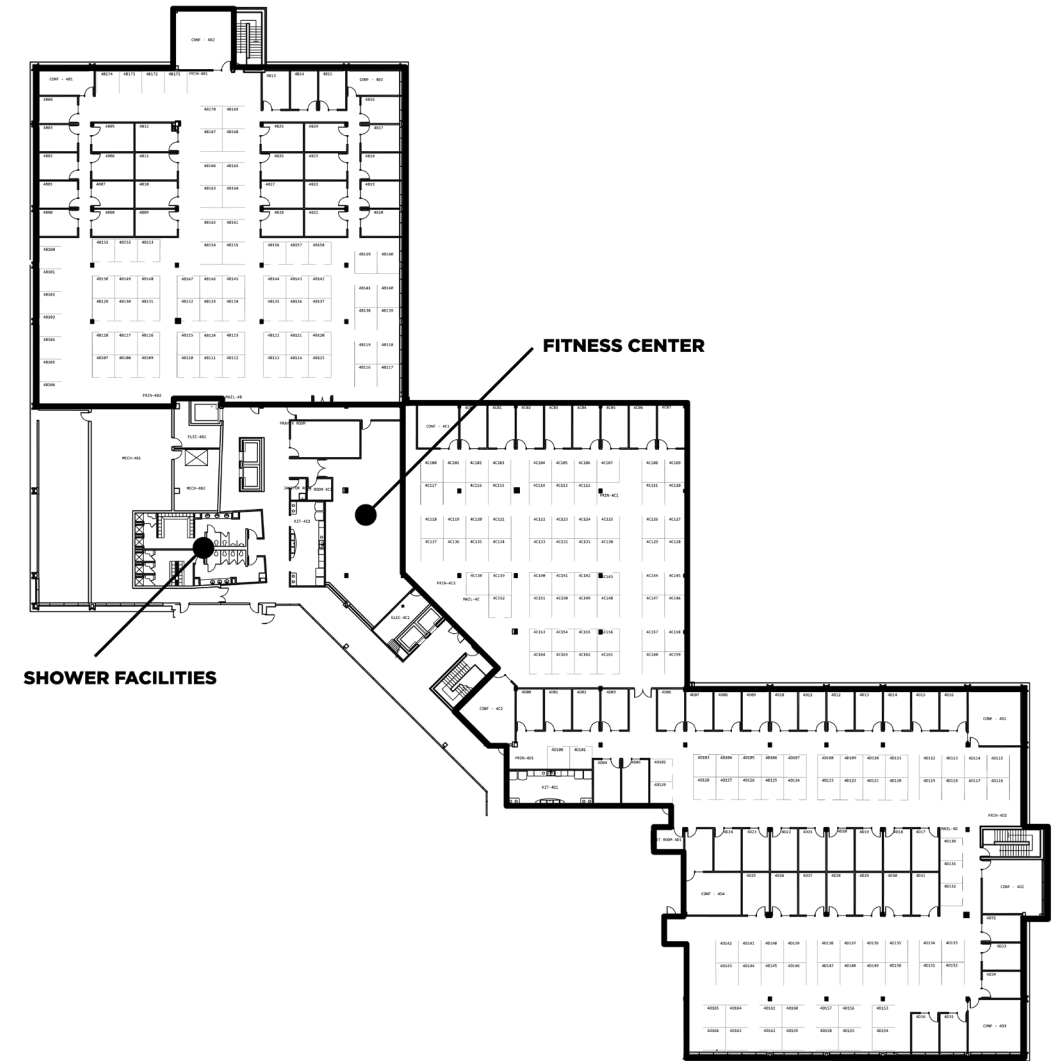
# FLOORPLANS

Suite 340  
24,851 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

CUSHMAN & WAKEFIELD ULC  
250 6 Ave SW, Suite 2400  
Calgary, AB T2P 3H7 | Canada  
[cushmanwakefield.com](http://cushmanwakefield.com)

## DAVID LEES

Executive Vice President  
Office Sales & Leasing  
D: +1 403 261 1102

[david.lees@cushwake.com](mailto:david.lees@cushwake.com)

## ADAM RAMSAY

Executive Vice President  
Office Sales & Leasing  
D: +1 403 261 1103

[adam.ramsay@cushwake.com](mailto:adam.ramsay@cushwake.com)

## TRENT PETERSON

Vice President  
Office Sales & Leasing  
D: +1 403 261 1101

[trent.peterson@cushwake.com](mailto:trent.peterson@cushwake.com)



 CUSHMAN &  
WAKEFIELD

 Epic  
Investment  
Services

©2024 CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.