



IT'S ALWAYS
GREEN
IN QUARRY PARK

QUARRY CROSSING

	BUILDING A	BUILDING B
AVAILABLE:	Fully Leased	148,178 sq. ft.
LEASED:	100%	15,258 sq. ft.
CONDITIONALLY LEASED:	N/A	0 sq. ft.
TOTAL RENTABLE AREA:	160,603 sq. ft.	163,436 sq. ft.



HIGHLIGHTS:

- 28 & 48 Quarry Park Blvd. S.E., Calgary, Alberta
- Excellent access/egress via 18th Street S.E. and 24th Street S.E. with connections to Glenmore Trail and Deerfoot Trail.
- Within easy walking distance of numerous amenities in Quarry Park, including retail and restaurant services at The Market, health care providers, the Remington YMCA recreation facility, two child care centres, large park spaces, and the Bow River and its pathway system.

OCCUPANCY:

Immediately; ready for fixturing

SERVICES:

- City of Calgary Transit via routes 24, 102, 103, 110, 117, 133, 151, BRT #302 and MAX Teal BRT# 306.
- Future S.E. LRT (Green Line) alignment on 24th Street

RATES:

- \$26.95 per square foot
- \$55.00 per square foot TIA after T-Bar, HVAC, & Lighting

OPERATING COSTS AND TAXES:

\$14.56 per square foot budgeted for 2019 for Building B

