



IT'S ALWAYS
GREEN
IN QUARRY PARK

QUARRY CROSSING

	BUILDING A	BUILDING B
AVAILABLE:	11,476 sq. ft.	163,673 sq. ft.
LEASED:	149,127 sq. ft.	0 sq. ft.
TOTAL RENTABLE AREA:	160,603 sq. ft.	163,673 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, 136, 151 and BRT #302
- Future S.E. LRT (Green Line) alignment on 24th Street

RATES:

- \$26.95 per square foot
- \$40.00 per square foot TIA after T-Bar, HVAC, & Lighting

**OPERATING COSTS
AND TAXES:**

Budgeted for 2017 at \$16.75 / sq. ft.

