

QUARRY CROSSING



	BUILDING A 48 QUARRY PARK BLVD. SE	BUILDING B 28 QUARRY PARK BLVD. SE
AVAILABLE:	21,766 sf	62,753 sf
LEASED:	138,837 sf	100,718 sf
COND. LEASED:	N/A	N/A
TOTAL RENTABLE:	160,603 sf	163,471 sf

HIGHLIGHTS:	<ul style="list-style-type: none"> • Excellent access/egress via 18th Street SE and 24th Street SE 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 childcare centres, large park spaces, and the Bow River and its pathway system.
PARKING:	2.83 stalls/1,000 sf underground reserved
OCCUPANCY:	Building A: 4,557 sf immediately; 17,209 sf Nov. 1, 2022 Building B: Immediately
SERVICES:	<ul style="list-style-type: none"> • City of Calgary Transit via routes 24, 96, 117, 131, 151, BRT #302 and MAX Teal BRT# 306 • Future Green Line LRT Station on 24th Street
RATES:	<ul style="list-style-type: none"> • \$26.95 per sf Net Rent • TIA Building A: \$15.00 per sf (built-out space) • TIA Building B: \$55.00 per sf after T-Bar, HVAC, & Lighting
OPERATING COSTS & TAXES:	Budgeted for 2022: Quarry Crossing Building A - \$13.55 per sf Quarry Crossing Building B - \$11.89 per sf