



IT'S ALWAYS
GREEN
IN QUARRY PARK

QUARRY CROSSING II

	BUILDING C	BUILDING D	BUILDING E
AVAILABLE:	181,100 sq. ft.	149,750 sq. ft.	181,100 sq. ft.
LEASED:	0 sq. ft.	0 sq. ft.	0 sq. ft.
TOTAL RENTABLE AREA:	181,100 sq. ft.	149,750 sq. ft.	181,100 sq. ft.



HIGHLIGHTS:

- Located on 24th Street SE, Calgary, AB
- Excellent access/egress via 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:

24-30 months from lease execution (Development Permit released, parkade complete)

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:

- \$27.95 per square foot
- \$55.00 per square foot TIA after T-Bar, HVAC, & Lighting

**OPERATING COSTS
AND TAXES:**

Budgeted for 2021 at \$16.22 / sq. ft.

