



IT'S ALWAYS  
**GREEN**  
IN QUARRY PARK

# QUARRY STATION (OFFICE)

	BUILDING A	BUILDING B	BUILDING C
<b>AVAILABLE:</b>	101,030 sq. ft.	101,030 sq. ft.	68,020 sq. ft.
<b>LEASED:</b>	0 sq. ft.	0 sq. ft.	0 sq. ft.
<b>TOTAL:</b>	101,030 sq. ft.	101,030 sq. ft.	68,020 sq. ft.



**HIGHLIGHTS:**

- Located along 23<sup>rd</sup> Street & 24<sup>th</sup> Street S.E.
- Excellent access to Glenmore Trail and Deerfoot Trail via 24<sup>th</sup> Street SE
- Close to nearby amenities in Quarry Park, including retail and restaurant services at The Market, health care providers, Remington YMCA recreation facility, two child care centres, large park spaces, and the Bow River and its pathway system

**OCCUPANCY:**

TBD; Pre-Leasing / Development Permit approved

**SERVICES:**

- City of Calgary Transit via BRT route #302
- Future S.E. LRT (Green Line) alignment on 24<sup>th</sup> Street

**RATES:**

Current Market Rates

**OPERATING COSTS AND TAXES:**

To be determined based on building design

