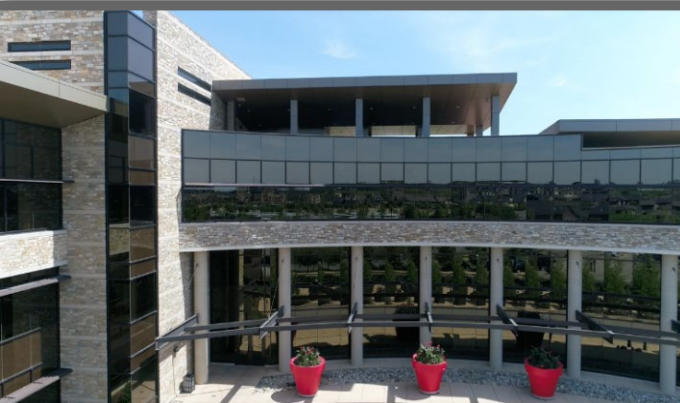


# QUARRY PARK WEST



**AVAILABLE:** Main Floor Suite 100: 8,452 sf  
Second Floor Suite 210: 8,512 sf and Suite 250: 20,559 sf  
200 Quarry Park Boulevard SE, Calgary, AB

- HIGHLIGHTS:**
- LEED® Gold Certified Building
  - Excellent access/egress via 18<sup>th</sup> Street SE and 24<sup>th</sup> Street SE with connections to Glenmore Trail and Deerfoot Trail
  - Within easy walking distance to numerous amenities in Quarry Park, including retail and restaurant services, health care providers, the Remington YMCA recreation facility and two child care centres
  - Attractive location adjacent to the Bow River and its pathway system

**PARKING:** Suite 100: 9 reserved underground; 20 random surface stalls  
Suite 210: 9 reserved underground stalls  
Suite 250: 28 reserved underground; 57 random surface stalls

**OCCUPANCY:** Suite 100: Immediately  
Suite 210 & 250: March 1, 2023

- SERVICES:**
- City of Calgary Transit via routes 24, 96, 117, 131, 151, BRT #302 and MAX Teal BRT# 306
  - 5 min. walk from future Green Line LRT Station on 24<sup>th</sup> Street

**RATES:**

- \$25.00 per sf Net Rent
- \$20.00 per sf TIA (built-out space)

**OPERATING COSTS & TAXES:** \$14.86 per sf budgeted for 2023