



Up to 32,697 SF of
main floor office
space available



QUALICO PARKSIDE

37 QUARRY PARK BLVD. SE | CALGARY, AB

+ OFFICE SPACE FOR LEASE

This beautiful main floor office space is located along Quarry Park Boulevard just 2 minutes off Deerfoot Trail and Glenmore Trail.

The building is only a short walk from a retail hub that includes a Co-Op grocery store with a pharmacy and a Wine and Spirits retailer, Chopped-Leaf, Starbucks, Mucho Burrito, The Park Restaurant, Original Joes, and a TD Canada Trust Bank. The office space is also adjacent to the Quarry Park Library and Remington YMCA.



PROPERTY DETAILS +



SITE AREA
3.48 Acres



RENTAL RATE
Market



AVAILABILITY
Immediately



GROSS BUILDING AREA
97,926 SF



ADDITIONAL RENT
Prop Tax: \$3.81/SF
CAM: \$9.90/SF
EST. TOTAL: \$13.71/SF



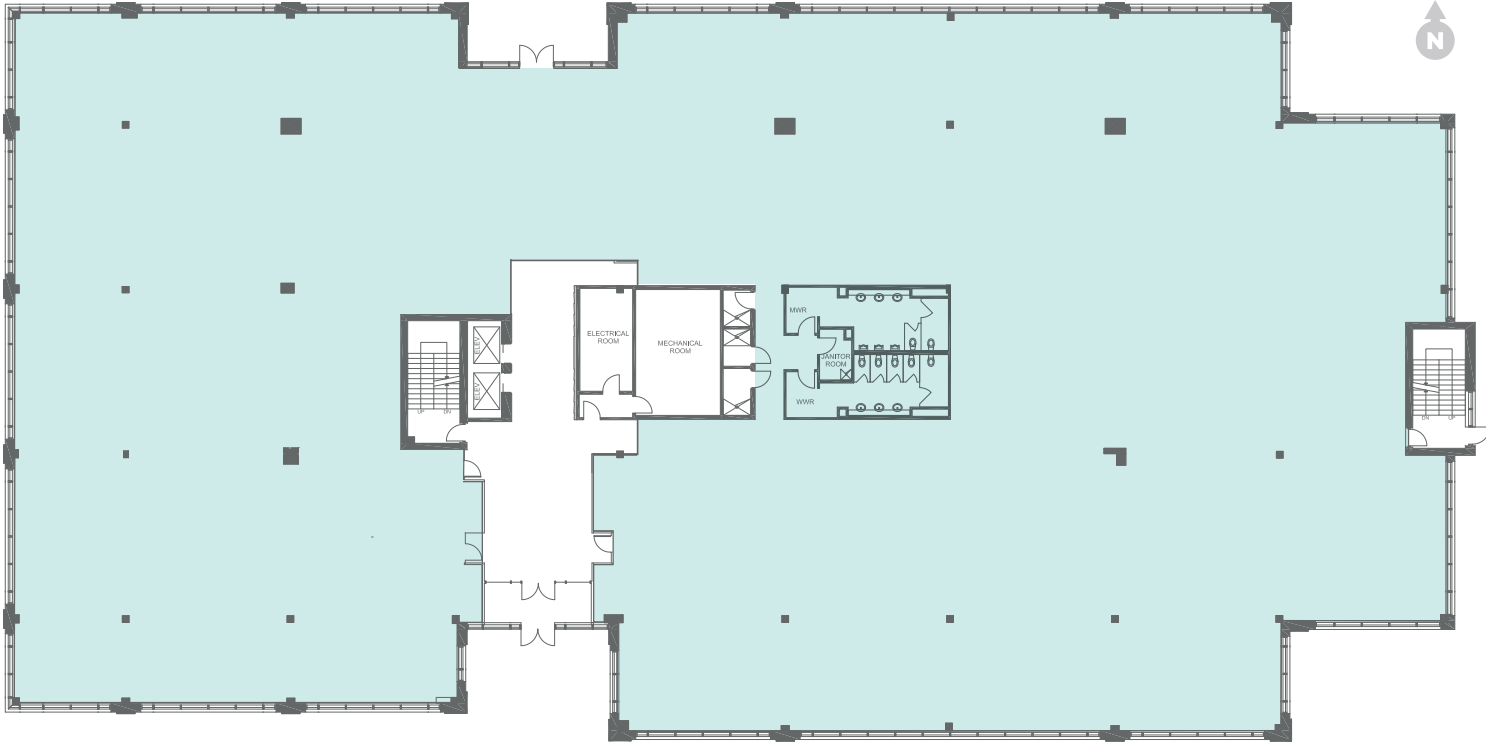
PARKING RATIO
3/1,000 SF

FLOOR PLAN +

Qualico Parkside

MAIN FLOOR

Up to **32,697 SF** of office space available – demising options available.



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.



AREA AMENITIES +

GREEN SPACE

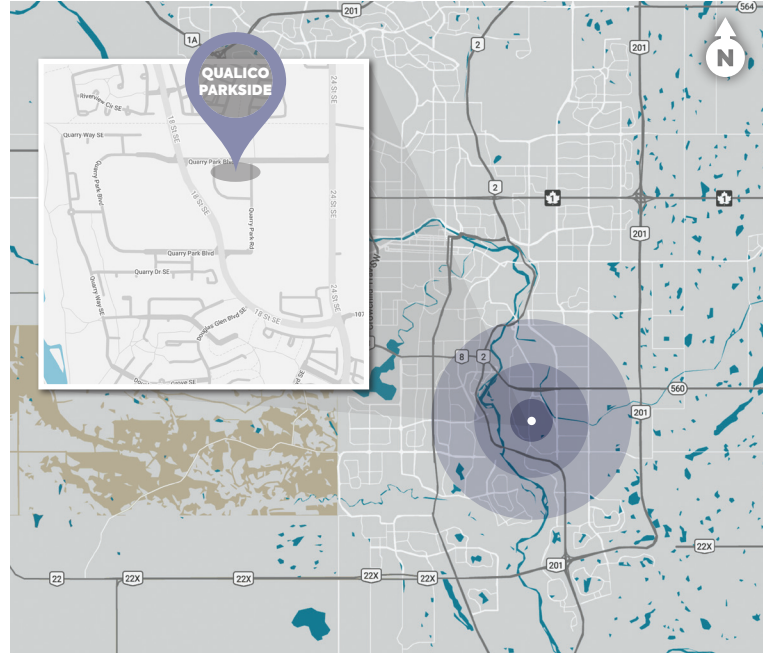
Qualico Parkside was designed with pockets of landscaped greenspace throughout. Benches, trees, and flowers surround the building, allowing employees to step outside and recharge in a natural setting.

EASY ACCESS

Located just off Deerfoot Trail, and with easy access to Barlow Trail, Qualico Parkside is easy to get to. For out-of-town visitors, the Calgary International Airport is only 20 minutes away by car. With ample at-grade and below ground parking, employees and guests will have no trouble getting to your office.

RESTAURANTS & SHOPPING

Several restaurants are in the surrounding area, providing employees with ample dining opportunities. Aside from the many sit-down and quick-serve options that are a short walk west of the office, there are several other quick-serve restaurants a short drive away.



FOR MORE INFORMATION, CONNECT WITH:



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