



QUALICO PARKSIDE

37 QUARRY PARK BLVD. SE | CALGARY, AB

OFFICE SPACE FOR LEASE

Prime main-floor office space now available in a recently renovated building.

Located in Calgary's southeast quadrant, this office is just minutes from Deerfoot Trail and Glenmore Trail in the Quarry Park area. Enjoy a vibrant mix of residential neighborhoods, corporate offices, a bustling retail hub, and scenic riverside green space right nearby.

QUALICO[®]
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES

qualicoproperties.com

PROPERTY DETAILS

Qualico Parkside: Flexible, Functional Office Space in an Amenity-Rich Location

Qualico Parkside provides tenants with adaptable office space in a vibrant, amenity-filled setting. With Qualico's corporate offices located on the 2nd and 3rd floors, you'll have peace of mind knowing the building owner is always close by.

We're here to address any building concerns, parking needs, or maintenance requests, ensuring open communication and support throughout your lease.

Tenants will also enjoy:

- Shared tenant lounge
- Variety of nearby amenities
- Secure underground bike parking
- Ample natural light
- Extensive pathways and mountain views
- YMCA facility located adjacent to the building



SITE AREA
3.48 Acres



RENTAL RATE
Market



AVAILABILITY
Immediately



GROSS BUILDING AREA
97,926 SF



ADDITIONAL RENT
Prop Tax: \$4.01/SF
CAM: \$10.39/SF*
EST. TOTAL: \$13.50/SF

**Plus admin fee*



PARKING RATIO
3/1,000 SF



 **FLOOR PLAN**

MAIN FLOOR



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.

110	LEASED	5,157 SF	150	LEASED	5,485 SF
120	PENDING	5,026 SF	160	PENDING	7,002 SF
140	LEASED	8,762 SF			



Main Floor

Bright, open common office spaces



Main floor – west facing boardroom



Built-out offices with an abundance of natural light



Main floor – common lobby, currently undergoing further upgrades



SEE THE POTENTIAL. The 2nd and 3rd floors have recently been renovated and are now home to Qualico Calgary's regional office.

3rd floor Cafe entrance



3rd floor – Qualico staff kitchen and cafe



3rd floor Tenant Lounge – **SHARED** with main floor tenants



3rd floor boardroom





AREA AMENITIES

GREEN SPACE

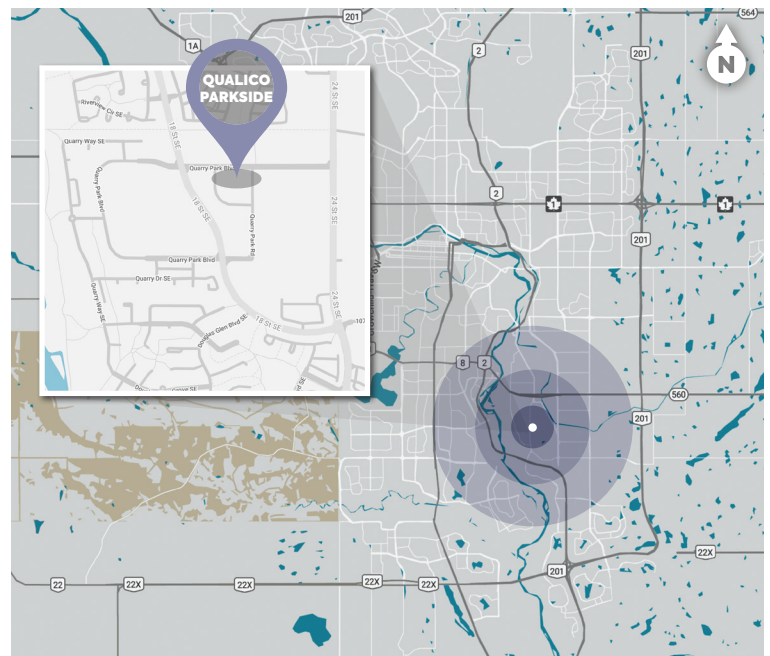
Qualico Parkside was designed with pockets of landscaped greenspace throughout. Benches, trees, and flowers surround the building, allowing employees to step outside and recharge in a natural setting.

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,
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