



QUARRY  
**CENTRAL**

**FOR LEASE**

115 QUARRY PARK ROAD SE



**Norguard**





At the heart of  
Quarry Park



# QUARRY CENTRAL

At the heart of Quarry Park's vibrant community with easy access to all the community has to offer.

BUILDING AREA	168,826 square feet
TYPICAL FLOOR	57,967 square feet
FLOORS	3
AVAILABLE SPACE	57,967 square feet
YEAR BUILT	2012
PARKING STALLS	227 reserved underground 271 surface stalls
PARKING RATIO	3 : 1,000 square feet
BICYCLE PARKING	Available to tenants
FIBRE OPTICS	Shaw
TRANSIT	Bus routes 96, 136, 302 Approved future Green Line
OWNERSHIP	Alberta Teachers' Retirement Fund Board
MANAGEMENT	Morguard Investments Ltd

# QUARRY CENTRAL



Floorplates flooded with natural light for an enjoyable and comfortable workspace.



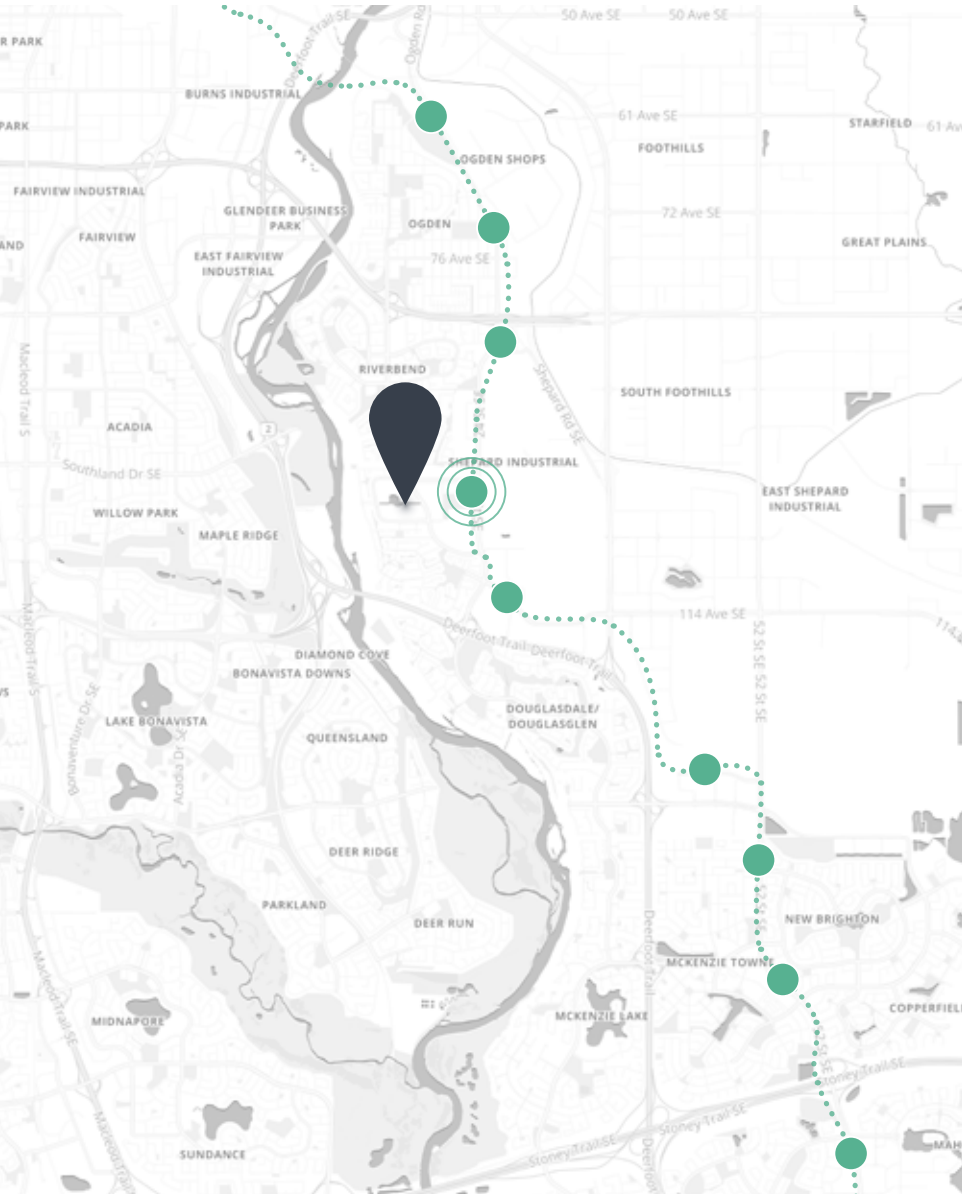
Quarry Central is an Energy Star rated building, scoring 100/100





# QUARRY PARK

A walkable mixed use community in south east Calgary offering nearly two million square feet of Class A office space, high quality single and multi-residential housing, and an abundance of retail amenities. The recent green line LRT commitment will further solidify Quarry Park as the premiere suburban office destination



# QUARRY PARK



2 Million SF of Office Space



2200 Brownstone Style Homes



The Market at Quarry Park



Child Development Centre with Daycare Opportunities



90 Acre Nature Reserve along the Bow River



Professional Medical Centre



Remington YMCA



Green LRT Service Committed



# SURROUNDING AMENITIES

## THE MARKET AT QUARRY PARK

### FOOD & RESTAURANTS

- Starbucks
- Jugo Juice
- The Chopped Leaf
- Wok Box
- Mucho Burrito
- Pho Hoan Pasteur
- Joy and Vitality Centre
- The Park Kitchen & Bar
- Original Joe's Restaurant & Bar
- Co-op Grocery
- Co-op Liquor

### HEALTH & FITNESS

- OpTik BouTik Optometry
- Dynamic Dental
- Backstrong Health Group
- Co-op Pharmacy
- Joy and Vitality Yoga Centre

### RETAIL & SERVICES

- TD Canada Trust
- Tower Cleaners
- Eternity Creations
- Dollarama

## YMCA & PUBLIC LIBRARY

### REMINGTON YMCA

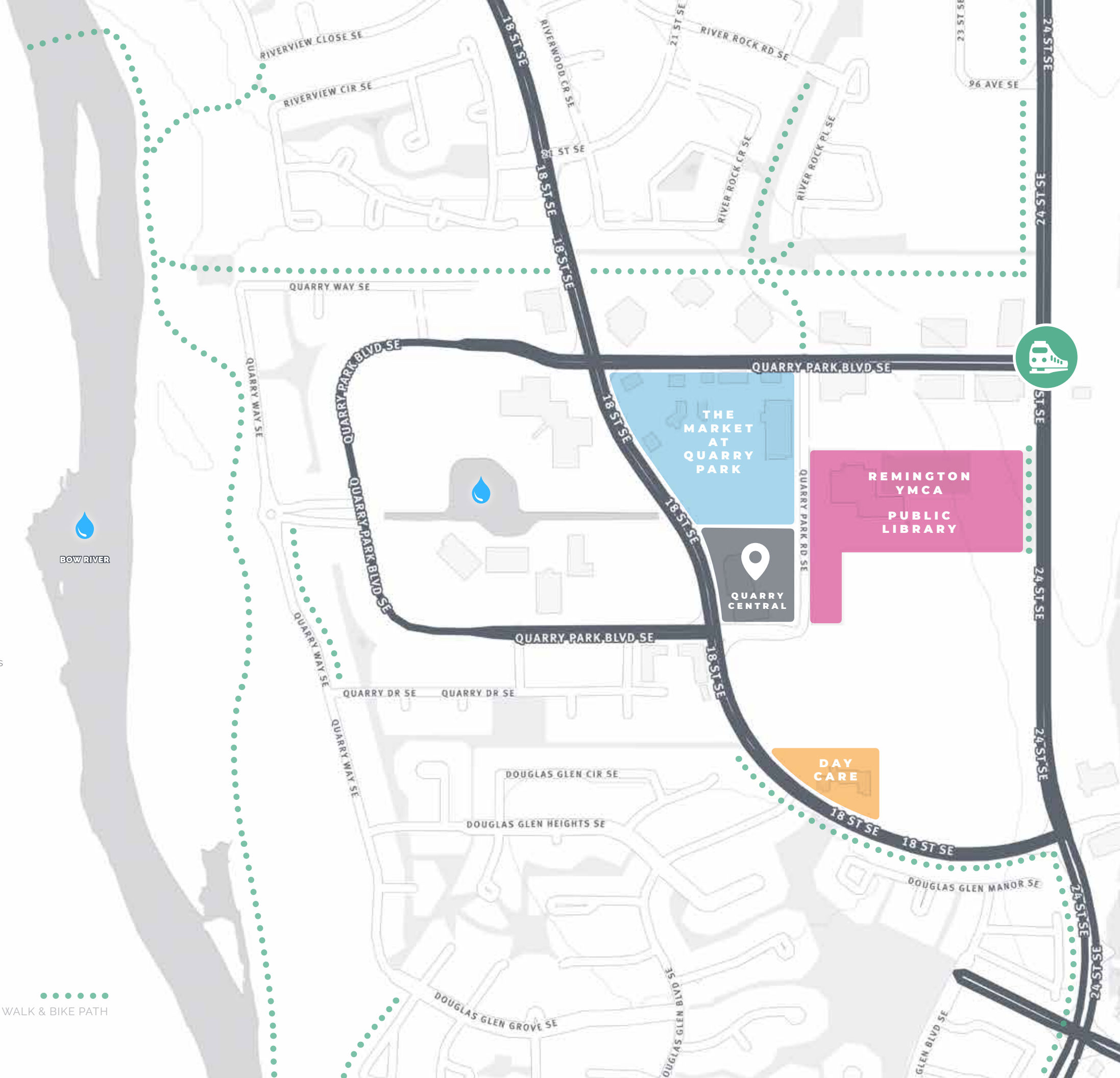
- Fitness centre with cardio & strength equipment
- Fitness studios
- Indoor walking & running track
- Gymnasium
- 25m, 6 lane pool
- Hot tubs & steam room
- Short-term child care
- Large and small multi-purpose rooms
- Food services

### CALGARY PUBLIC LIBRARY

- 10,000 SF full service library
- Access for people with disabilities
- After-hours materials return
- Children's space
- Computers & printers
- Meeting Rooms
- Free Wifi

## YMCA CHILD DEVELOPMENT CENTRE

- Canada's largest privately funded childcare facility
- Capacity for 350 children aged 1 to 6 years
- On-site kitchen for daily lunches
- Learning kitchen
- Playground







## AVAILABLE OFFICE SPACE

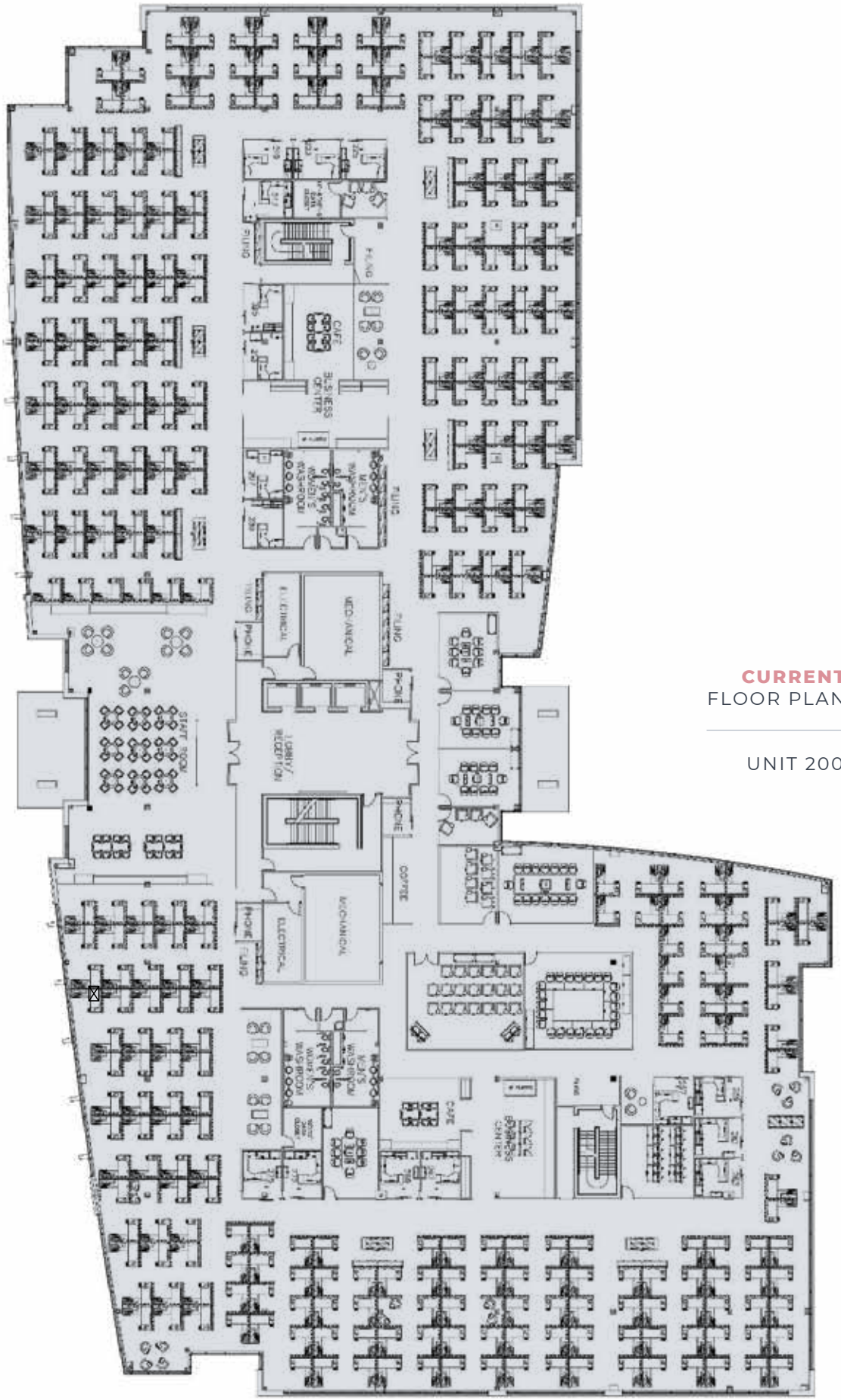
UNIT	200
AVAILABLE	Immediate
AREA	57,967 square feet
RENT	Market Rates
OPERATING COSTS & TAXES	\$14.56 (2019 Budget)
PARKING	Surface Free Underground \$150 per month per stall
FURNITURE	Space is fully furnished
NOTES	<ul style="list-style-type: none"><li>• Full floor with spacious open plan concept and high efficiency occupancy level</li><li>• Layout consists of 16 offices, 13 meeting rooms, 384 workstations, 4 phone rooms, and a large bistro style staff room</li><li>• Premises may be subdivided. Estimated size range from 7,604 square feet to 20,056 square feet (see demised floorplan)</li></ul>

Enjoy lunches in the park, a commute measured in footsteps, and easy access to major thoroughfares.





# FLOOR PLANS



CURRENT  
FLOOR PLAN

UNIT 200



POTENTIAL  
DEMISING FLOOR PLAN

UNIT 200





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