

FOR SALE CARDEL BUILDING

180 QUARRY PARK BOULEVARD SE • CALGARY, AB



ERIC HORVATH, CCIM

Senior Vice President | Partner
+1 403 215 7257
eric.horvath@colliers.com

CODY WATSON

Associate Vice President
+1 403 571 8760
cody.watson@colliers.com

KEVIN WATSON

Executive Vice President
+1 403 571 8765
kevin.watson@colliers.com

MATT GREGORY, CFA

Associate Vice President
+1 403 218 4397
matt.gregory@colliers.com

MATT LANNON

Associate Vice President
+1 403 571 8824
matt.lannon@colliers.com



THE OFFERING

THE CARDEL BUILDING IS LOCATED IN THE HIGHLY SOUGHT AFTER DEVELOPMENT OF QUARRY PARK IN CALGARY, ALBERTA. TOTALING 104,208 SQUARE FEET, THE CLASS “A” OFFICE BUILDING IS BEING OFFERED VACANT, PROVIDING A RARE OPPORTUNITY FOR AN OWNER/USER OR STRATEGIC INVESTOR LOOKING TO SECURE A HIGH QUALITY ASSET IN WESTERN CANADA’S PREMIER RESIDENTIAL/COMMERCIAL DEVELOPMENT.

Colliers International (“Colliers”), as advisor to Cardel Construction Ltd. (the “Vendor”), is pleased to present for sale a 100% freehold interest in Cardel Building (the “Property”) located at 180 Quarry Park Boulevard SE, in Calgary, Alberta.

OFFERING PROCESS

The Property is being offered on an un-priced basis. The Vendor is ready to review any offer(s) as they are received.



PORTFOLIO HIGHLIGHTS



“A” CLASS INSTITUTIONAL QUALITY BUILDING

The Cardel Building is a 104,208 square foot “A” Class suburban office building offering high quality construction, attractive landscaping, appealing design and is beautifully appointed throughout.

Constructed in 2009 by Remington Development Corporation; Western Canada’s leading suburban commercial real estate developer.



DESIRABLE QUARRY PARK LOCATION

Located in Southeast Calgary, Quarry Park is Alberta’s premier master planned “live, work, and play” community totaling over 300 developed acres. Quarry Park is Calgary’s preferred suburban office destination, attracting major tenants including the headquarters for leading national and multi-national tenants such as Canadian Tire, Bayer, and Imperial Oil.



OPPORTUNITY FOR OWNER/USER OR INVESTOR

The Cardel Building is being offered for sale vacant allowing an opportunity for an owner/user or investor to acquire/occupy an “A” Class suburban office building in Quarry Park, Calgary’s most desirable suburban commercial development.



ATTRACTIVE INVESTMENT METRICS

The Cardel Building provides an opportunity to secure a position in Quarry Park at the lowest price per square foot value of any property within the development and at a significant discount to replacement cost. Furthermore, the current market rent of \$18/SF is approximately 2/3rds of the asking rental rate for new development in Quarry Park.

“A”

BUILDING CLASS

104,208

SF OF NET RENTABLE AREA

5.85

ACRES SITE


26 MIN. DRIVE TO
CITY CENTRE

DEERFOOT TRAIL

GLENMORE TRAIL SE

BOW RIVER

18TH STREET SE

CARDEL
BUILDING

QUARRY PARK BOULEVARD

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COLLIERS INTERNATIONAL

900, 335 8th Avenue SW
Calgary, AB T2P 1C9
www.colliers.com/calgary

