

# STAMPEDE STATION II

Calgary, Alberta, Canada

Office/Retail Tower

Civic Address: 1331 - Macleod Trail S.E.  
Legal Address: Block 1, 2, 3, 4, Plan 841-0003  
Lot Area: 7.21 acres



## RENTABLE FLOOR AREA

Main Floor:	6,556 sf
5th Floor:	19,782 sf
6th - 18th Floors:	22,654 sf
19th Floor:	17,262 sf
<b>Total:</b>	<b>315,448 sf</b>

## FINANCIAL TERMS

Basic Rent:	Negotiable
Op Costs & Taxes:	\$10.84 psf
TI Allowance:	\$30.00 psf
Type of Use:	Office
DP App Stage:	Within 36 months of satisfactory pre-lease

## PARKING

U/G Stalls:	229	\$250.00.00 / stall / month
Above Grade Enclosed Parkade:	187	\$250.00 / stall / month
<b>Total Stalls:</b>	<b>416</b>	<b>Parking Ratio: 1 per 775 sf</b>

Note: Floors 2 through 4 are above grade enclosed structure. Leasable office floors start at the 5th Floor.

- Conference Centre at Stampede Park
- Excellent exposure to Macleod Trail
- Walking distance to Talisman Centre
- Direct access to LRT station
- Large Parkade & Retail Amenities

[www.obc.com](http://www.obc.com)

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