

# INTERPLEX BUSINESS PARK - OPUS II

## Location

OPUS II  
Interplex Business Park  
Calgary, Alberta

**Civic Address:** 2535 – 3 Avenue S.E.

**Legal Address:** Lot 4, Block 1  
Plan 981-0730

**Lot Area:** 2.75 acres



## Rentable Floor Area

Main Floor:	15,922 sf
2 <sup>nd</sup> Floor:	27,384 sf
3 <sup>rd</sup> Floor:	29,926 sf
4 <sup>th</sup> – 7 <sup>th</sup> Floors:	29,733 sf per floor
8 <sup>th</sup> Floor:	29,014 sf
<b>Total:</b>	<b>221,180 sf</b>

Available: **73,031**

## Parking Description

U/G stalls:	229	\$ 160.00/stall/month
Surface stalls:	140	\$ 35.00/stall/month
<b>Total Stalls:</b>	<b>369</b>	<b>Parking Ratio: 1 per 678 sf</b>

## Contact Information

Contact Name	Leasing
Company	OPUS Building Canada Inc.
Email	<a href="mailto:info@obc.com">info@obc.com</a>
Phone	403-283-0000
URL	<a href="http://www.obc.com">www.obc.com</a>

## Financial Terms

<b>Basic Rent:</b>	Market
<b>Operating Costs &amp; Taxes:</b>	\$ 10.25 psf
<b>TI Allowance:</b>	Negotiable
<b>Type of Use:</b>	Office
<b>Fixturing:</b>	Immediate
<b>Occupancy:</b>	Immediate

## Comments

- 5 minutes to downtown • 15 minutes to airport • walking distance to LRT • 1 acre recreational park on-site • great views to downtown & Rocky Mountains • close to retail amenities, daycare & fitness facilities • 3 access points (2 traffic light controlled) • fibre optic connectivity

