

SUNPARK PROFESSIONAL CENTRE

Location

Lake Sundance
Calgary, Alberta
Civic Address: 40 Sunpark Plaza S.E.
Legal Address: Block 2
Plan 991 - 2291
Lot Area: 1.6 acres



Gross Floor Area

Main Floor (avail): 1,214 sq. ft.
2nd Floor: 0 sq. ft.
3rd Floor: 0 sq. ft.

Total Building Area: ~69,333 sq. ft.

Parking Description

U/G stalls: 85 \$ 100.00/stall/month
Surface Stalls: 122 \$ 50.00/stall/month
Total: 207 Parking Ratio: 1 per 335 sf

Financial Terms

Basic Rent: \$ 19.00 - \$24.00 psf
Operating Costs & Taxes: \$ 7.50 psf
TI Allowance: \$ 25.00 psf
Term: Min. 5 years
Type of Use: Office / Medical
Occupancy: Fixturing period

Contact Information

Contact Name Brad Krizan
Company OPUS Building Corporation
Email brad.krizan@obc.com
Phone 403-283-0000
URL www.obc.com

Comments: • Close to 2.0 acre recreational park • Calgary Transit Bus Stops (11, 12, 15, 52) • across from CHR Medical Treatment Facility • Cattle Baron Restaurant • Shawnessy Town Centre • Daycare

