

OPUS CAMPUS

Location

Heritage Drive / Macleod Trail
Calgary, Alberta

Civic Address: 8306 Horton Road S.W.

Legal Address: Block 1, 2 & 5
Plan 2904HQ

Lot Area: 4.6 acres



Phase I (Building 2)

Rentable Floor Area

Main Floor: 20,272 sq. ft.
2nd – 5th Floors: 27,010 sq. ft.
6th Floor: 22,300 sq. ft.

Total: 150,612 sq. ft.

Parking

U/G Parkade: 160 \$ 175.00/stall/month
Total Stalls: 160 Overall Parking Ratio: 1/550
Substantial
Completion: 2009

Phase II (Building 1)

Rentable Floor Area

Main Floor: 21,022 sq. ft.
2nd Floor: 25,525 sq. ft.
3rd – 5th Floors: 28,092 sq. ft.
6th – 8th Floors: 27,159 sq. ft.
9th Floor: 25,147 sq. ft.
10th Floor: 23,203 sq. ft.

Total: 260,651 sq. ft.

Parking

U/G Parkade: 544 \$ 175.00/stall/month
Surface stalls: 18 \$ 35.00/stall/month
Total Stalls: 562
Substantial
Completion: 2010

Phase III - Rentable Floor Area

~300,000 sq. ft.

Financial Terms

Basic Rent: Negotiable
Operating Costs & Taxes: \$11.06
TI Allowance: \$30.00
Type of Use: Office

Comments

- Great exposure to Macleod Trail
- Close to LRT station
- Close to Heritage Square with numerous restaurants
- daycare / fitness centre close by

Contact Information

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