

STAMPEDE STATION

Location

Stampede Station
Calgary, Alberta
Civic Address: 1331 Macleod Trail SE
Legal Address: Block 1,2,3,4
Plan 841-0003
Lot Area: 7.21 acres



Phase I - Rentable Floor Area

Main Floor: 14,077 sq. ft.
2nd Floor: 19,050 sq. ft.
3rd – 8th Floor: 18,545 sq. ft.
9th Floor: 17,104 sq. ft.
Total: 161,501 sq. ft.

Parking

U/G Parkade: 288 \$ 250.00/stall/month
Surface stalls: 24 Metered
Total Stalls: 312 Parking Ratio: 1 per 600 sf

Phase II – Rentable Floor Area

Main Floor: 6,556 sq. ft.
5th Floor: 19,782 sq. ft.
6th – 18th Floor: 22,654 sq. ft.
19th Floor: 17,262 sq. ft.

Parking

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

Total: 315,448 sq. ft.
Note: Floors 2 through 4 are above grade enclosed structure. Leasable office floors start at the 5th Floor.

Financial Terms

Basic Rent: Negotiable
Operating Costs & Taxes: \$10.84 psf
TI Allowance: \$ 30.00 psf
Type of Use: Office
Substantial Completion: Phase I: Q4 – 2008
Phase II: Q2 - 2010

Contact Information

Contact Name Leasing
Company OPUS Building Canada Inc.
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Comments:

- Direct access to LRT Station
- Excellent exposure to Macleod Trail
- Large parkade
- Close proximity to Hotel/Entertainment Facility across street at Stampede Park
- Retail amenities
- Conference Centre @ Stampede
- Walking distance to Talisman Centre (fitness facility)
- Additional service retail on ground floor of adjacent residential development.