

# CANYON MEADOWS

## Location

Canyon Meadows Centre  
Calgary, Alberta

**Civic Address:** 13103 Lake Fraser Dr SE

**Legal Address:** Lot 6 Block 1  
Plan 921-1715

**Lot Area:** 5.32 acres



## Gross Floor Area

Main Floor: 25,000 sq. ft.

2<sup>nd</sup> – 6<sup>th</sup> Floor: 25,000 sq. ft.

**Total:** ~150,000 sq. ft.

## Financial Terms

**Basic Rent:** \$ 26.00 - \$28.50 psf

**Operating Costs & Taxes:** \$ 10.50 psf

**TI Allowance:** \$ 30.00 psf

**Type of Use:** Office

**Occupancy:** TBD

## Parking Description

U/G stalls: 89 \$ 150.00/stall/month

Surface stalls: 204 \$ 35.00/stall/month

**Total Stalls:** 293 **Parking Ratio:** 1 per 512 sf

## Contact Information

Contact Name Brad Krizan  
Company OPUS Building Canada Inc.  
Email [brad.krizan@obc.com](mailto:brad.krizan@obc.com)  
Phone 403-283-0000  
URL [www.obc.com](http://www.obc.com)

## Comments

- Excellent exposure to Macleod Trail
- Immediately adjacent to LRT station
- Close to shopping malls and restaurants
- 2 access points – fitness centre close by

