



||| Manulife Investment Management x CBRE

Boulevard Centre

A Class-A, campus-style suburban office building in the heart of Quarry Park, Calgary's premier mixed use employment centre.

Boulevard Centre: 110 Quarry Park Boulevard, Calgary, AB

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Modern A Class Office

Boulevard Centre is a modern, A class, 3-storey suburban office building located in the heart of Quarry Park. Tenants have access to fitness, child care, medical services, restaurants and other amenities. Surrounded by a strong office community, local YMCA gym and community centre with unparalleled transit accessibility, Boulevard Centre has it all when it comes to live, work and play.

With an average floorplate of just over 34,000 SF, Boulevard Centre's office spaces are designed with your team's endeavors in mind. The suites are well developed and move-in ready, but can also be customized to suit your needs. With customizable floor plans and flexible leasing options, all offices can be transfigured to accommodate businesses of all sizes and types.

Boulevard Centre is the embodiment of sustainable and healthy office design, having achieved BOMA BEST certification. The property also offers ample bicycle parking for tenants.

The needs of our tenants are important to us. To that end, we have built an exceptional environment for businesses and their employees to be well, productive and grow at Boulevard Centre.



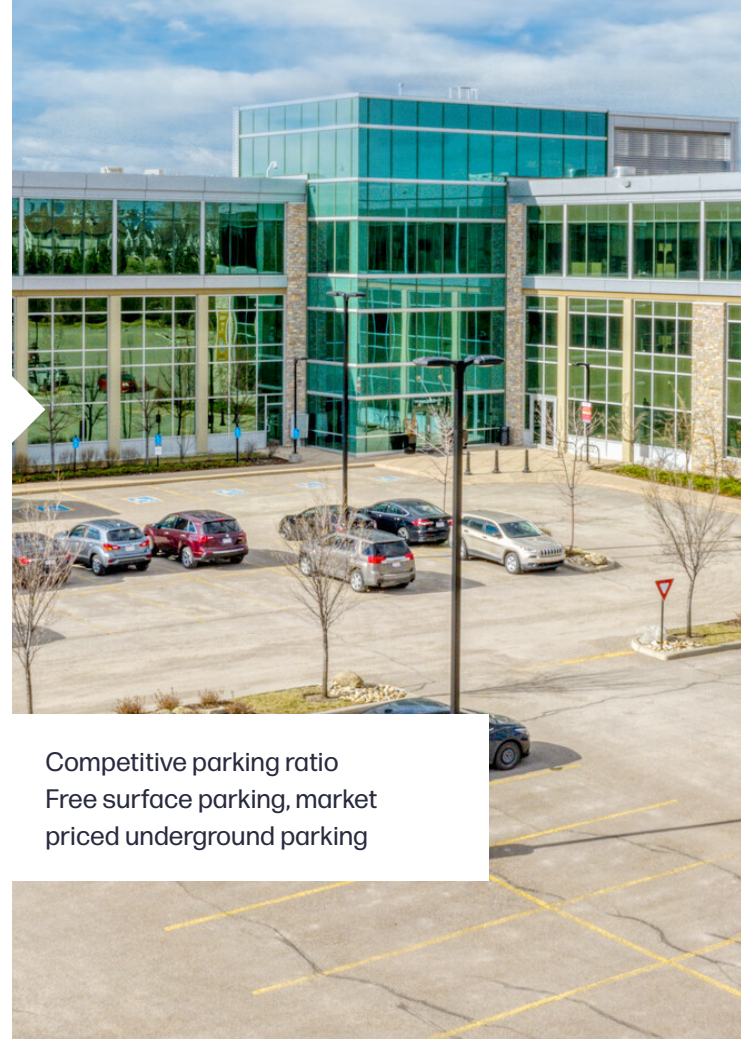
Boulevard Centre: 110 Quarry Park Boulevard, Calgary, AB

Amenities designed to support.

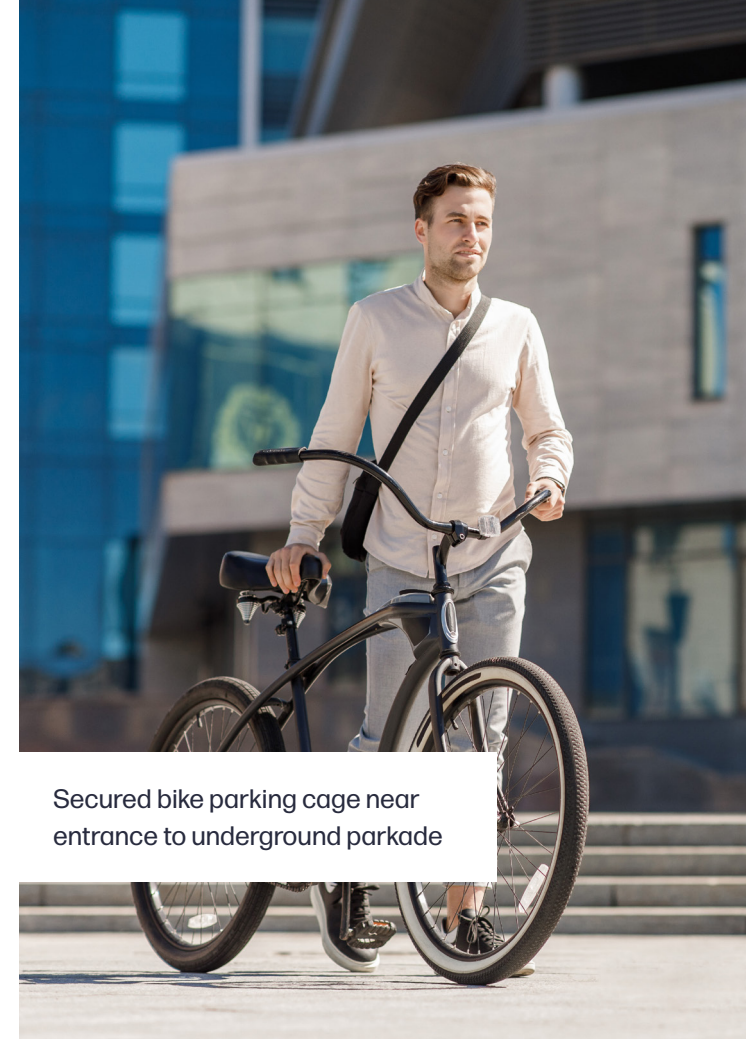
We know amenities play a crucial role in enhancing the overall experience and productivity of employees – that’s why we have curated a meaningful amenities platform to support our office workers.

Our conference centre helps employees cultivate both of their in and out of office connections, while the on-site gym allows for employees to prioritize their wellness. As well, the YMCA gym and community centre just down the street provides a convenient and accessible space for employees to further their community involvement and physical health.

For commuters, Boulevard Centre has ample underground parking that includes spots for bikes, while being located a short 6-minute walk from public transportation in the form of a bus stop just down the street.



Competitive parking ratio
Free surface parking, market
priced underground parking



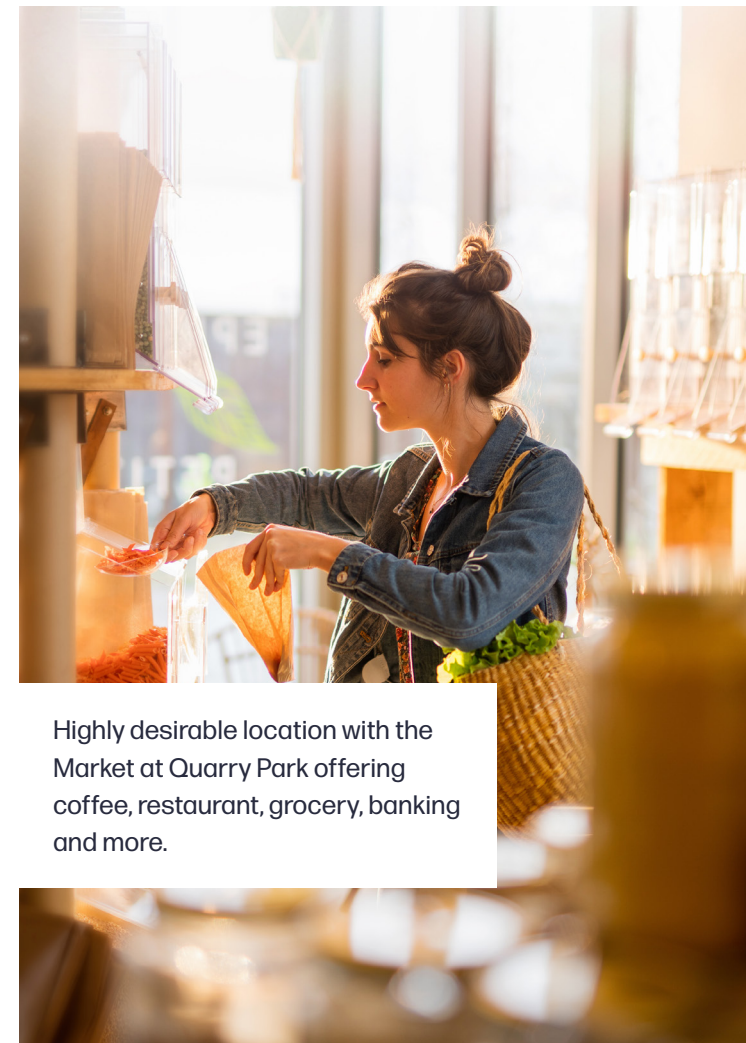
Secured bike parking cage near
entrance to underground parkade



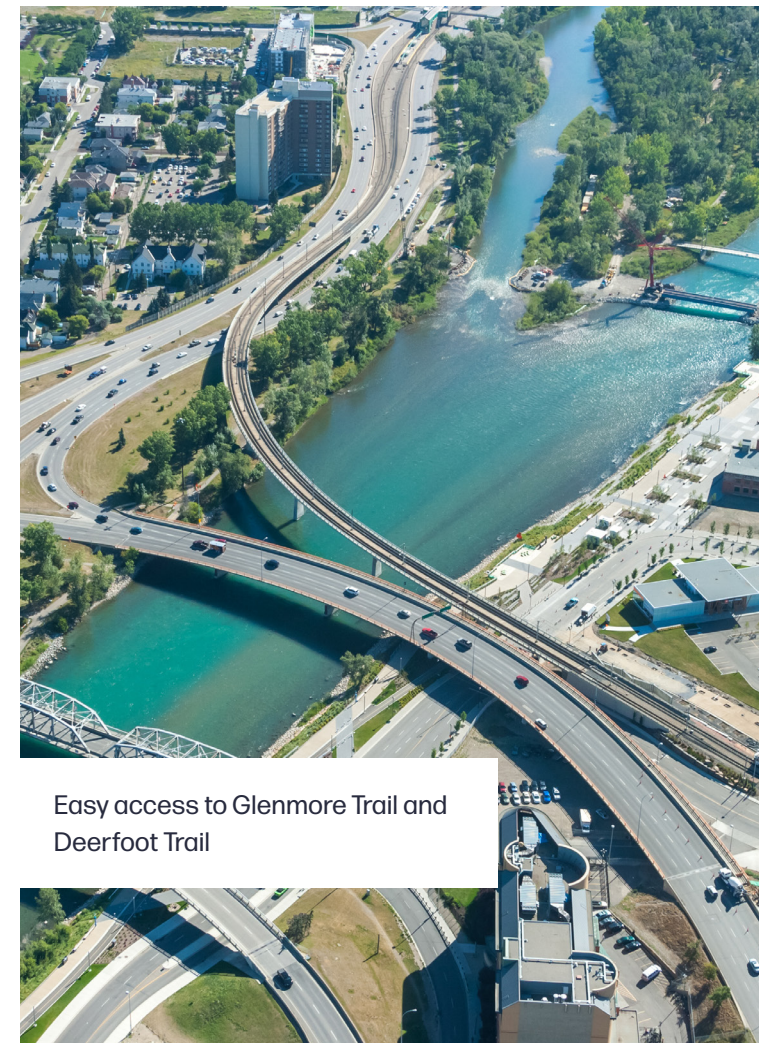
Conference centre on site



Adjacent to the Bow River Pathway
System and serviced by multiple
Calgary Transit bus routes
including Max Teal



Highly desirable location with the
Market at Quarry Park offering
coffee, restaurant, grocery, banking
and more.



Easy access to Glenmore Trail and
Deerfoot Trail

Join a community of premium office spaces in **the heart of Quarry Park.**

Year Built

2010

Operating Costs

\$16.20 / sq. ft.

Asking Rent

Call agents to discuss

IT

Fibre - Shaw

Parking

1 stall per 287 sq. ft. as follows:

Surface: 1 stall per 358 sq. ft.

Underground : 1 stall per 1,462 sq. ft.

Surface Rate: \$0

Underground Rate: \$155 per stall per month

Suite	Size (Sq. Ft.)	Available
300	25,270	Immediately

Floor Plans to follow



Access and neighbourhood.

Located in the heart of Quarry Park, Calgary's premiere mixed-use development merges office, retail, residential, recreation and green space to create Calgary's go-to live, work and play neighbourhood.

Boulevard Centre is within walking distance to retail, restaurants and services including The Market retail centre, the Child Development Centre, the Remington YMCA and a variety of medical and professional tenants.

Boulevard Centre is the perfect destination for your next office space, with easy access to major roadways, public transportation, the future Green Line, and the Bow River Pathway. Come and experience the convenience and luxury of Boulevard Centre - your premier work destination in a bustling and vibrant suburban Calgary neighbourhood.

RESTAURANT

- 1 The Park Kitchen & Bar
- 2 Chopped Leaf
- 3 Mary Brown's Chicken
- 4 Mucho Burrito
- 5 Pho Hoan Pasteur
- 6 Original Joe's Restaurant & Bar
- 7 A&W

RETAIL

- 8 Quarry Park Barber Shop
- 9 OpTik BouTik
- 10 Backstrong Health Group
- 11 Calgary Co-op Liquor Store
- 12 Luxe Nail Bar
- 13 Eternal Creations
- 14 Dynamic Dental
- 15 Tower Cleaners
- 16 Joy and Vitality Centre
- 17 The Market At Quarry Park
- 18 Dollarama

COFFEE SHOPS

- 19 Starbucks
- 20 Teaja Organic

FITNESS

- 21 Remington YMCA

BANK

- 22 TD Canada Trust

SUPERMARKET

- 23 Calgary Co-op Quarry Park

NEW DEVELOPMENT

- 24 Quarry Rise
- 25 Quarry Station Building C
- 26 Quarry Crossing II - Building C
- 27 Quarry Crossing II - Building D
- 28 Quarry Crossing II - Building E

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



- RESTAURANT
- RETAIL
- COFFEE SHOPS
- FITNESS
- BANK
- SUPERMARKET
- NEW DEVELOPMENT
- FUTURE GREEN LINE
- Ⓜ BUS STOPS/STATION
- 🚲 BOW RIVER PATHWAY

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Suite A

13,557 SF

PROPOSED CONFIGURATION

- 5 OFFICES
- 60 WORKSTATIONS
- 1 BOARDROOM
- 1 MEETING ROOM
- 2 BREAKOUT ROOMS
- 1 RECEPTION

Suite B

10,957 SF

PROPOSED CONFIGURATION

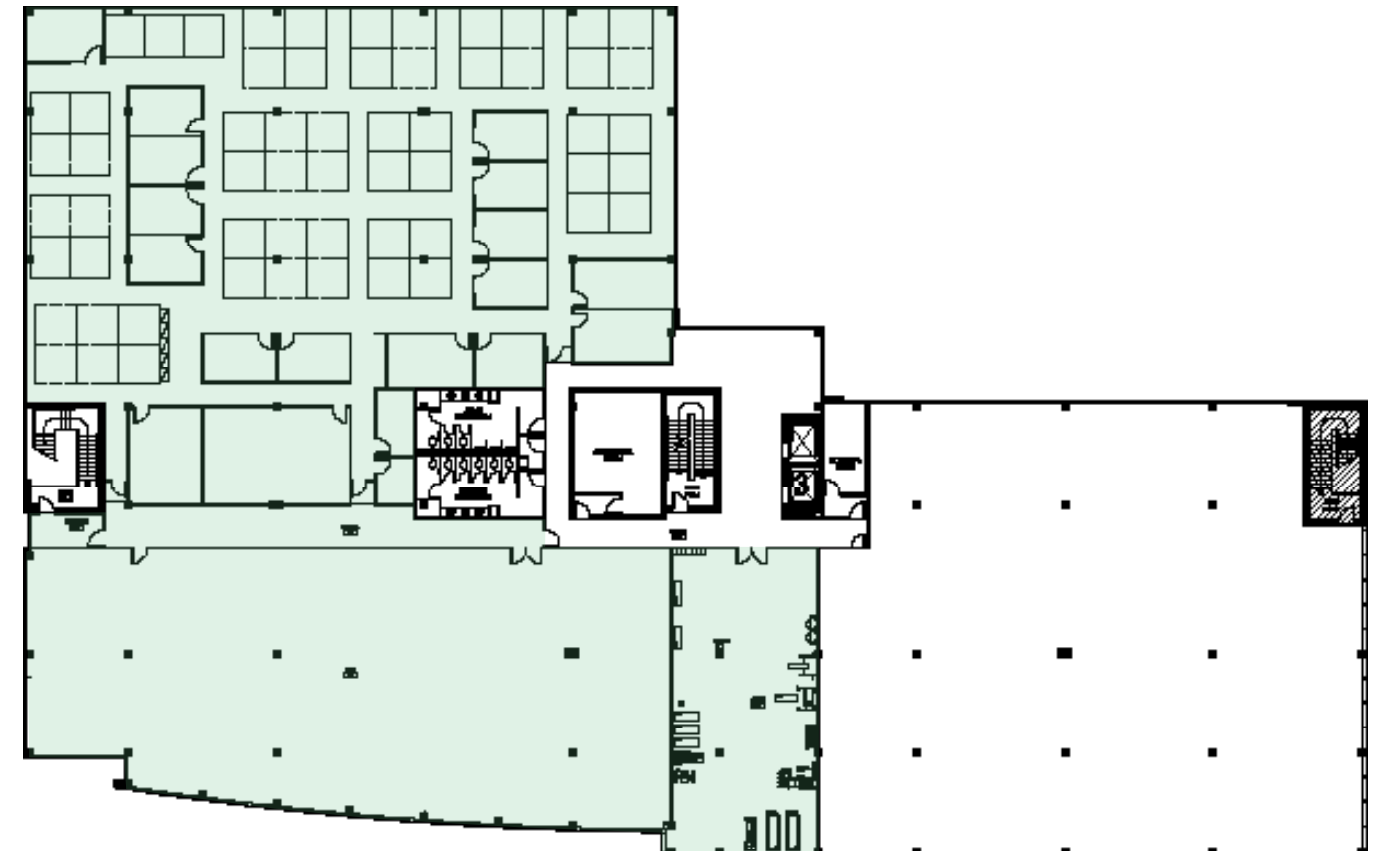
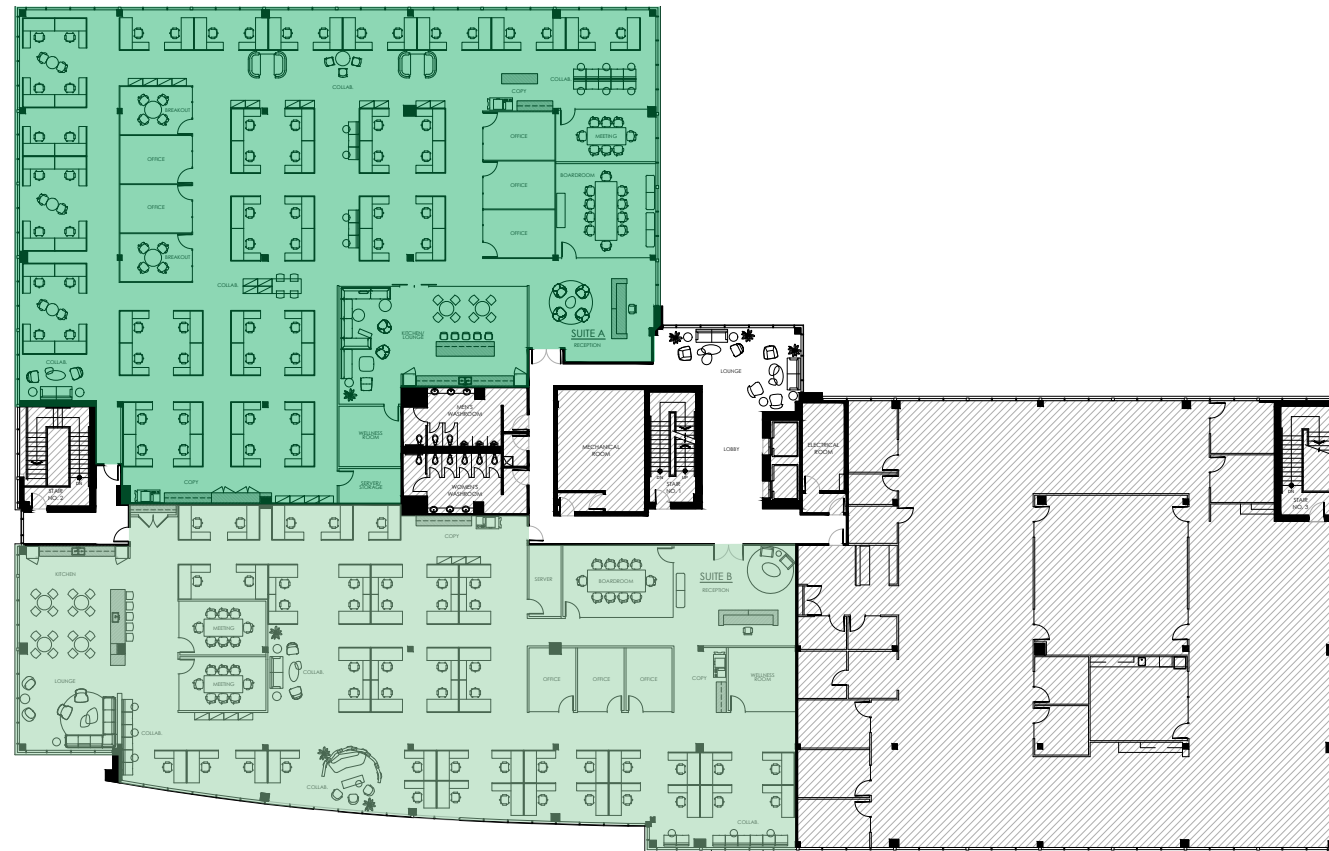
- 3 OFFICES
- 47 WORKSTATIONS
- 1 BOARDROOM
- 2 MEETING ROOMS
- 1 RECEPTION

Suite 300

25,270 SF ✦

CURRENT CONFIGURATION

- 17 OFFICES
- 59 WORKSTATIONS
- 1 BOARDROOM
- 1 MEETING ROOM



Get in touch to learn more about this opportunity.

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Boulevard Centre

110 Quarry Park Boulevard, Calgary, AB

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