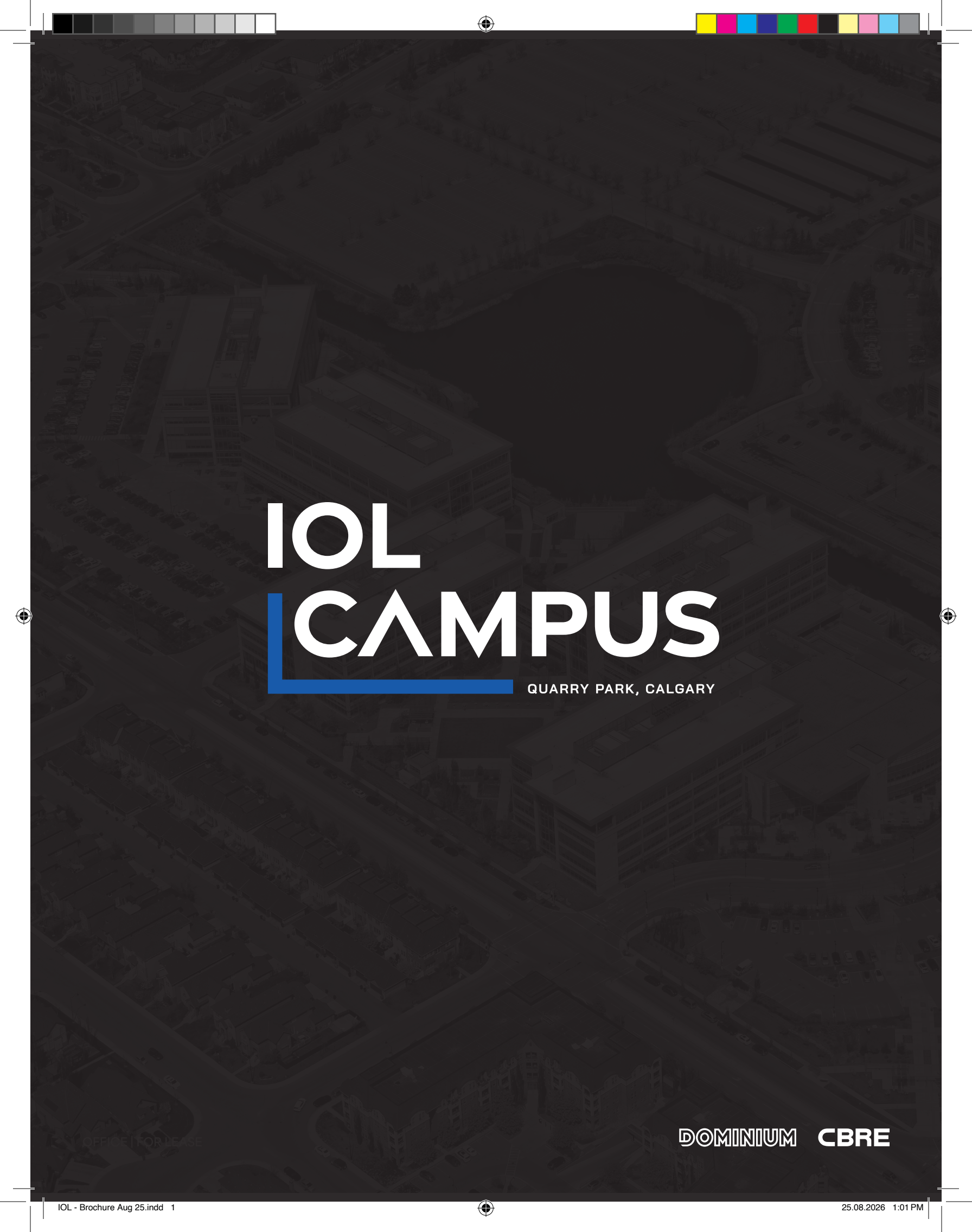




IOL CAMPUS

QUARRY PARK, CALGARY

OFFICE | FOR LEASE

DOMINIUM CBRE

DOMINIUM CBRE

Executive Calibre.
Office beyond expectation.



DOMINIUM CBRE

A landmark headquarters located in the heart of Quarry Park.

AVAILABLE FOR LEASE
NORTH TOWER
171,314 SF



IOL Campus sets the benchmark for premium office space in Calgary.

Located in the heart of Quarry Park, this landmark, Class AA campus delivers a world-class workplace experience supported by a dedicated onsite facilities management team.

IOL Campus offers a best-in-class amenity program, anchored by the 25,000-square-foot Summit Conference Centre, a 27,000-square-foot Market Cafeteria and food hall, fitness and wellness facilities, collaborative spaces, and outdoor recreation — all seamlessly connected across the campus.

Now available, North Tower offer a rare, full-building lease opportunity totaling over 160,000 square feet. Featuring large, highly efficient floor plates, premium infrastructure, and immediate access to campus-wide amenities, IOL Campus is more than office space — **it is the premier business destination in Quarry Park.**



DOMINIUM CBRE

AVAILABLE FOR LEASE
WEST TOWER
LEASED

WEST TOWER

LEASED

5 30,786 SF



4 32,481 SF



3 32,481 SF

PIPELINE



2 32,501 SF

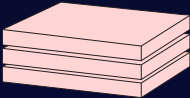


1 31,930 SF

PIPELINE



P Parking



Available For Lease

LEASED

West Tower

160,179 SF

Square Feet of Rentable Area

- LEED Gold, completed 2016
- Natural Resources Energy Star Award
- Highly-efficient floor plates, averaging 32,000 SF
- 9' ceilings
- Full height, 9' high-quality glazing
- Lutron electric, automatic, programmable blinds
- Server rooms located on every floor
- White noise cancellation throughout
- Each building, including parkade, serviced by 3 elevators and 1 freight elevator
- Raised flooring (150 mm) throughout for electrical & cable service
- Bright, extra-wide exit stairwells located on exterior with 5-storey glass
- Oversized loading dock

PARKING

- 3 levels underground, 7'4" clearance
- 412 Surface stalls and 1,786 Underground stalls
- Total ratio: 1 per 364 square feet
- Underground bike parking, showers and lockers located on P1
- 99 Visitor parking stalls



581

Workstations



48

Interior offices

FLOOR	5	4	3	2	1
Workstations	121	117	120	113	110
Offices (interior)	6	12	12	6	12
Boardrooms	1	2	2	2	2
Meeting rooms	6	4	6	4	2
Conference rooms					1
Visualization Room					
Huddle rooms	4	10	7	9	10
Family room		1	1	1	1
Bistro	1	1	1	1	1
Collaboration Areas	2	3	1	3	1
File room					
Lounge area					
Quiet room					
IT Support					
File room	1	1	1	1	
Bistro/food prep area	1	1	1	1	1
Phone room				1	2
Plotter room	1			1	

*Based on current configuration. Subject to change

Available For Lease

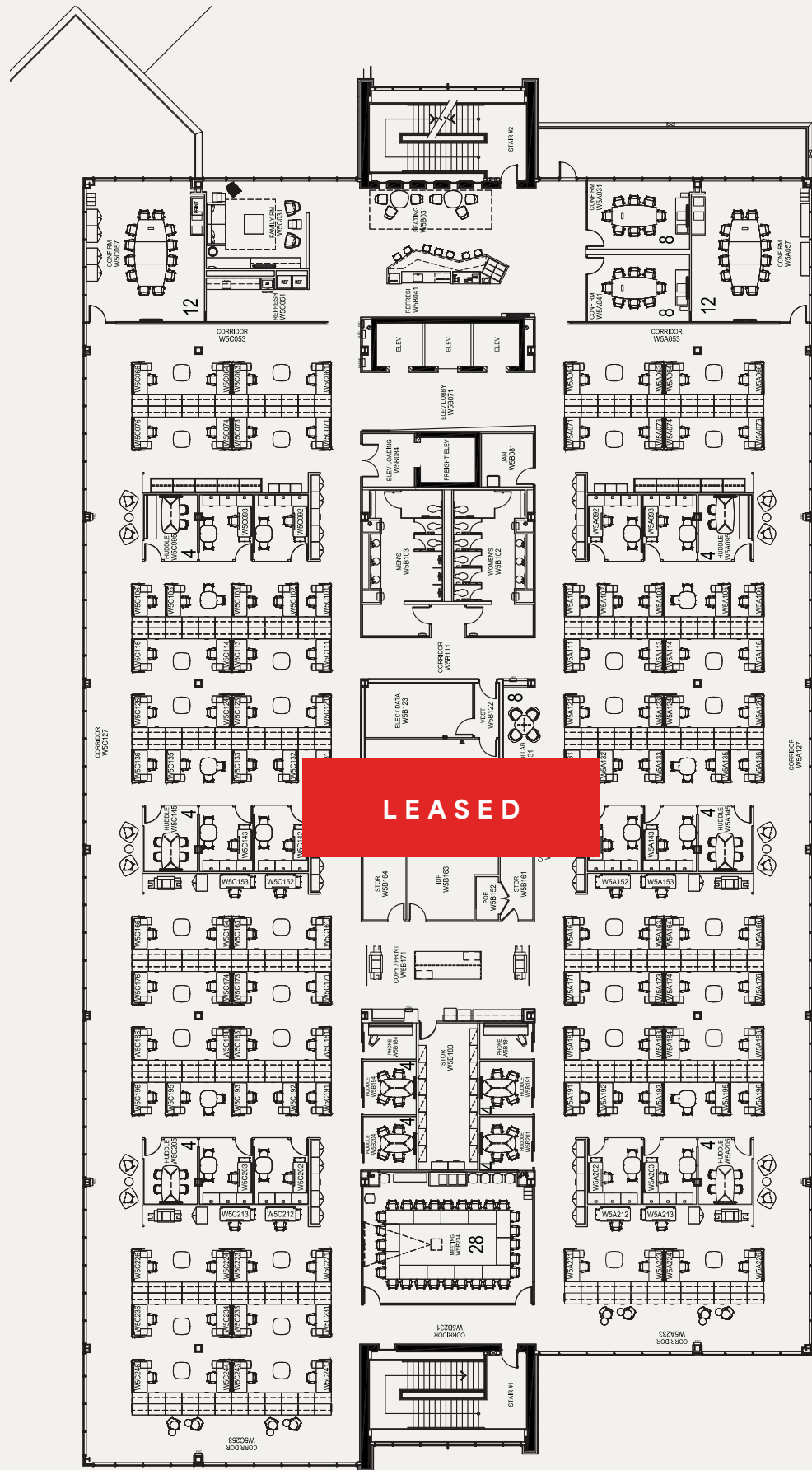
LEASED

West Tower

160,179 SF

Square Feet of Rentable Area

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DOMINIUM CBRE

NORTH TOWER FOR LEASE

5	32,079 SF	
4	31,982 SF	
3	41,435 SF	PIPELINE
2	32,883 SF	
1	32,935 SF	PIPELINE
P	Parking	

Available For Lease

North Tower

171,314 SF

Square Feet of Rentable Area

- LEED Gold, completed 2016
- Natural Resources Energy Star Award
- Highly-efficient floor plates, averaging 32,000 SF
- 9' ceilings
- Full height, 9' high-quality glazing
- Lutron electric, automatic, programmable blinds
- Server rooms located on every floor
- White noise cancellation throughout
- Each building, including parkade, serviced by 3 elevators and 1 freight elevator
- Raised flooring (150 mm) throughout for electrical & cable service
- Bright, extra-wide exit stairwells located on exterior with 5-storey glass
- Oversized loading dock

PARKING

- 3 levels underground, 7'4" clearance
- 412 Surface stalls and 1,786 Underground stalls
- Total ratio: 1 per 364 square feet
- Underground bike parking, showers and lockers located on P1
- 99 Visitor parking stalls



623

Workstations



30

Interior offices

FLOOR	5	4	3	2	1
Workstations	135	131	119	114	124
Offices (interior)	4	9	5	4	8
Boardrooms	1	2	1	2	2
Meeting rooms	3	5	1	5	4
Conference rooms			3		
Visualization Room				1	
Huddle rooms	8	7	8	5	9
Family room	1	1	1	1	1
Bistro	1	1	1	1	1
Collaboration Areas	3	1	3	1	1
File room	1	2	1		
Lounge area	1		1		
Quiet room		1		1	
IT Support			1		
File room				1	1
Bistro/food prep area	1	1	1	1	1
Automation room		1			
Plotter room	1	1			

*Based on current configuration. Subject to change

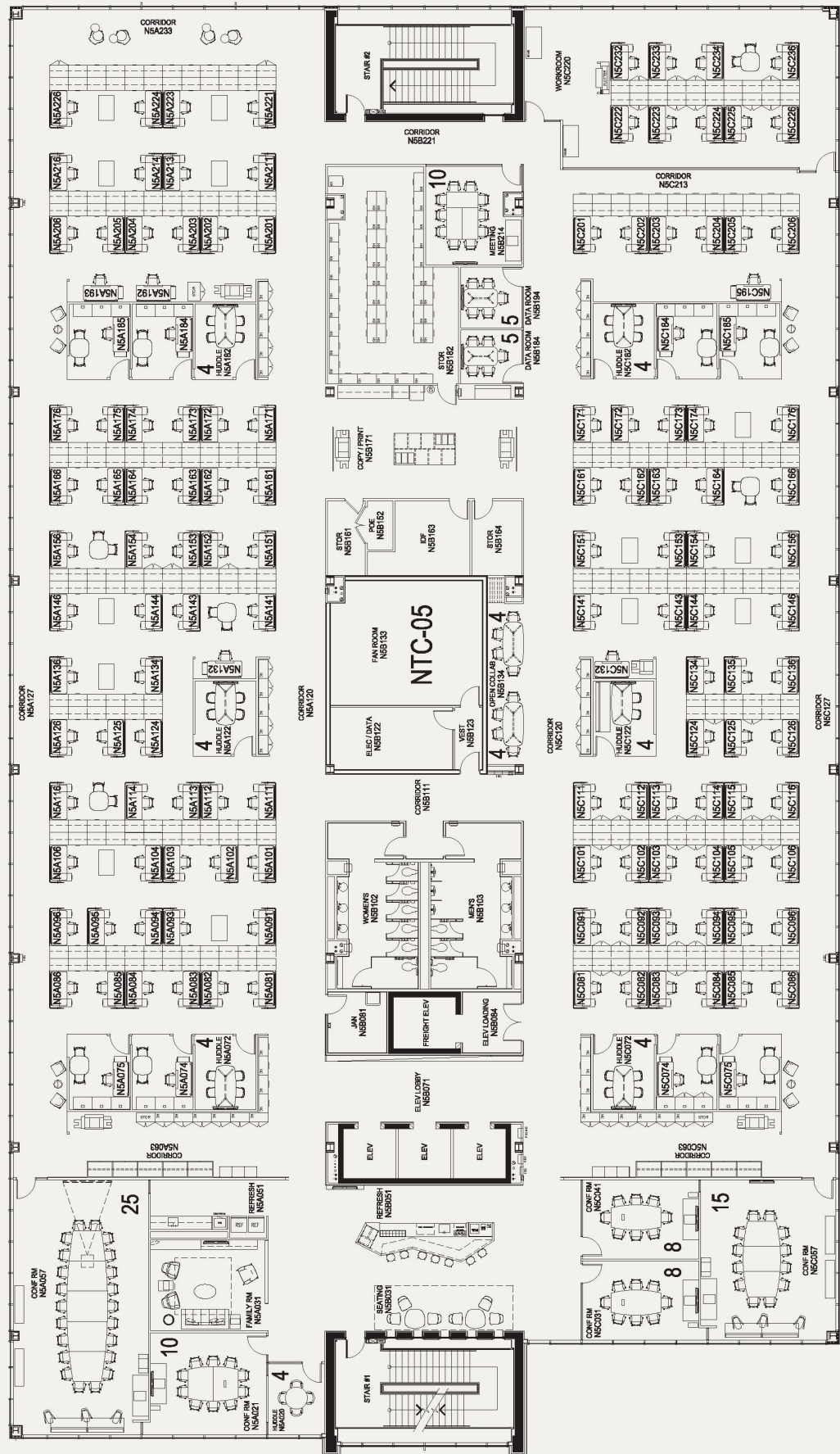
Available For Lease

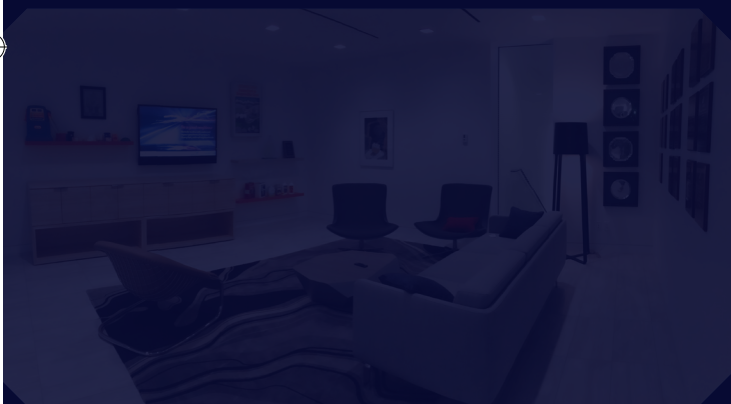
North Tower

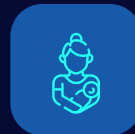
171,314 SF

Square Feet of Rentable Area

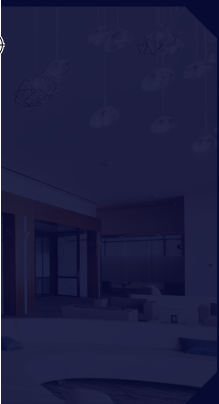
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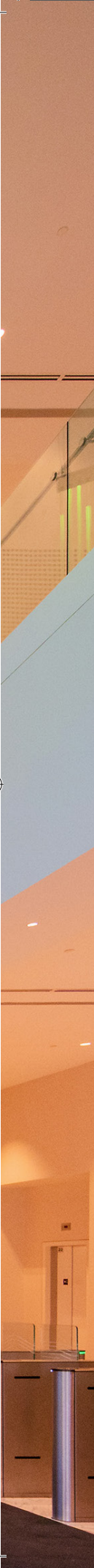




Discover a world-class tenant experience – only at IOL Campus



DOMINIUM CBRE



DOMINIUM CBRE

Expertly Managed Amenities at **IOL Campus**

Your team requires more than just desks, they need spaces for collaboration, client-ready facilities, and a supportive work environment with seamless operations. IOL Campus encompasses everything from attentive conference centre staff and security to talented food managers and readily available IT experts. With a dedicated 70-member facilities management team, IOL Campus has a long-standing tradition of providing great tenant service.

- Club-Calibre Wellness & Fitness Centre
- The Summit Conference Centre
- The Market Cafeteria and Commercial Kitchen
- The Hub Cafe
- The Pipeline - 1st and 3rd floors pathway linking all campus buildings
- Summer / Winter Gardens
- Basketball Court
- Ping Pong Room
- Main Lobby / West Link Lobby
- Mother's Room
- Occupational Health
- Security
- Mailroom / Loading Dock
- Locker Rooms

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Club-Calibre Fitness & Wellness Centre

A fully-equipped fitness facility with strength and cardio training to support wellbeing, productivity and employee performance. The Wellness Centre also provides employees access to yoga, spin classes, extended fitness programming, towel service, as well as massage and personal trainers.



DOMINIUM CBRE

25,000 SF

The Summit Conference Centre

A 590-people capacity hospitality-grade conference hub with six spacious rooms, breakout space and full-service catering for high-impact meetings and events.



DOMINIUM CBRE

27,000 SF

The Market Cafeteria

A chef-led food hall with hot bar service, five kiosk concepts and a spacious dining area supported by an oversized production kitchen.





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IOL
CAMPUS



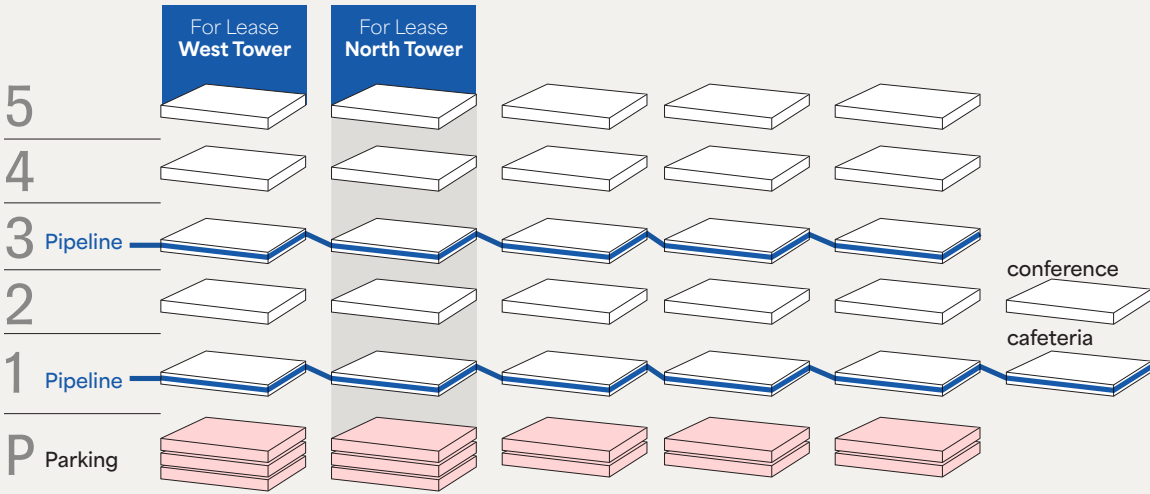


PIPELINE CONNECTING 1ST FLOOR



Campus-Wide Amenity Access Through The Pipeline.

IOL Campus is connected through a pipeline located on the first and third floor.
The pipeline consists of boutique cafes, lounge areas, art galleries, and is a perfect space for large-scale tenants to customize to their brand.







DOMINIUM CBRE

The vibrant Quarry Park Neighbourhood

Outside the campus, is the bustling Quarry Park Neighbourhood. With retail, restaurants, and services including Quarry Park Market, YMCA Recreation Facility, Child Development Centre, and the Cardel Theatre, Quarry Park is a true live, work, play destination.

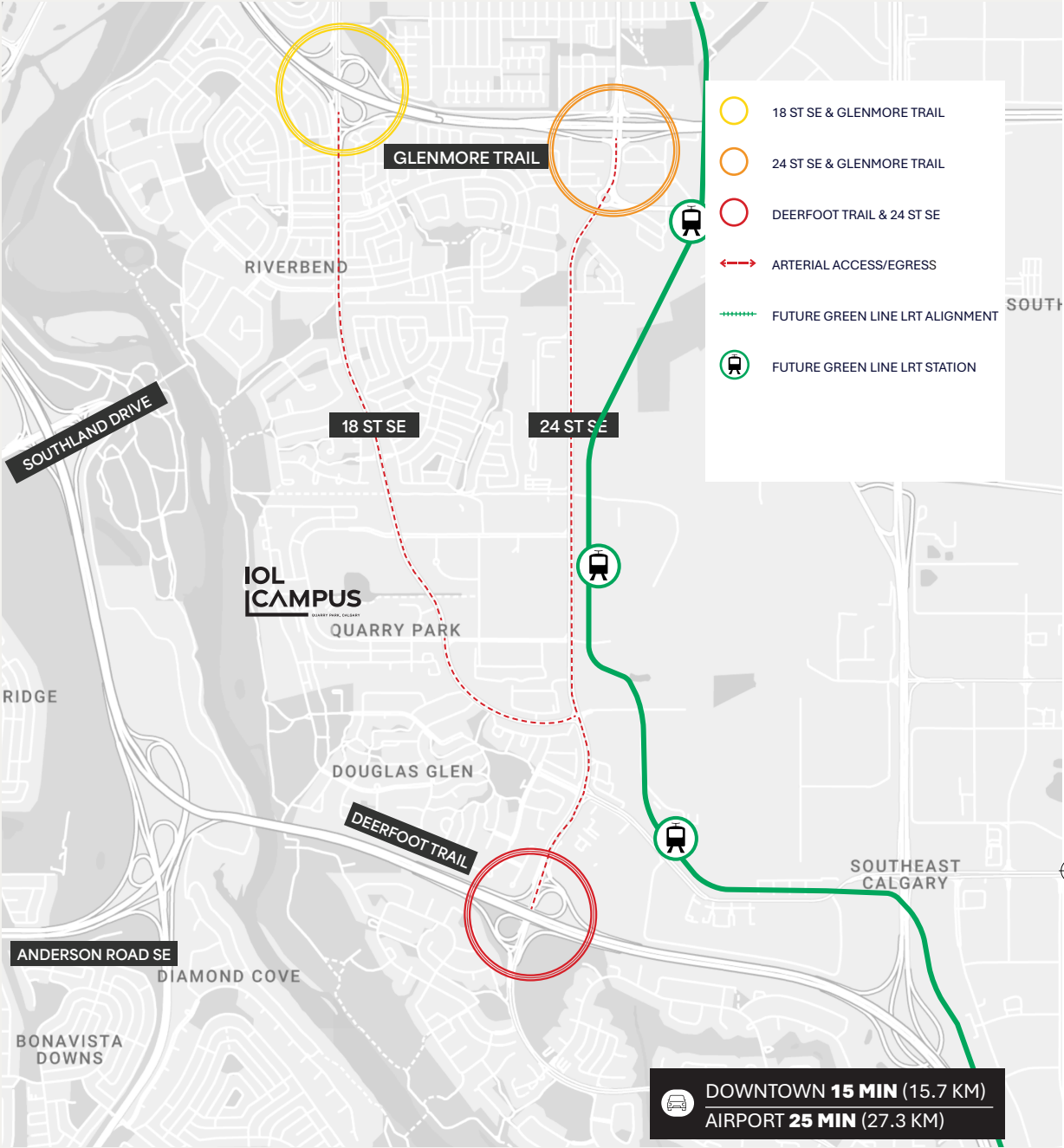
IOL
CAMPUS

 24 QUARRY PARK

IOL
CAMPUS
QUARRY PARK, CALGARY

QUARRY PARK BLVD

18 ST SE



DOMINIUM CBRE

The Suburban sweet spot

Accessible and connected.



Experience Suburban Calgary's most prestigious office campus.

Contact us to book a tour.

DOMINIUM CBRE

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**IOL
CAMPUS**
QUARRY PARK, CALGARY

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*Sales Representative

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