



## 4014 MACLEOD TRAIL SOUTH, CALGARY, AB T2G 2R7, CANADA

<https://blackstonecommercial.com>

\$30 psf Tenant allowance on 5 Year Term Quality office building located on Macleod Trail Immediately adjacent to the 39th Avenue LRT station Underground and surface parking available Recently renovated common areas, exterior and atrium High retail exposure - Macleod Trail Frontage Operating costs includes utilities Pylon signage available

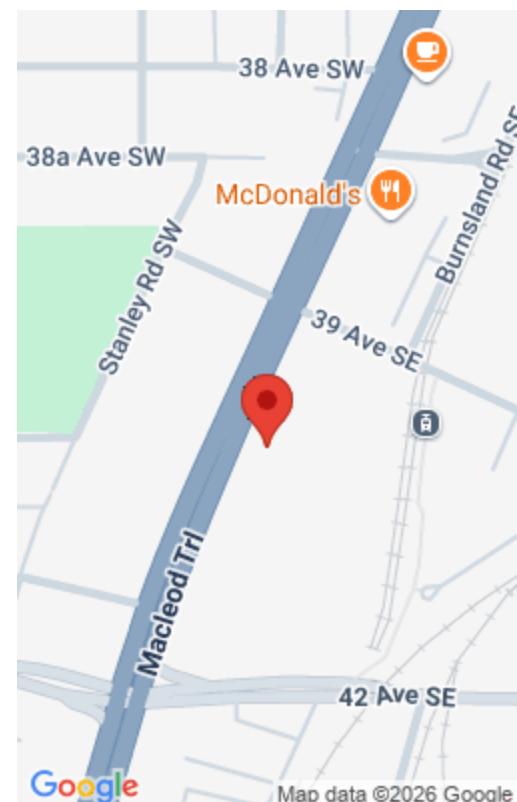


**Olivia Bohdan**



**Shane Olin**

- Office, Retail
- For Lease
- Available Immediately



## Property Details

**Date added:** Added 2 years ago  
**Category:** For Lease  
**ICSC Property:** ICSC Property

**Type:** Office, Retail  
**Status:** Available Immediately  
**Year built:** 1978

## Sale / Lease Information

| Unit    | Lease Rate | Area (sq ft)   | Operating Cost (per sq ft) | Unit Size (sq ft) |
|---------|------------|----------------|----------------------------|-------------------|
| 211/212 | Market     | Can be demised | \$15.19                    | 4,873             |
| 305-A   | Market     |                | \$15.19                    | 1,699             |
| 305-B   | Market     |                | \$15.19                    | 1,698             |
| 305-C   | Market     |                | \$15.19                    | 1,261             |

