

**Blackstone**

# For Lease

4014 Macleod Trail | Calgary, Alberta

**Great Exposure on Macleod**

# Atrium Square



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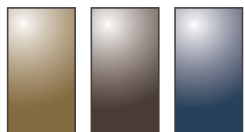
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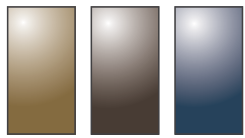


## Property Details

	Unit	SF	Rental Rate
<b>Size Available:</b>	<b>Unit 206</b>	1,007	\$12.00 PSF
	<b>Unit 211/212</b>	4,670	\$12.00 PSF
	<b>Unit 305</b>	4,556	\$12.00 PSF
	<b>Unit 318</b>	1,830	\$12.00 PSF
<b>Availability:</b>	Immediately		
<b>Op Costs:</b>	\$14.32 PSF		
<b>Zoning:</b>	C-COR3		
<b>Parking:</b>	1 stall per 500 SF		
	\$150/stall/month (underground)		
	\$120/stall/month (covered)		
	\$95/stall/month (surface)		

## Highlights

- **\$30 PSF Tenant Allowance on a 5-year lease for customized space**
- Prime Macleod Trail location, steps from 39th Ave LRT Station.
- Recently renovated common areas, exterior, and atrium.
- Centrally located office/retail flex space.
- Operating costs include utilities for hassle-free leasing.



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# Floor Plan

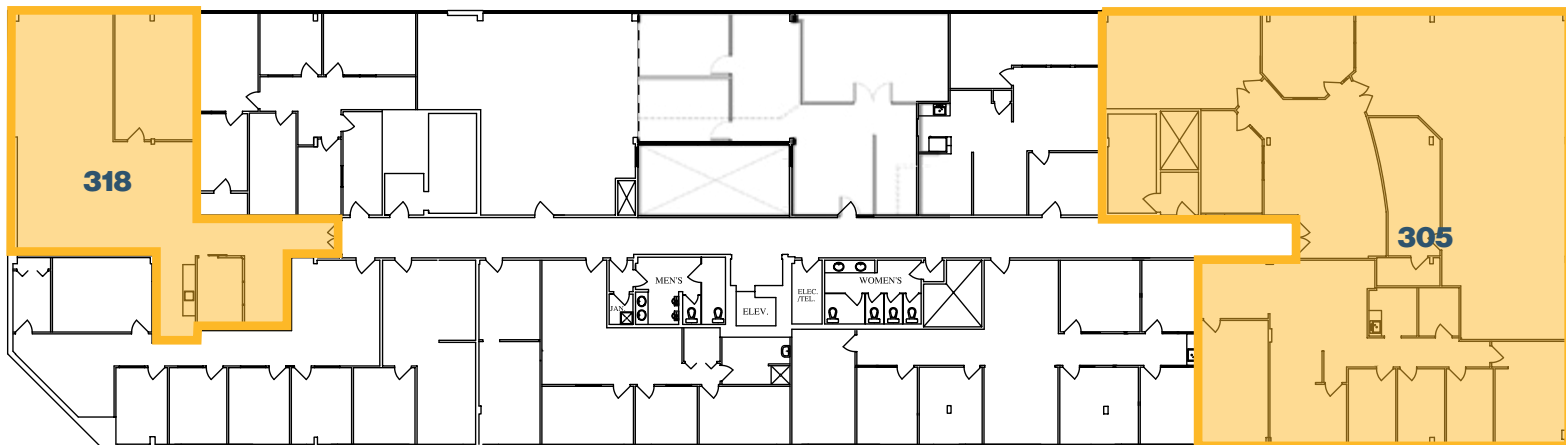
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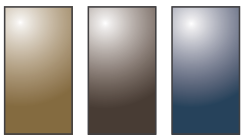
## Second Floor



## Third Floor







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# Location

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**NEIGHBORHOOD**  
Manchester



**POPULATION**  
3KM  
63,845



**MEDIAN AGE**  
40



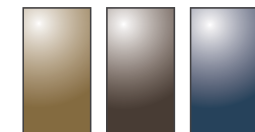
**HOUSEHOLD INCOME**  
\$167,664



**TRAFFIC COUNT**

51,000 VPD | Macleod Tr. & 39 Ave. W  
53,000 VPD | Macleod Tr. & 43 Ave. N





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# Thank you for your Interest



**BlackstoneCommercial.com**

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