



Blackstone

For Lease

4014 Macleod Trail | Calgary, Alberta

Great Exposure on Macleod

Atrium Square



Olivia Bohdan Associate

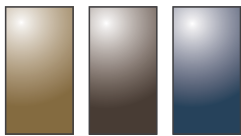
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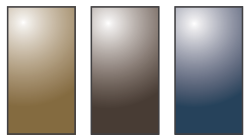


Property Details

	Unit	SF
Size Available	Unit 211/212 <i>Can be demised</i>	4,670
	Unit 305-A	1,665
	Unit 305-B	1,656
	Unit 305-C	1,235
Rate	Market	
Availability	Immediately	
Op Costs	\$14.75 PSF	
Zoning	C-COR3	
Parking	1 stall per 500 SF	
	\$150/stall/month (underground)	
	\$120/stall/month (covered)	
	\$95/stall/month (surface)	

Highlights

- **\$30 PSF Tenant Allowance for base building 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

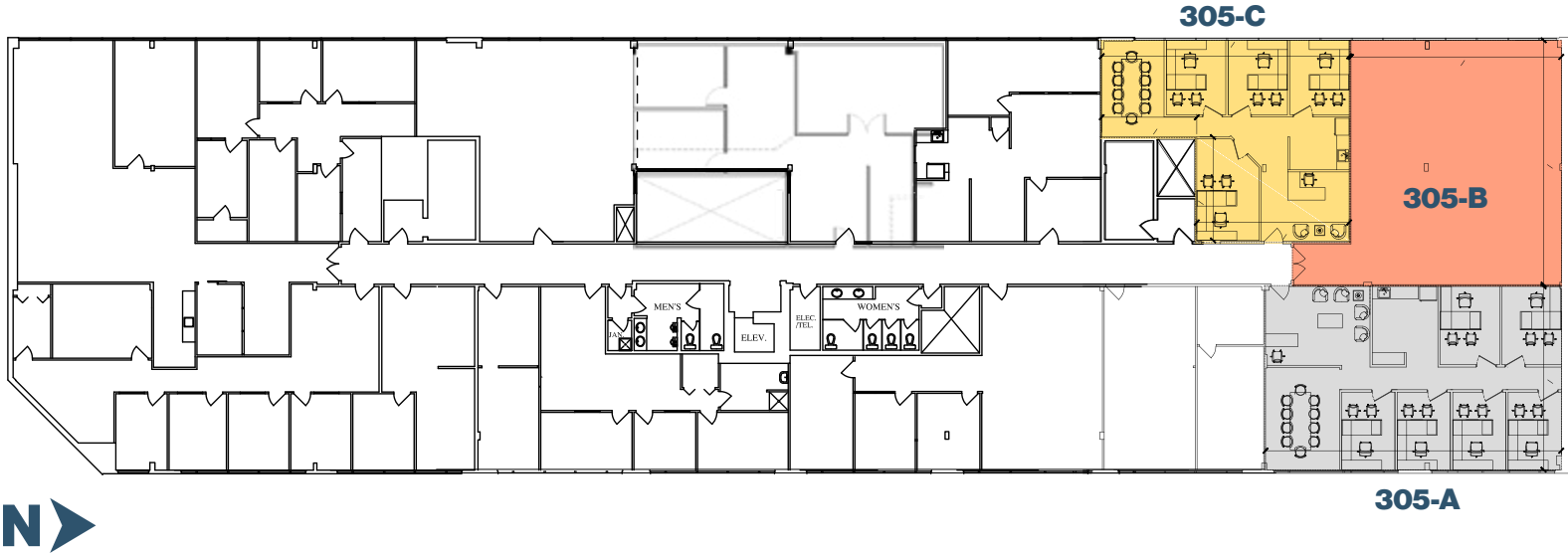
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Second Floor



Third Floor





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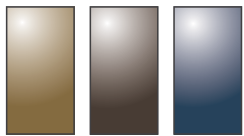
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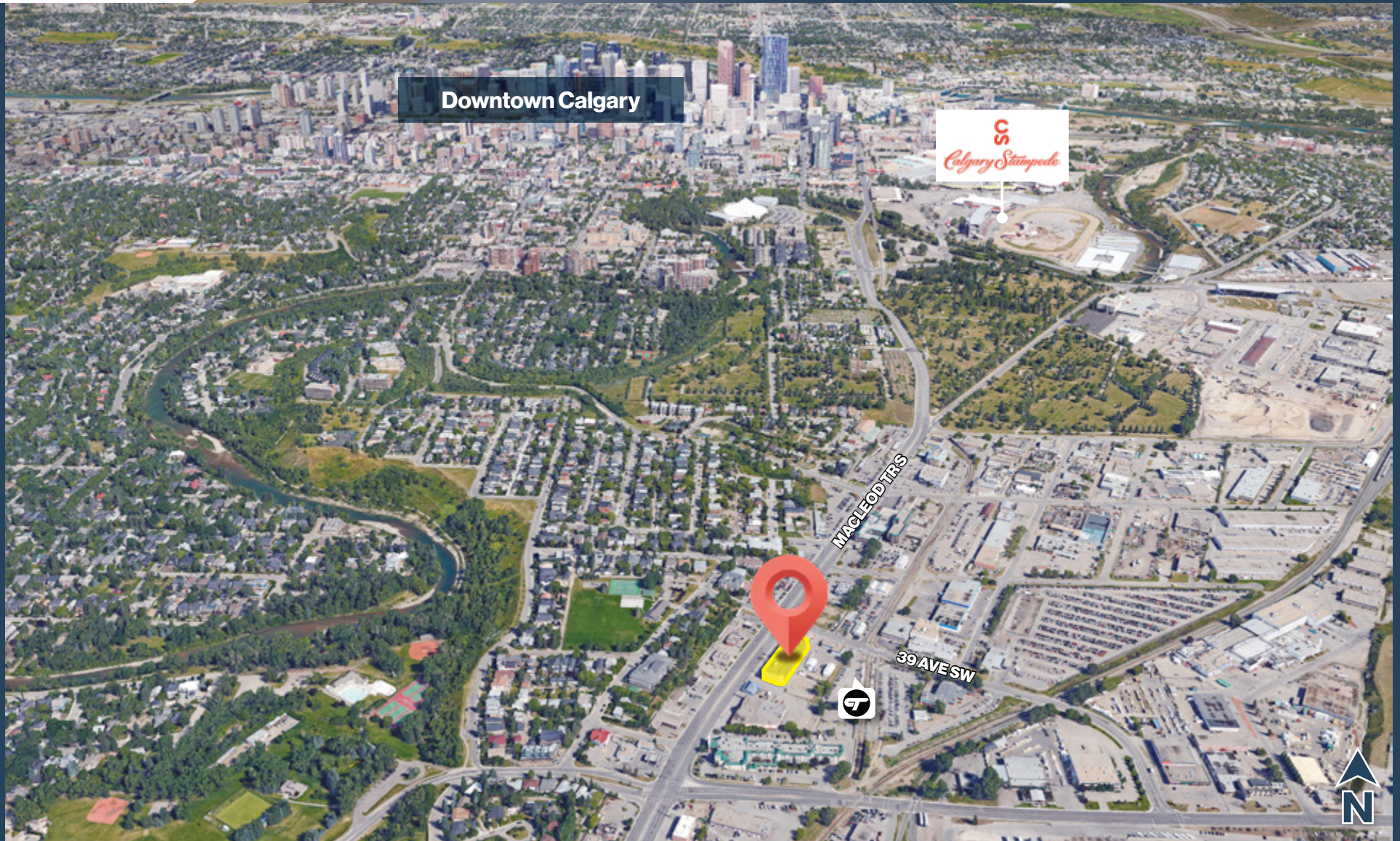


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Location

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Great Exposure on Macleod



NEIGHBORHOOD
Manchester



POPULATION
3KM
63,845



MEDIAN AGE
40

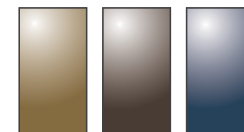


HOUSEHOLD INCOME
\$167,664



TRAFFIC COUNT

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



Blackstone

Thank you for your Interest



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