

**Blackstone**

# For Lease

4014 Macleod Trail | Calgary, Alberta

**Great Exposure on Macleod**

# Atrium Square



**Olivia Bohdan** Associate

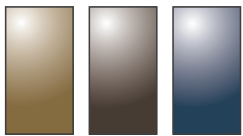
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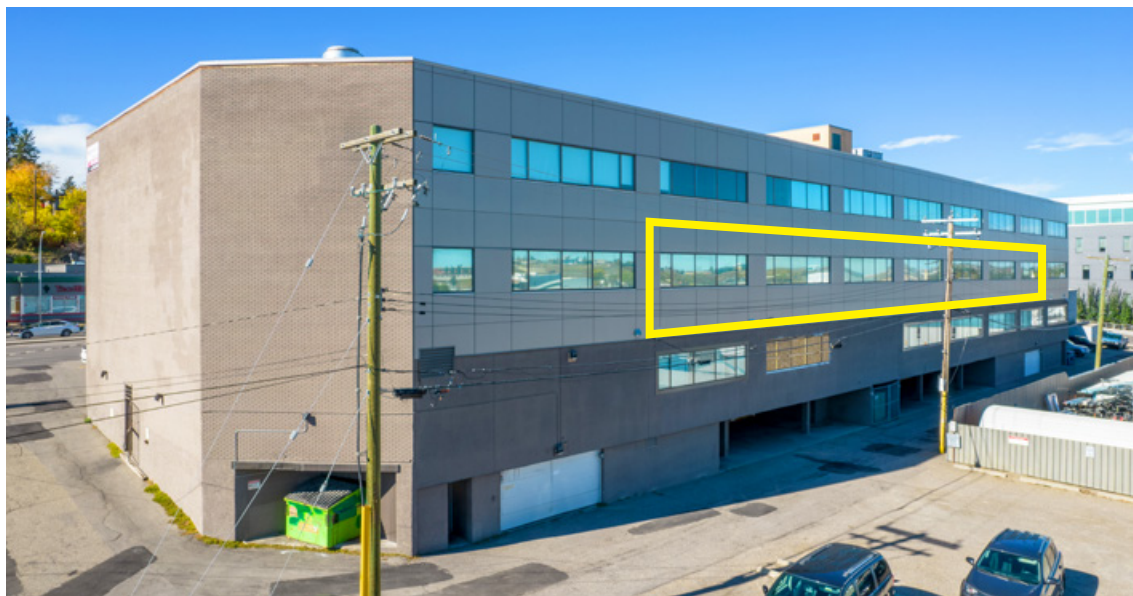


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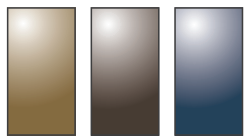


## Property Details

|                        | Unit                            | SF    | Rental Rate |
|------------------------|---------------------------------|-------|-------------|
| <b>Size Available:</b> | <b>Unit 211/212</b>             | 4,670 | \$12.00 PSF |
|                        | <b>Unit 305</b>                 | 4,556 | \$12.00 PSF |
|                        | <b>Unit 318 C/L</b>             | 1,830 | \$12.00 PSF |
| <b>Availability:</b>   | Immediately                     |       |             |
| <b>Op Costs:</b>       | \$14.75 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

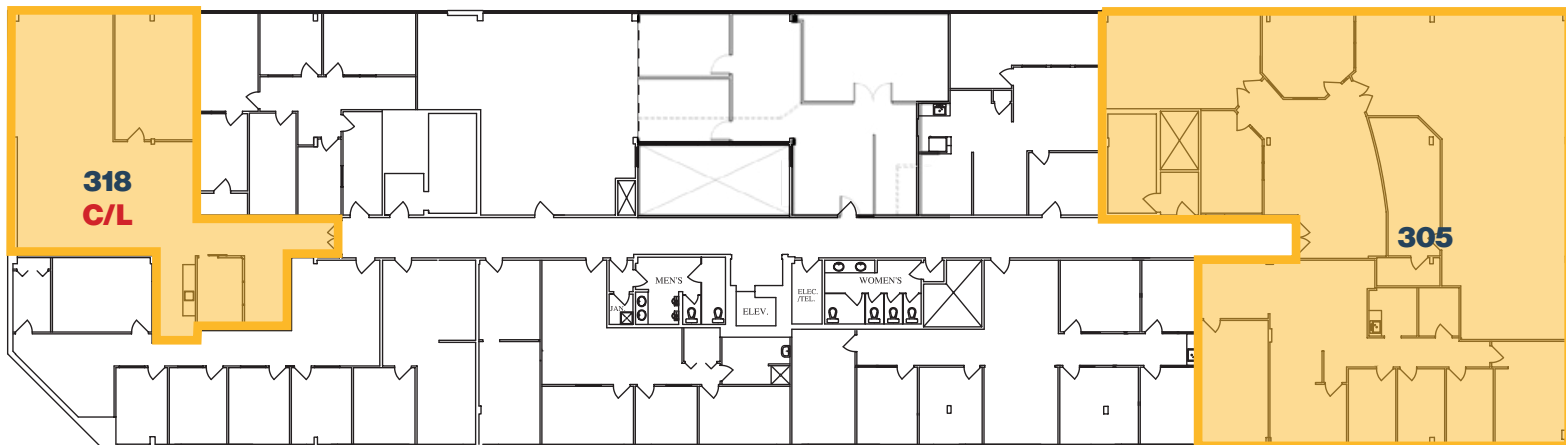
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## Second Floor



## Third Floor





**Olivia Bohdan** Associate

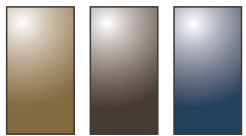
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# Location

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**NEIGHBORHOOD**  
Manchester



**POPULATION**  
3KM  
63,845



**MEDIAN AGE**  
40

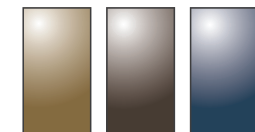


**HOUSEHOLD INCOME**  
\$167,664



**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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