

Blackstone

For Lease

4014 Macleod Trail | Calgary, Alberta

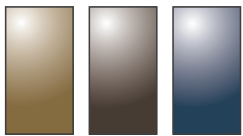
Great Exposure on Macleod

Atrium Square



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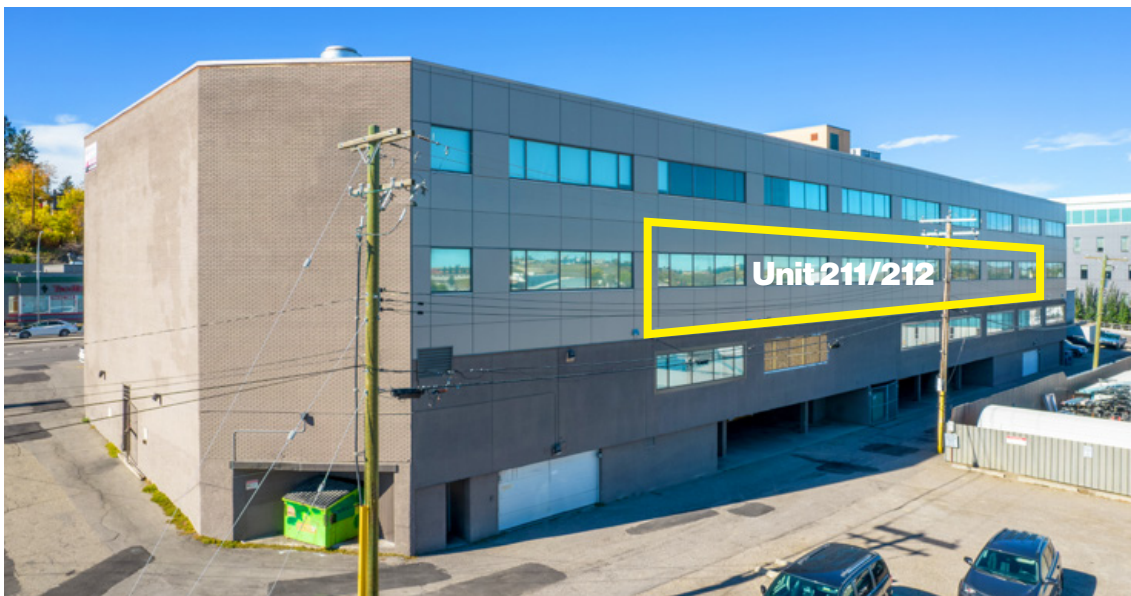


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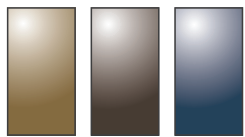


Property Details

	Unit	SF	Rental Rate
Size Available:	Unit 211/212 <i>Can be demised</i>	4,670	\$12.00 PSF
	Unit 305	4,556	\$12.00 PSF
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 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.



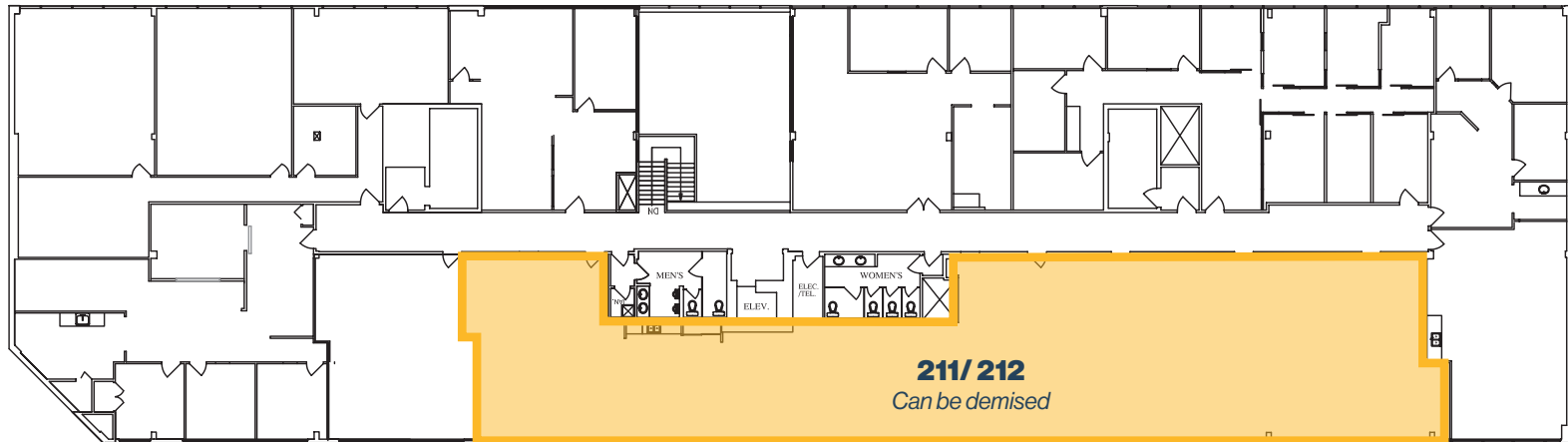
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Floor Plan

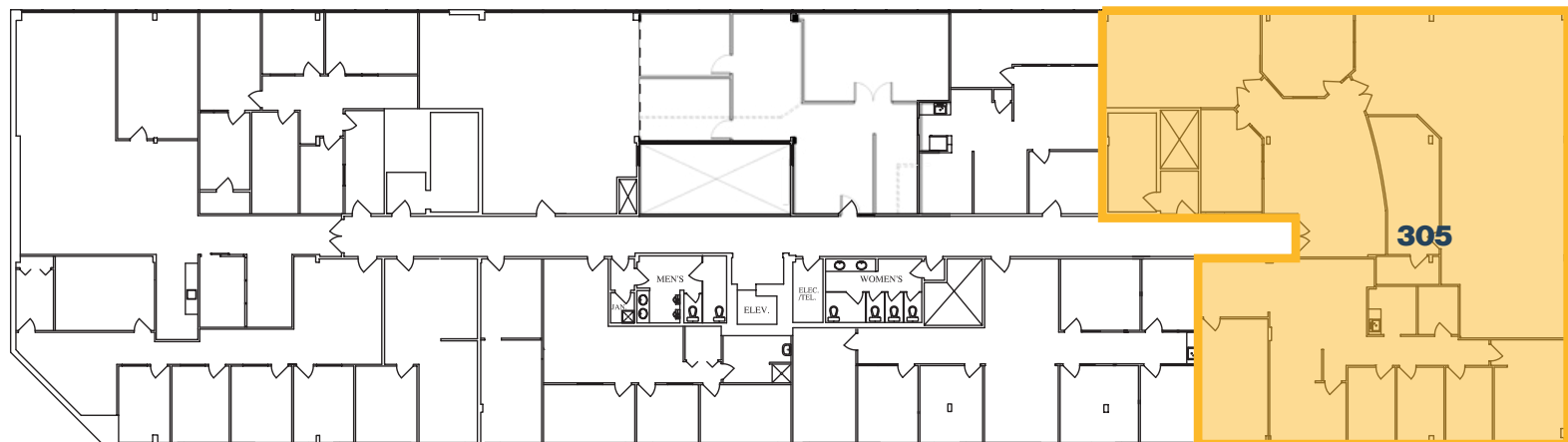
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Great Exposure on Macleod

Second Floor



Third Floor





Olivia Bohdan Associate

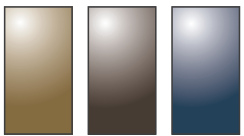
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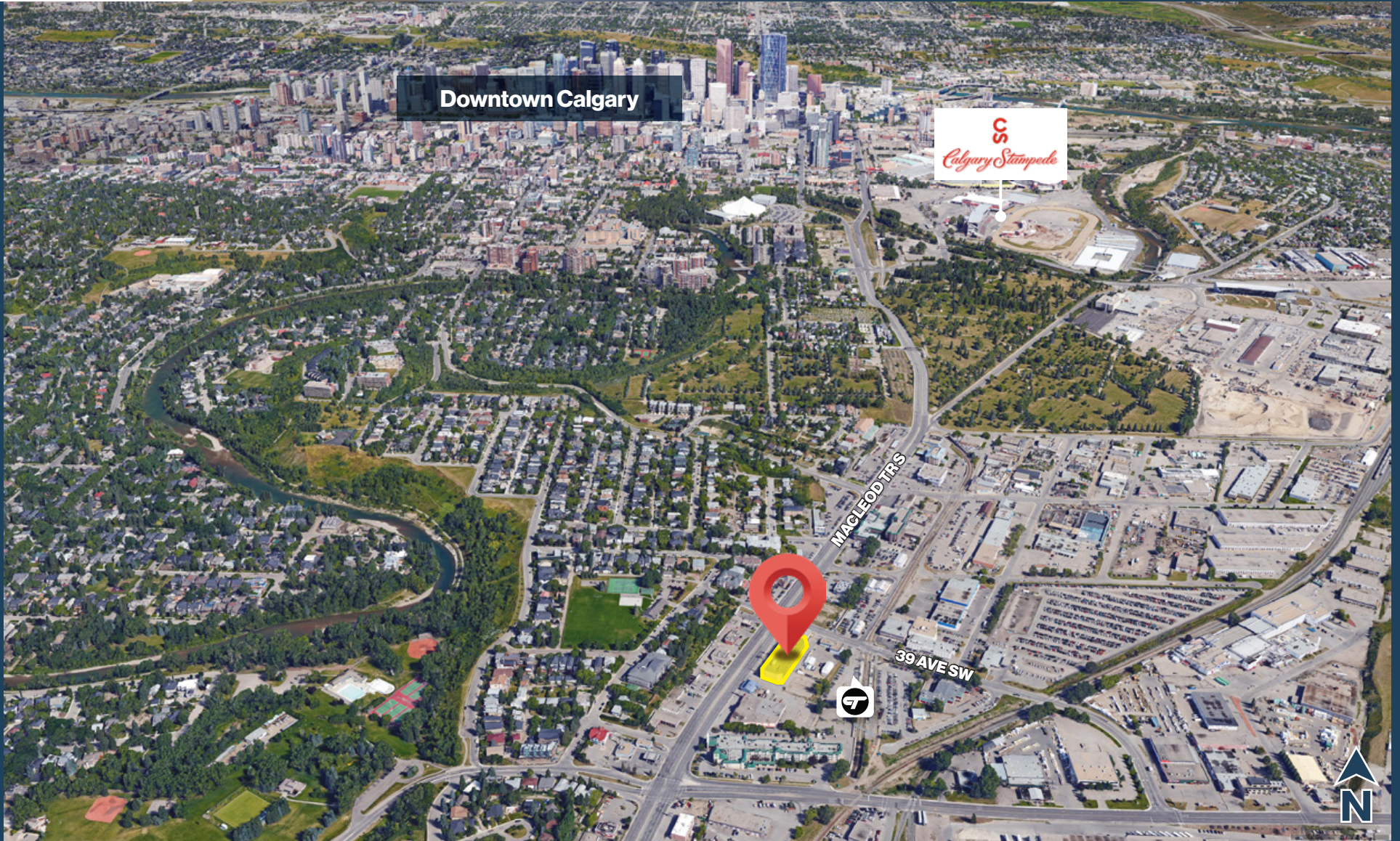


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Location

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Great Exposure on Macleod



NEIGHBORHOOD
Manchester



POPULATION
3KM
63,845



MEDIAN AGE
40

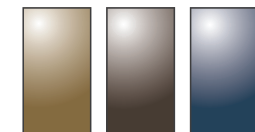


HOUSEHOLD INCOME
\$167,664



TRAFFIC COUNT

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



Blackstone

Thank you for your Interest



BlackstoneCommercial.com

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