

Atrium Square

Unit 305-A

Unit 305-B

Unit 305-C

Unit 105
Daycare Opportunity

MACLEOD TRAIL

Olivia Bohdan Associate

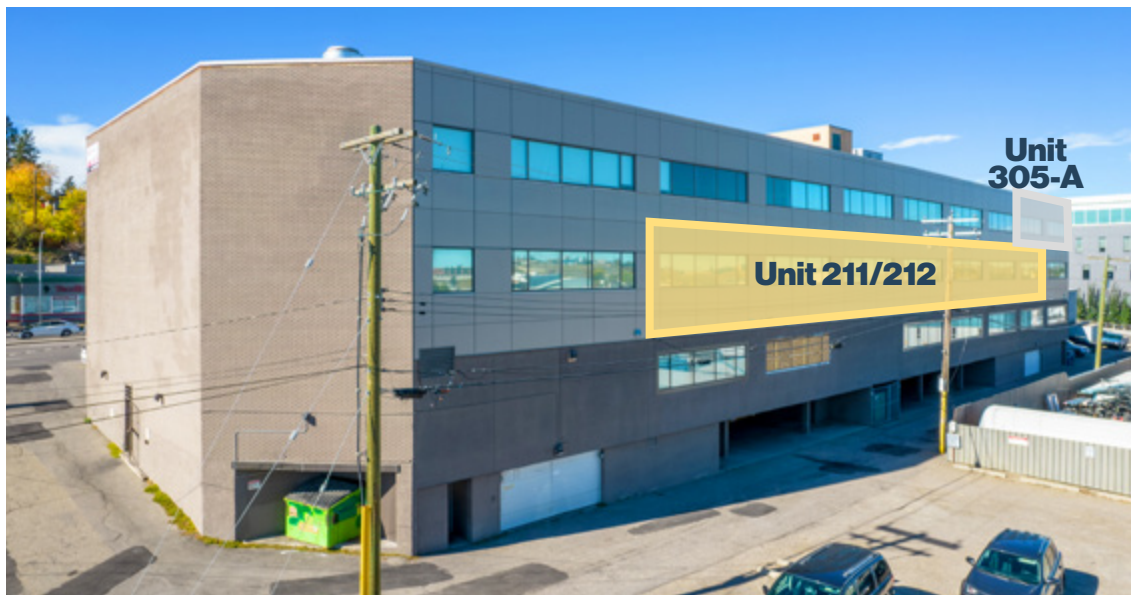
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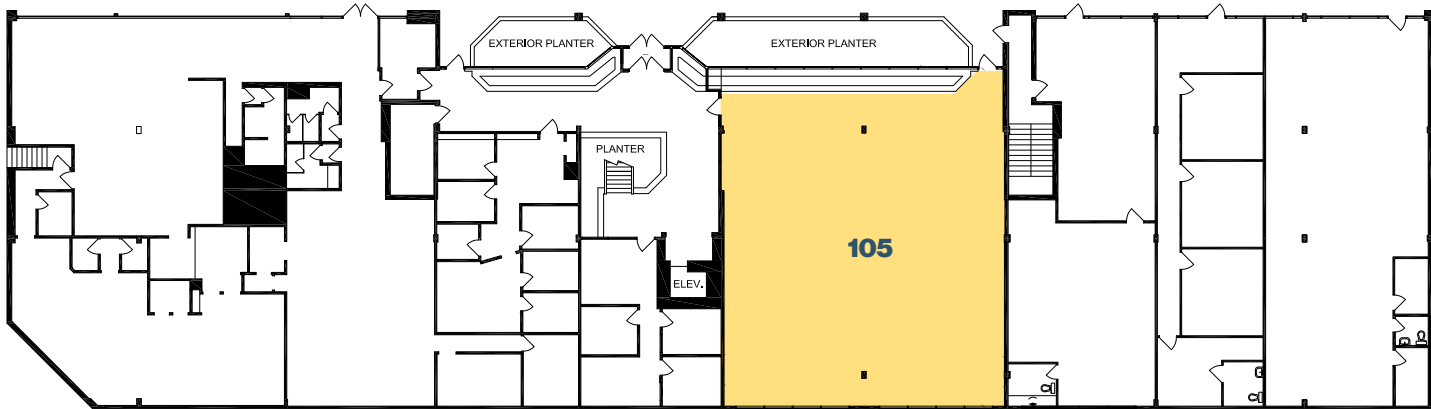
Property Details

Property Details		Unit	SF	
Size Available	Unit 105		3,039	
	Unit 211/212		4,670	
	Can be demised			
	Unit 305-A		1,665	Newly Demised and Under Renovations
	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

Main Floor



Floor Plans

Second Floor



Third Floor



305-A Lobby



305-A Floor Plan



305-A Lobby



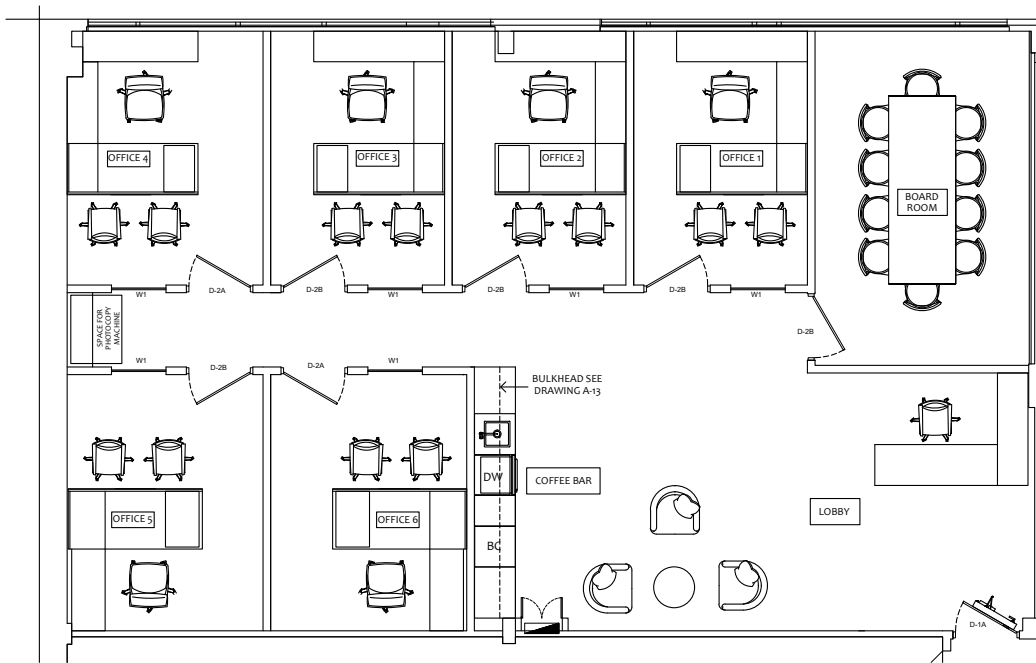
305-C Lobby



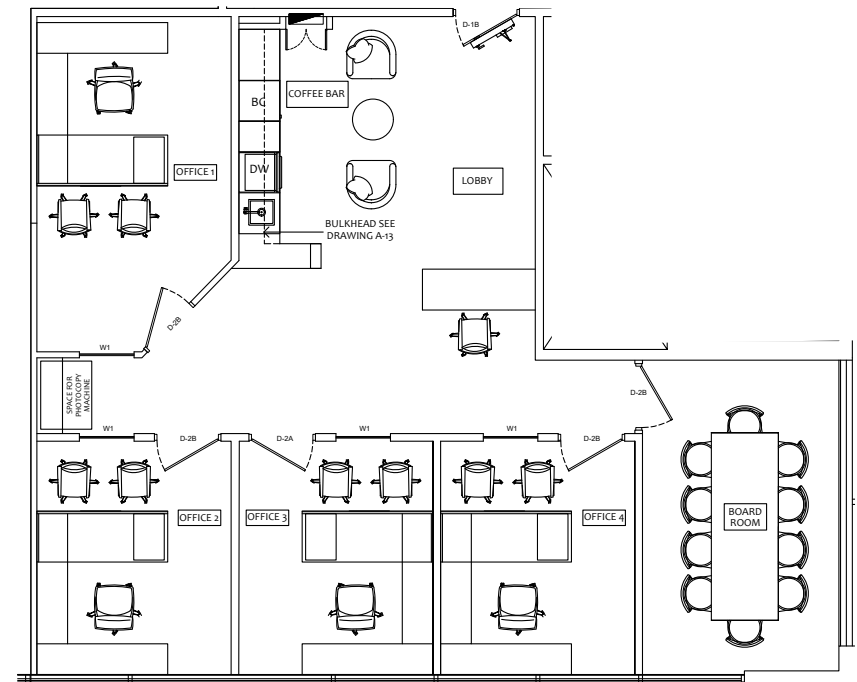
305-C Lobby



305-A Floor Plan



305-C Floor Plan







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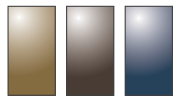
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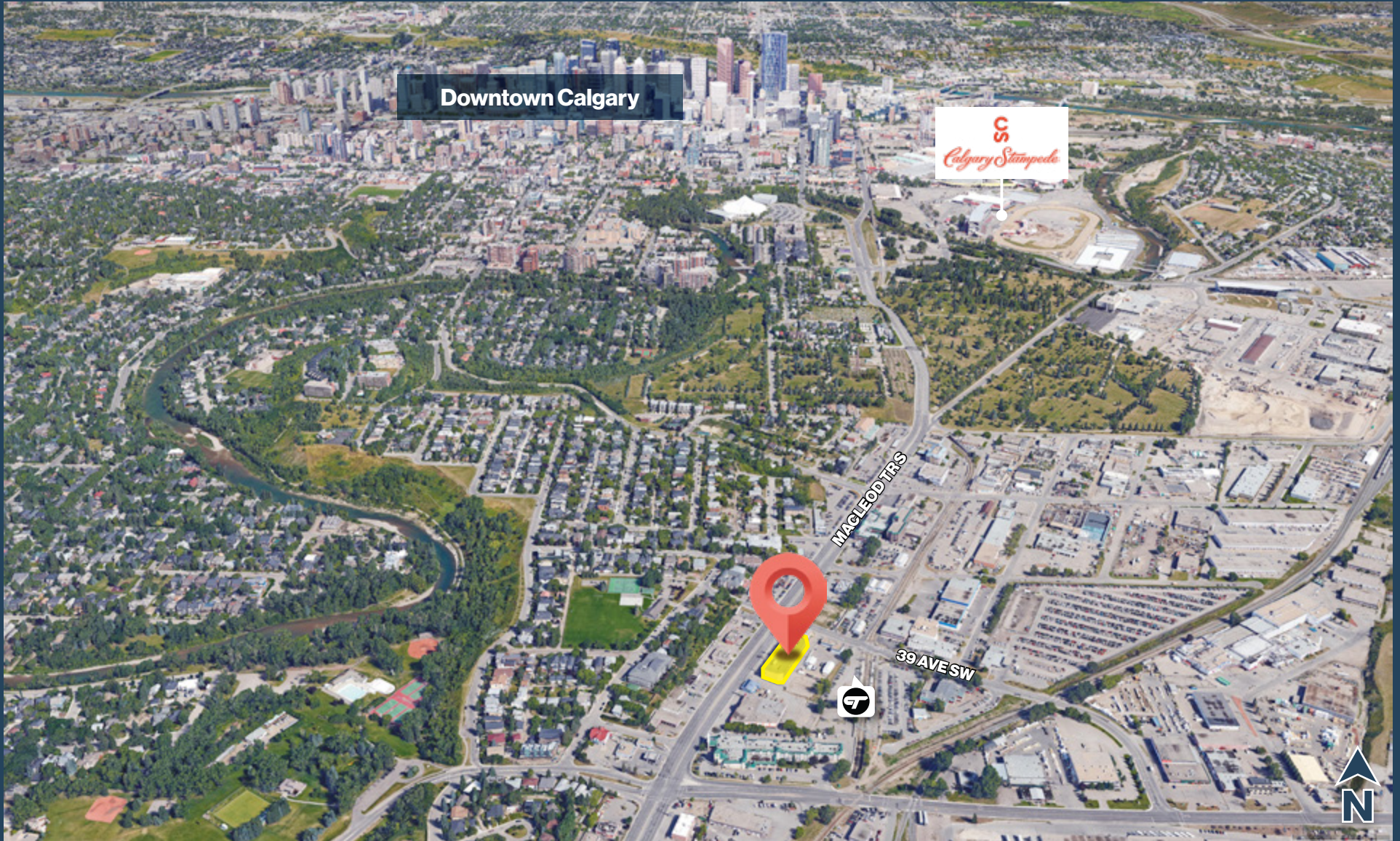


Blackstone
Commercial Real Estate Services Inc.

Location

4014 Macleod Trail | Calgary, Alberta

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

Thank you for your Interest



BlackstoneCommercial.com

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