

For Lease

4014 Macleod Trail S | Calgary, AB



Demographics (within 3 km)



NEIGHBORHOOD
Manchester



POPULATION
63,845



MEDIAN AGE
340



HOUSEHOLD INCOME
\$167,664

Building Details



PARKING
Street



YEAR BUILT
1978



TRAFFIC COUNT

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



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

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Atrium Square

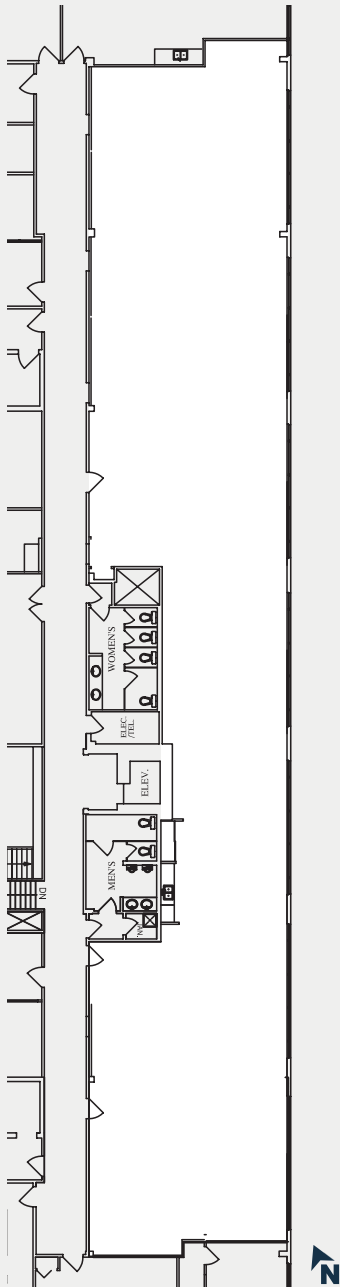
PROPERTY DETAILS

Unit Size	Unit 211/212: 4,873 SF <i>Can be demised</i> Unit 307: 1698.18 SF <i>Brand New Show Suite</i>
Rental Rate	\$14.00 PSF
Op Costs	\$15.19 PSF (Est. 2026)
Availability	Immediate
Zoning	C-COR3
Parking	1 stall per 500 SF \$150/stall/month (underground) \$120/stall/month (covered) \$95/stall/month (surface)

- \$30 PSF Tenant Allowance for base building space
- Prime Macleod Trail location, steps from 39th Ave LRT Station
- Renovated common areas, exterior, and atrium
- Centrally located office/retail flex space
- Operating Costs include utilities

2nd
FLOOR

- **Unit 211/212**
- 4,873 SF
- Can be demised to 1,000 SF
- Looking SE over the LRT
- Build-to-Suit Opportunity

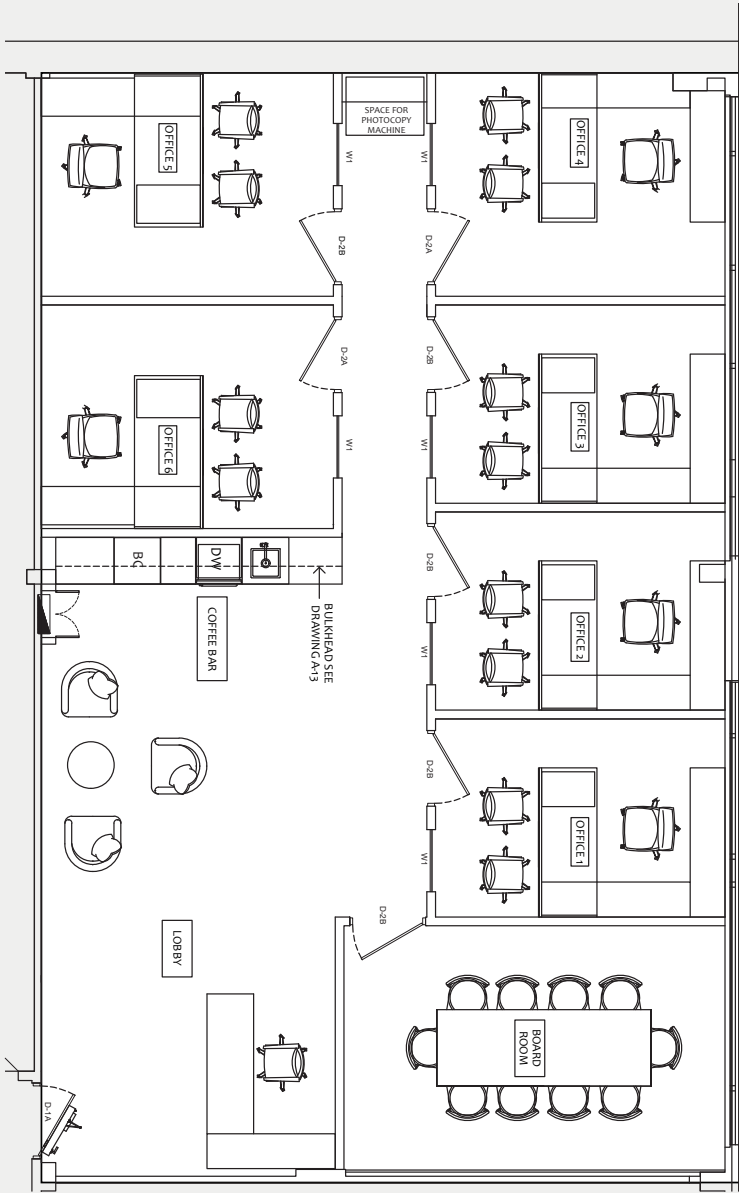


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3rd
FLOOR

- **Unit 307**
- 1,698 SF
- Brand New Turnkey Office
- 6 Offices plus Open Concept Reception / Coffee Bar
- Boardroom
- Southeast Facing looking over LRT







Thank you for your interest!

For More Info.



Olivia Bohdan
Senior Associate

📞 403.629.0809
✉ obohdan@blackstonecommercial.com



Shane Olin
Principal

📞 403.313.5305
✉ solin@blackstonecommercial.com

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | 📞 403.214.2344

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