

For Lease

4014 Macleod Trail S | Calgary , AB



Demographics



NEIGHBORHOOD
Manchester
Industrial



POPULATION
63,845



MEDIAN AGE
40



HOUSEHOLD INCOME
\$167,664

Building Details



PARKING
Underground,
Covered & Surface



YEAR BUILT
1978



TRAFFIC COUNT

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

Blackstone

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

P (403) 214-2344

blackstonecommercial.com

Atrium Square | Great Exposure!

Property Details

	Unit	SF	Rental Rate
Size Available:	Unit 206	1,007	\$12.00 PSF
	Unit 211/212	4,670	\$12.00 PSF
	Unit 318	1,830	\$12.00 PSF
Availability:	Immediately		
Op Costs:	\$14.32 PSF		
Zoning:	C-COR3		
Parking:	1 stall per 500 SF		
	\$150/stall/month (underground)		
	\$120/stall/month (covered)		
	\$95/stall/month (surface)		

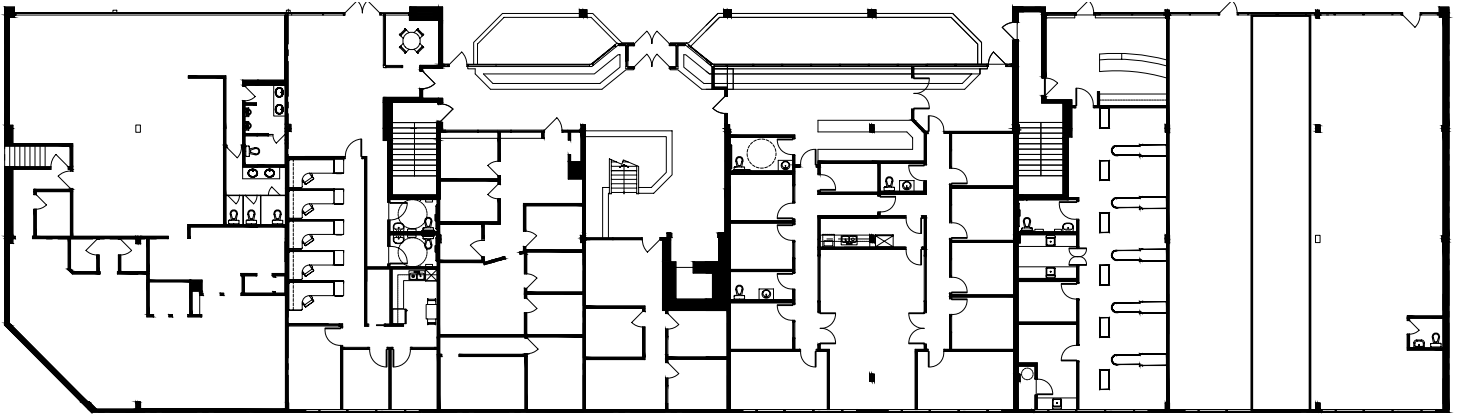
Highlights

- **\$30 PSF Tenant Allowance on a 5-Year Term**
- Quality office located on Macleod Trail immediately adjacent to the 39th Avenue LRT Station
- Recently renovated common areas, exterior and atrium
- Centrally located office/retail flex space
- Operating costs includes utilities

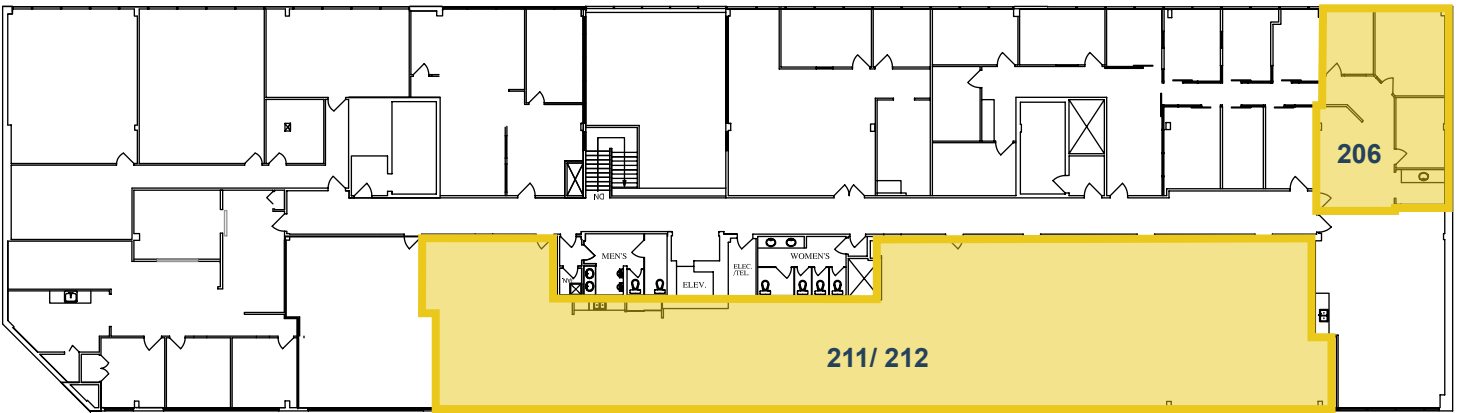


Floor Plans

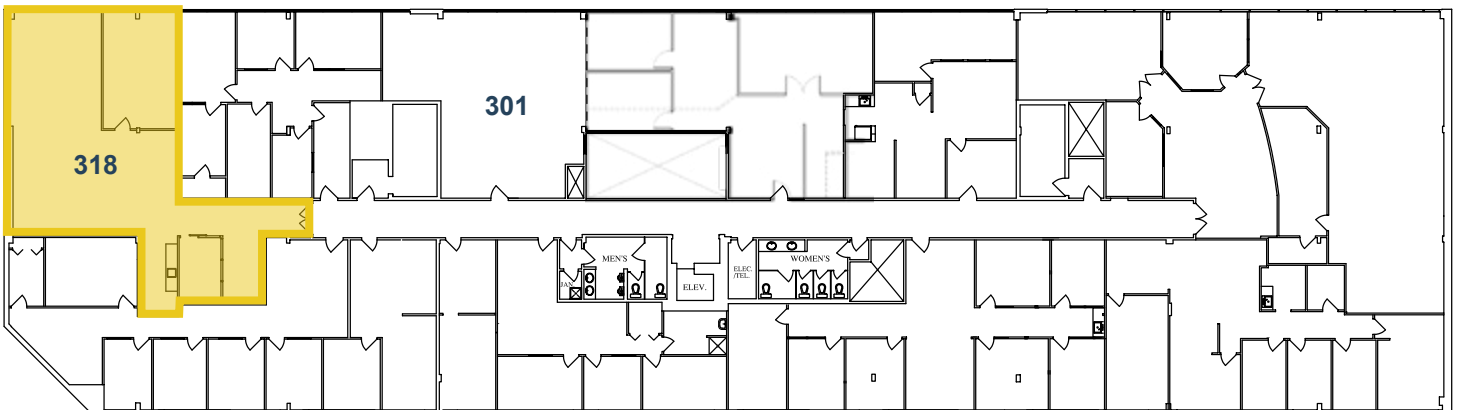
Main Floor



Second Floor



Third Floor



Downtown Calgary



Property Location

MACLEOD TR S

39 AVE SW



Thank you for your interest!

For More Info.

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