

## 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



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
<b>Size Available:</b>	Unit 105	3,039	\$20.00 PSF
	Unit 211/212	4,670	\$12.00 PSF
	Unit 302	1,453	\$12.00 PSF
	Unit 310	2,171	\$12.00 PSF
	Unit 318	1,830	\$12.00 PSF
<b>Availability:</b>	Immediately		
<b>Op Costs:</b>	\$14.32 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 Term**
- Quality office located on Macleod Trail immediately adjacent to the 39th Avenue LRT Station
- Recently renovated common areas, exterior and atrium
- High retail exposure with Macleod Trail frontage
- Operating costs includes utilities

Macleod Frontage



Atrium



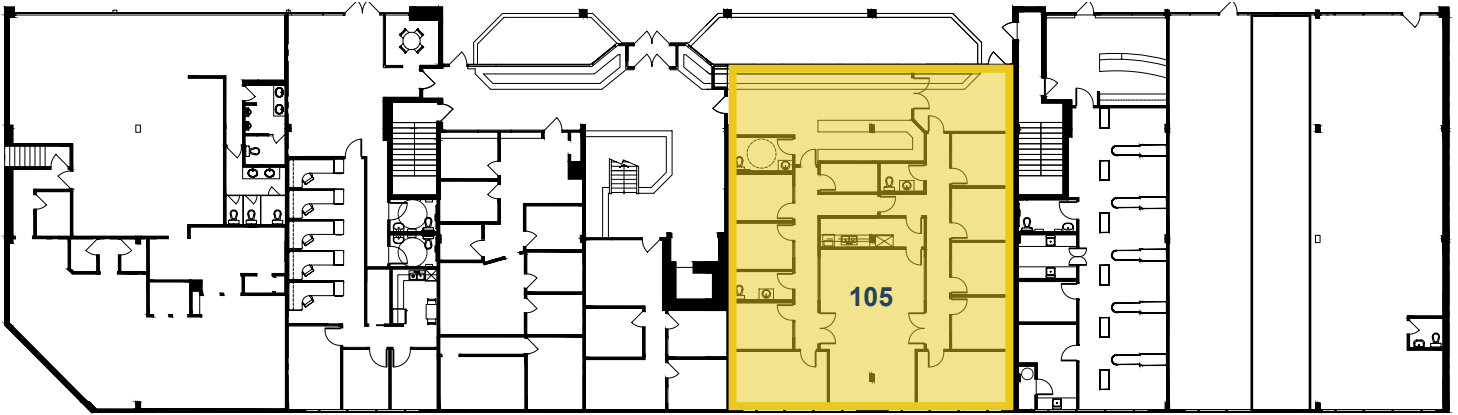
Aerial View



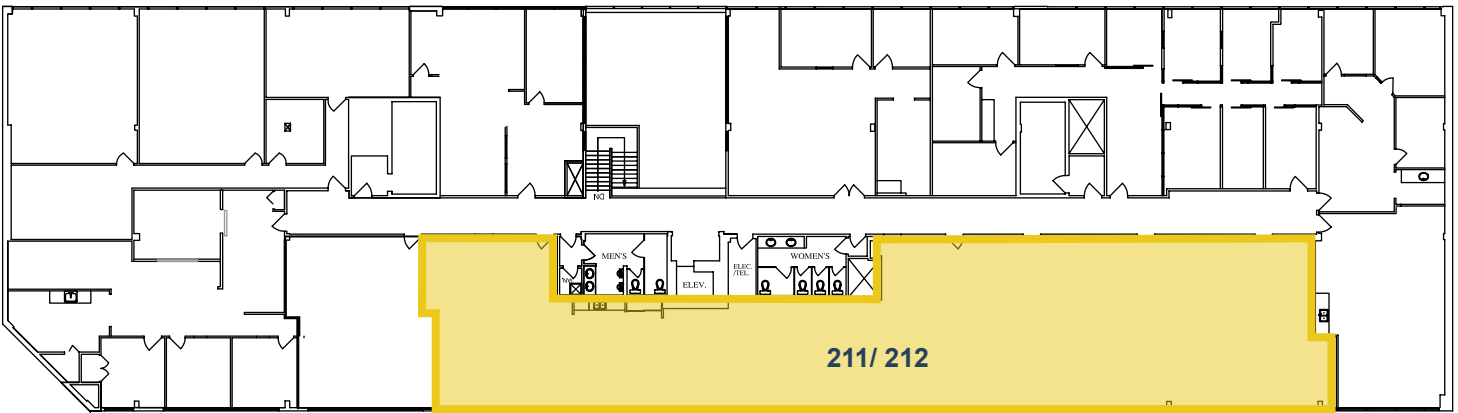
Back of Building

# Floor Plans

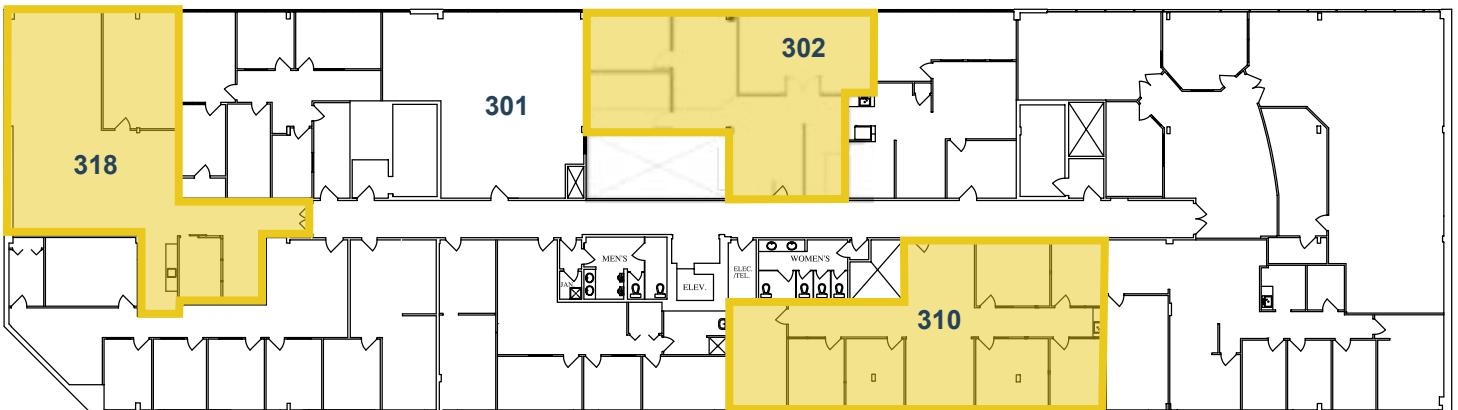
## Main Floor



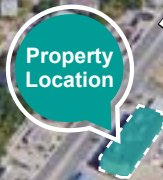
## Second Floor



## Third Floor



Downtown Calgary



MAGLEOD TR S

39 AVE SW



# Thank you for your interest!

For More Info.

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