

Blackstone
Commercial Real Estate Services Inc.

For Lease

9705 Horton Road SW | Calgary, Alberta

Retail/Office Leasing Opportunities

Horton Park

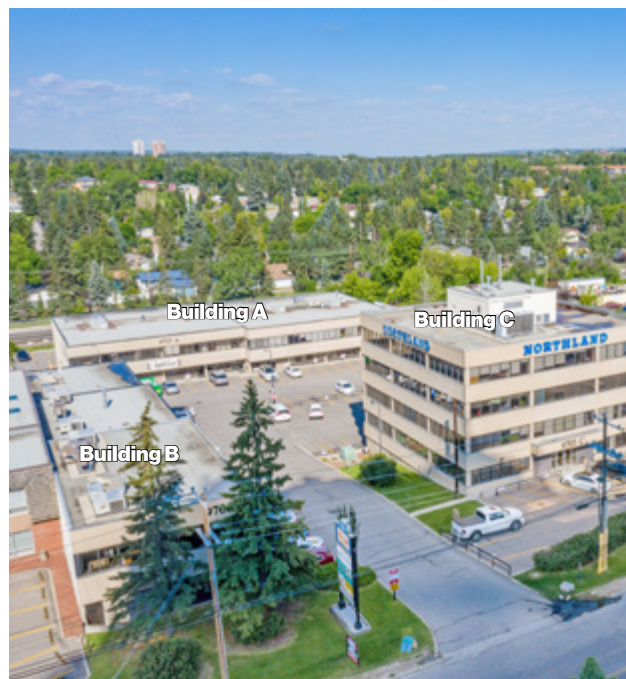
9705 Horton Road SW, Calgary AB

Busy Location

PROPERTY DETAILS

Available Unit	Office	Rental Rate
	A200: 3,688 SF C/L full floor opportunity	\$14.00 PSF
	A210: 4,293 SF	\$14.00 PSF
Op Costs	Building A: \$14.14	
Availability	30-days Notice	
District	Southland	
Year Built	1989	
Parking	Ample Surface Parking. 2 stalls per 1,000 SF 15 - 1 Hour Visitor Stalls. \$125/month for Assigned	

- **Building A** is a two-storey walk-up, and for tenants seeking a full-floor lease, the landlord is open to installing an elevator for added accessibility.
- Plenty of onsite surface parking + free 2-hour street parking nearby
- Quick and easy access to Southland Drive & Macleod Trail
- Office & Retail spaces available in a central, high-traffic location
- Landlord will customize improvements to fit your business needs
- Utilities conveniently included in operating costs
- A short walk to Southland LRT Station



Olivia Bohdan, Associate

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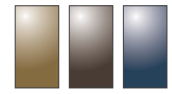
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

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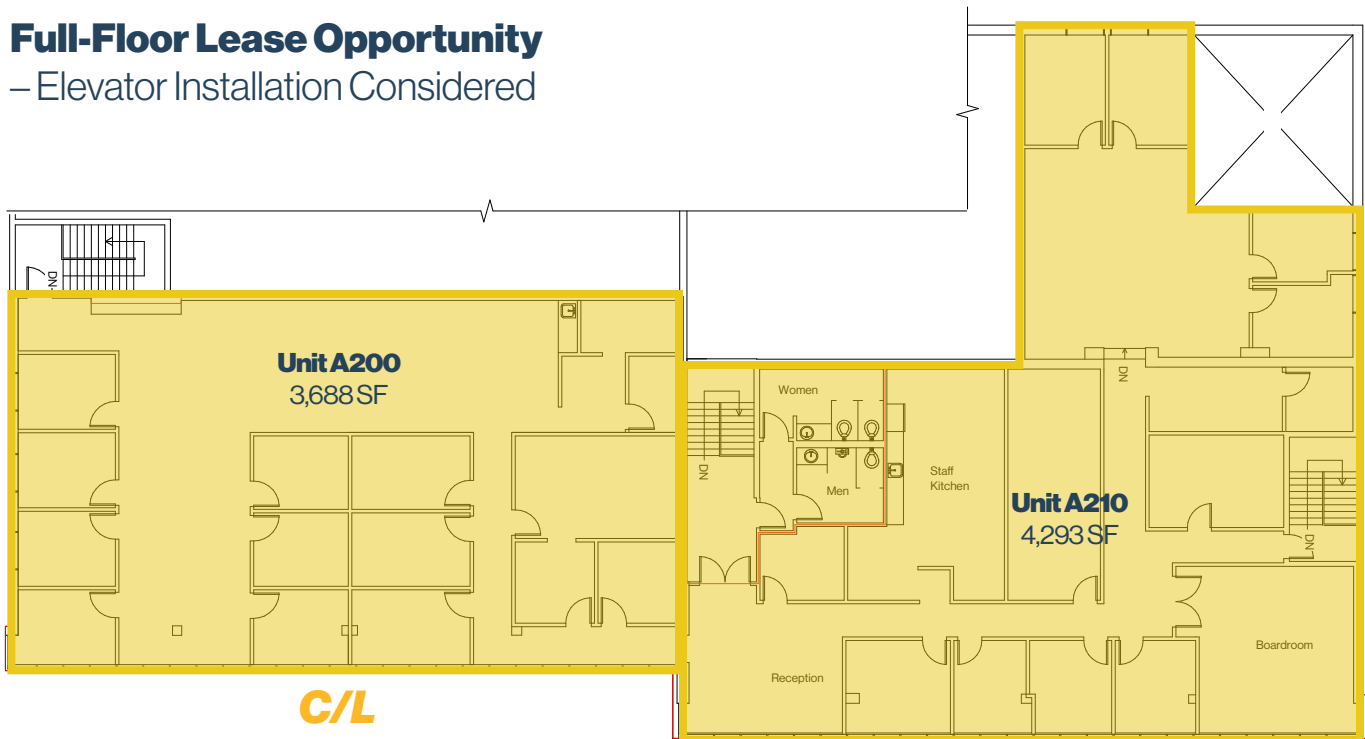
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Building A



Full-Floor Lease Opportunity

– Elevator Installation Considered



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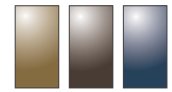
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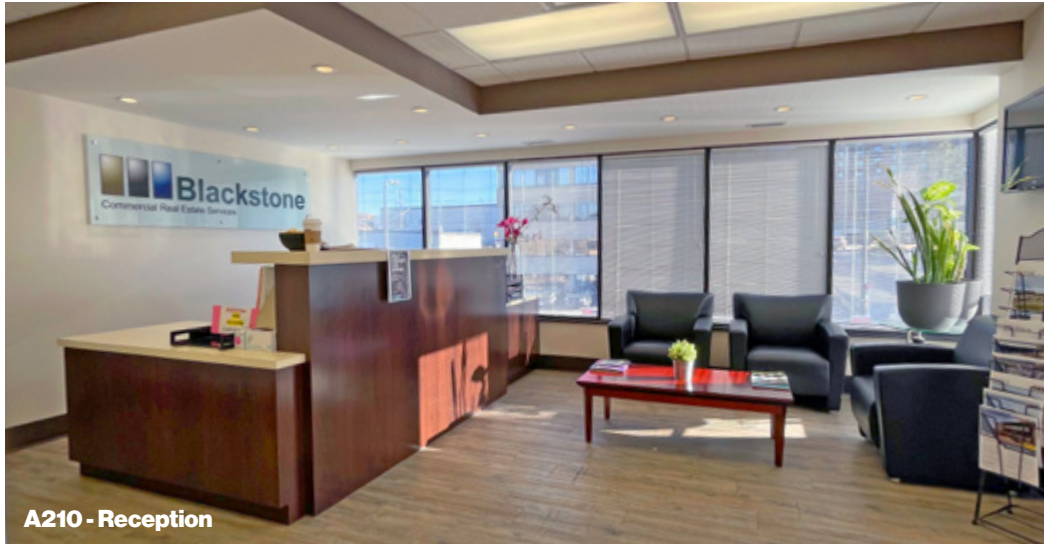
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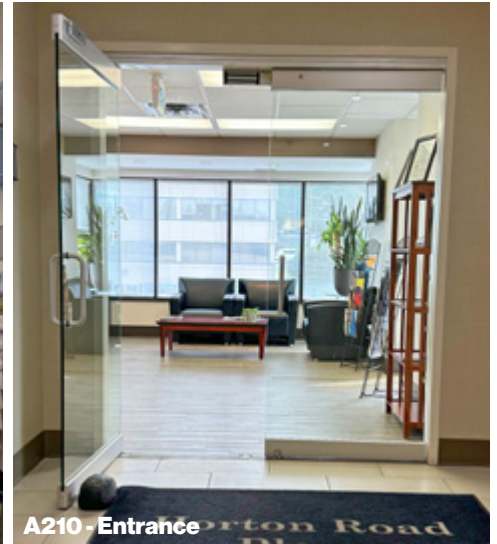
Retail/Office Leasing Opportunities



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A210 - Reception



A210 - Entrance



A210 - Main Hallway



A210 - Boardroom



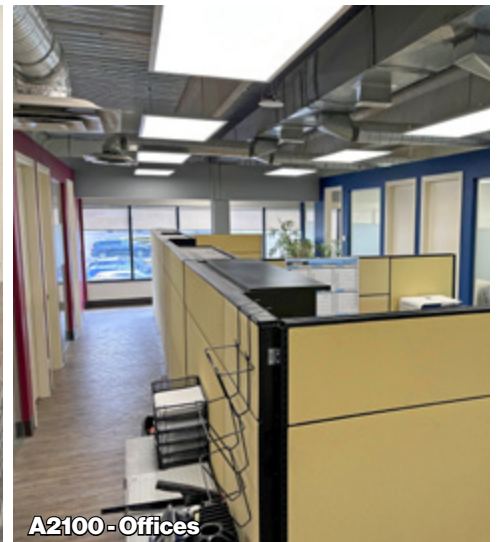
A210 - Kitchen



A210 - Mens Washroom



A200 - Lounge



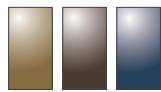
A2100 - Offices

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Busy Location offering Retail & Office Opportunities

- 1
- 2 **Value Village**
- 3
- 4
- 5
- 6
- 7 **RONA**
- 8
- 9



NEIGHBORHOOD
Southland



POPULATION
65,296



MEDIAN AGE
43



HOUSEHOLD INCOME
\$123,041



TRAFFIC COUNT

50,000 VPD | Macleod Trail
29,000 VPD | Southland Dr. at Southport



BlackstoneCommercial.com

For more information, please contact one of our associates.

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