For Lease

9705 Horton Road SW | Calgary, AB

Horton Park

Demographics *(within 3 km)*

NEIGHBORHOOD
Southland

POPULATION
67,803

MEDIAN AGE
42.8

HOUSEHOLD INCOME
$83,780

Building Details

PARKING
Ample Surface
+ Street

YEAR BUILT
1989

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

Blackstone
Commercial Real Estate Services Inc.

Unit 301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
P (403) 214-2344
blackstonecommercial.com

Office Opportunities

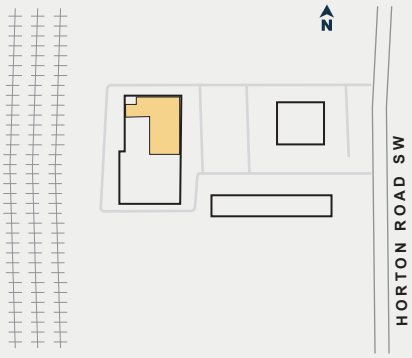
Unit Available	**Building A** *Front-side* **A210:** 4,293± SF **Building B** **B200:** 1,167 SF **Building C** **C300:** 1,132 SF (Sublease expires June 29, 2028 Landlord willing to consider headlease)
Lease Rate	$14.00 PSF
Op Costs	$14.22 PSF (Est. 2026)
Zoning	Industrial – Business (I-B)
Availability	30 days
Parking	2 stalls per 1,000 SF | $125/month/stall

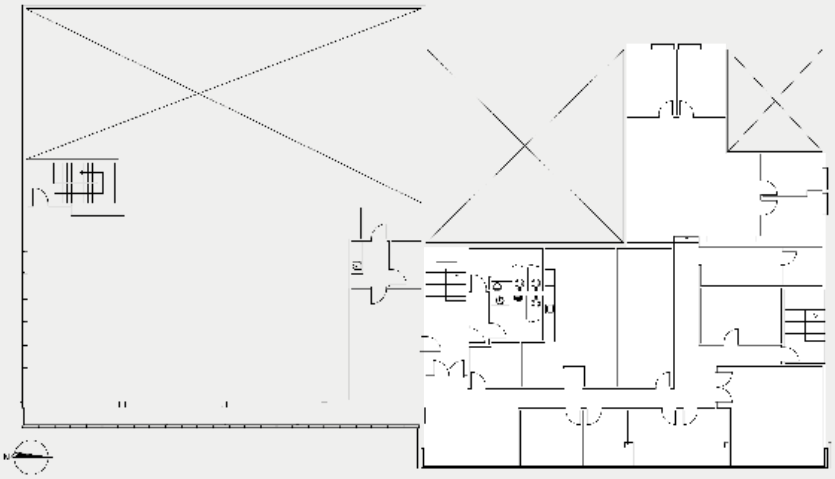
- Flexible I-B zoning office space
- Supports a wide range of permitted & discretionary commercial uses
- Building A is a two-storey walk-up; Building C is a four-storey with elevator
- Ample surface parking + free 2-hour street parking nearby
- Excellent access to Southland Drive & Macleod Trail
- Landlord fixturing available to suit tenant needs
- Utilities included in operating costs
- Walking distance to Southland LRT Station

2nd FLOOR

Building A

- **Unit A210 | 4,293 SF**
- Currently in an 11-office configuration, with Reception, Boardroom, Print Room and Kitchen
- Will Build-to-Suit
- Can be converted to open space, IE: Dance Studio, Fitness or other





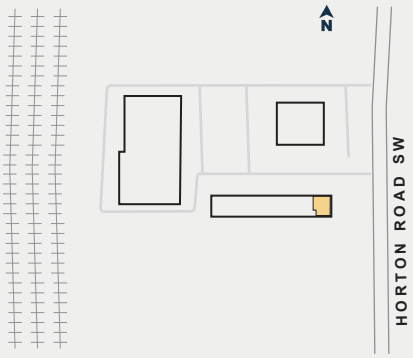
FRONT PARKING LOT & ENTRANCE

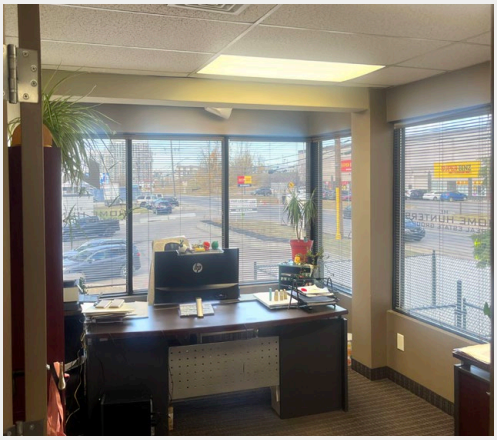
N

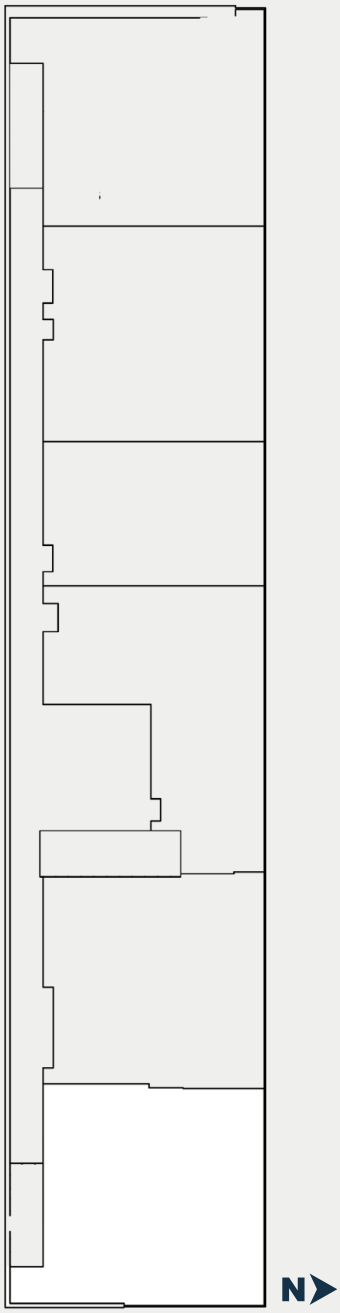
2nd FLOOR

Building B

- **Unit B200 | 1,167 SF**
- Currently in an 3-office configuration, with Reception and kitchen
- Will Build-to-Suit



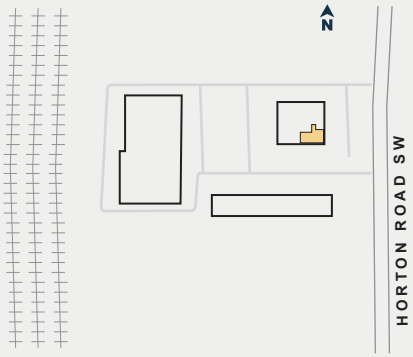


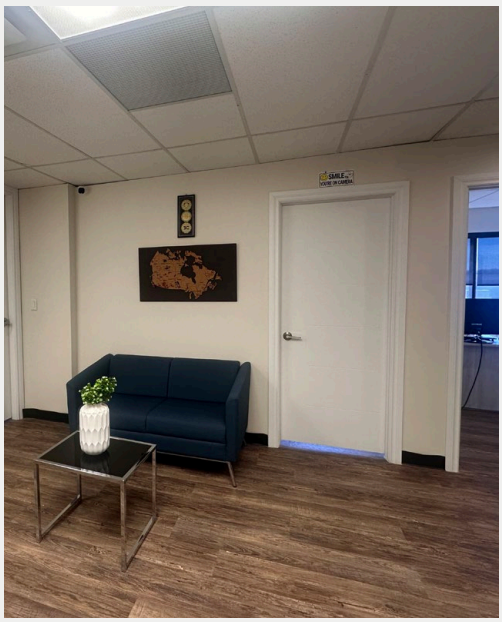


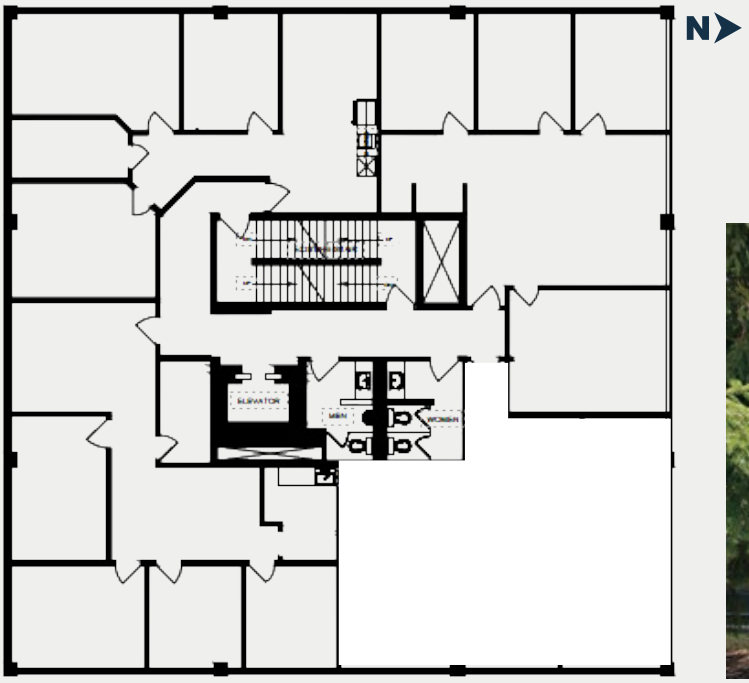
3rd FLOOR

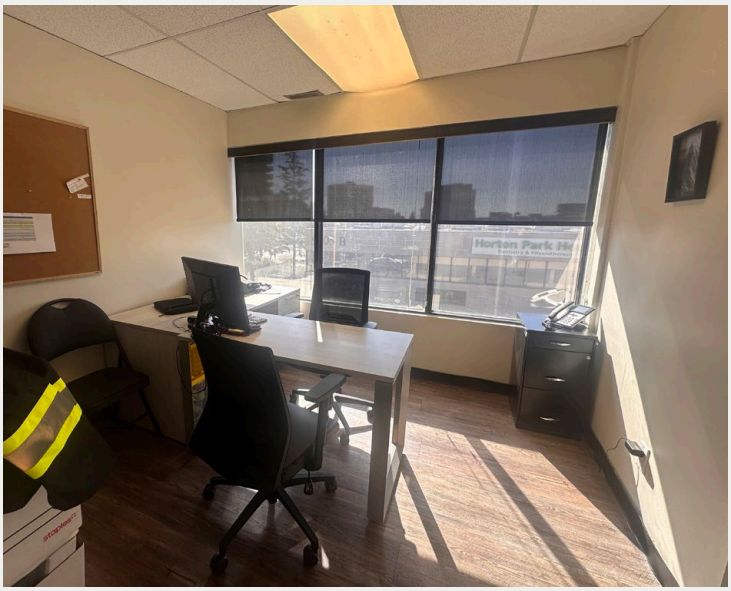
Building C

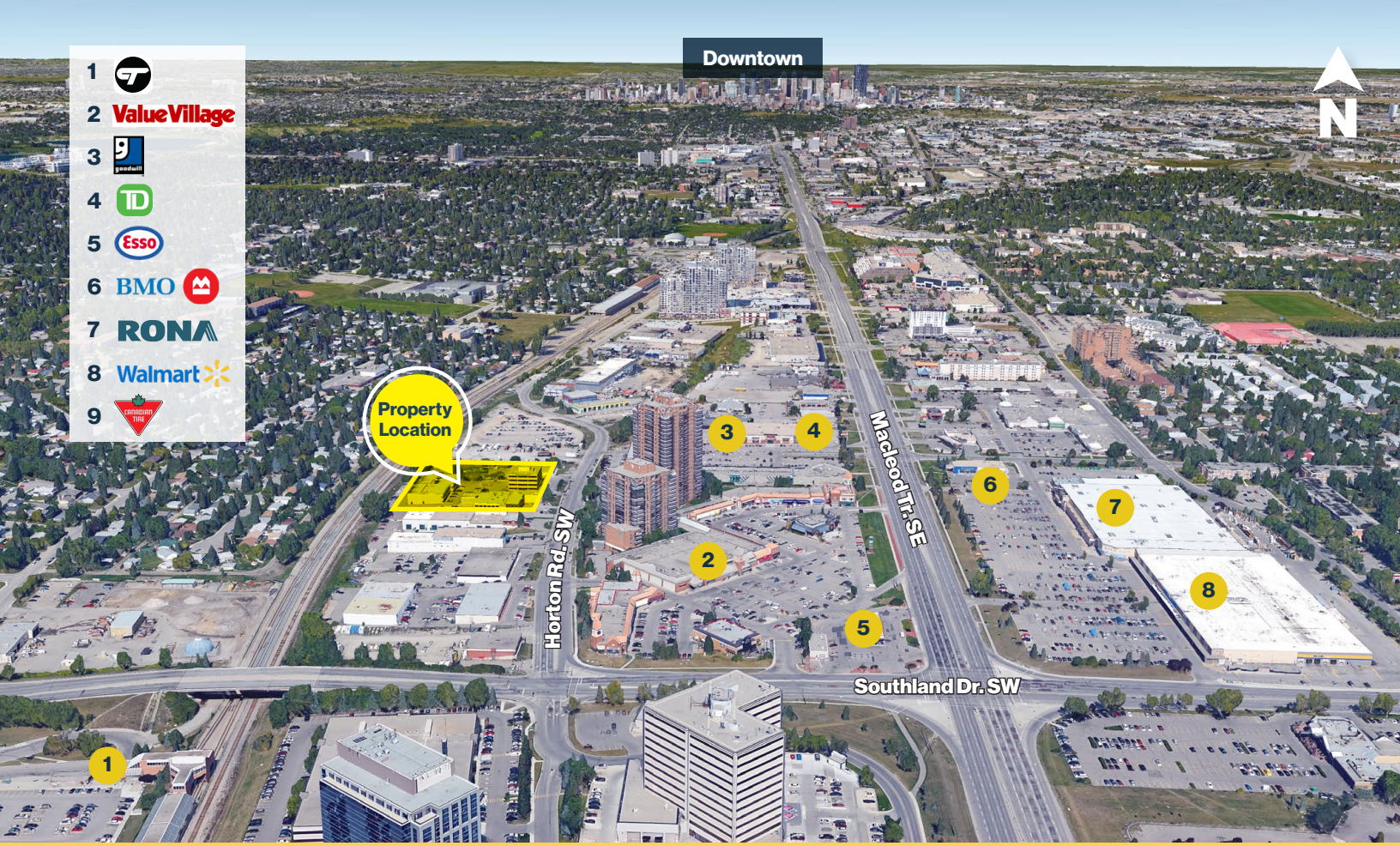
- **Unit C300 | 1,132 SF**
- Sublease - landlord willing to consider head-lease
- Currently in an 4-office configuration
- Can be converted to open space, IE: Dance Studio, Fitness or other











Thank you for your interest!

For More Information Contact Olivia Kitzul

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