

# For Lease

Horton Park, 9705 Horton Rd. SW | Calgary, AB



## Demographics *(within 3 km)*



NEIGHBORHOOD  
Southland



POPULATION  
65,296



MEDIAN AGE  
43



HOUSEHOLD INCOME  
\$123,041

## Building Details



PARKING  
Ample  
Surface Parking



YEAR BUILT  
1989



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



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

### Property Details

	Building B	Net Rental Rate	Op Costs
Size Available:	Unit B202   1,023 SF	\$14.00	\$13.83
	Unit B206   1,125 SF	\$14.00	\$13.83
	Unit B208   1,110 SF	\$14.00	\$13.83

Availability:	Unit B202 - Immediate
	Unit B206 - Immediate
	Unit B208 - May 2025

Parking:	2 stalls per 1,000 SF, 15 - 1 Hour Visitor Stalls, \$100/month for Assigned
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### Highlights

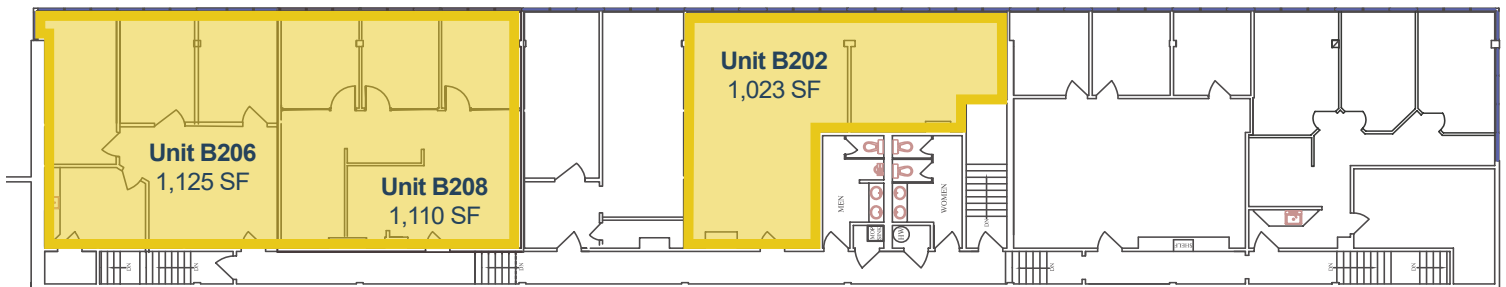
- Three building complex has ample surface parking with adjacent 2-hour street parking
- Excellent access to Southland Drive and Macleod Trail
- Centrally located office premises available immediately
- Landlord will improve premises to suit tenant
- Common areas recently renovated
- Utilities included in operating costs
- Two blocks from Southland LRT Station

# Floor Plans

## Building B



## Second Floor



Building A



Building B

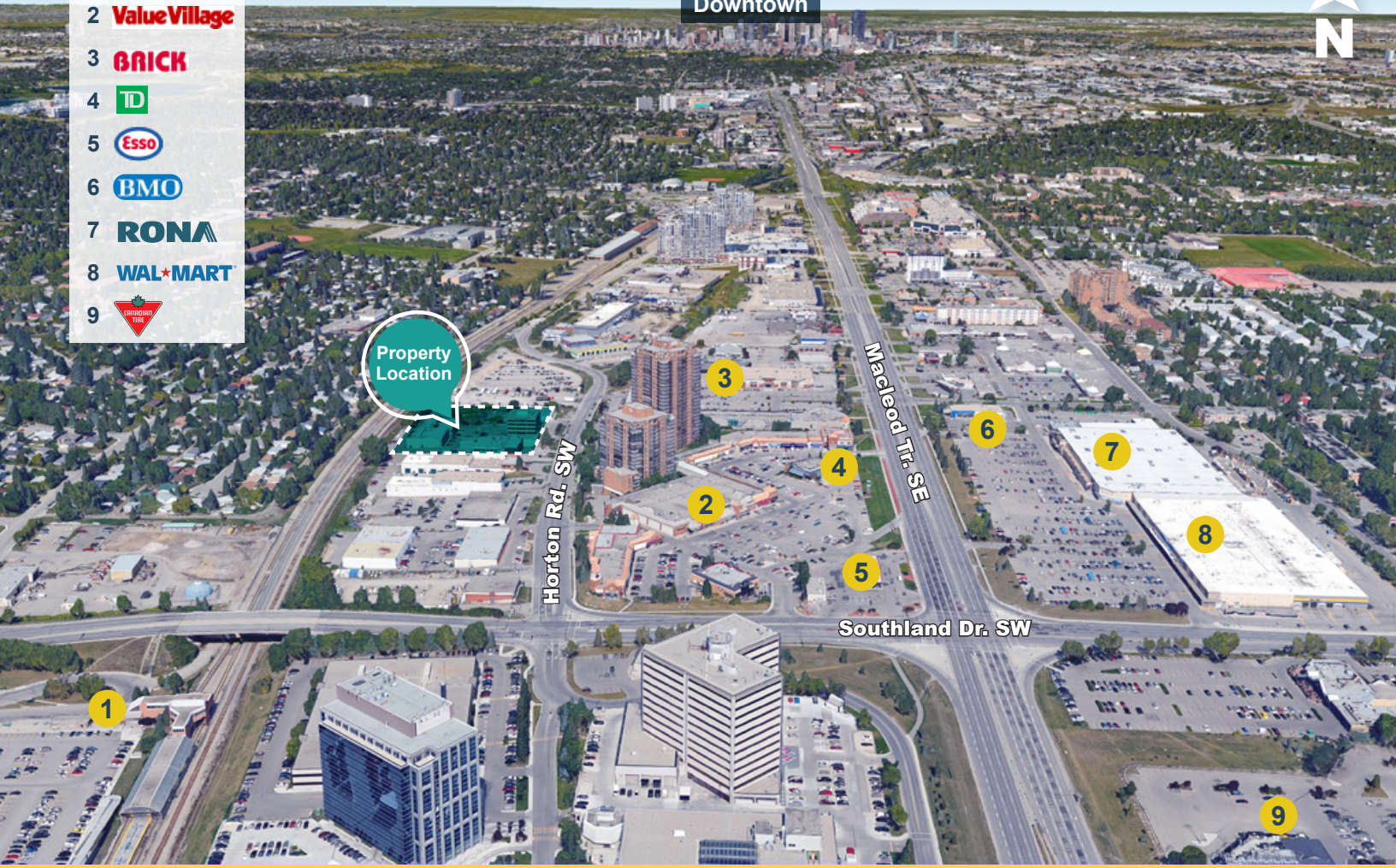


Building C



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

Downtown



# Thank you for your interest!

## For More Info.

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