

For Lease

4014 Macleod Trail S | Calgary, AB



Demographics (within 3 km)



NEIGHBORHOOD
Manchester



POPULATION
63,845



MEDIAN AGE
340



HOUSEHOLD INCOME
\$167,664

Building Details



PARKING
Street



YEAR BUILT
1978



TRAFFIC COUNT

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



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

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Atrium Square

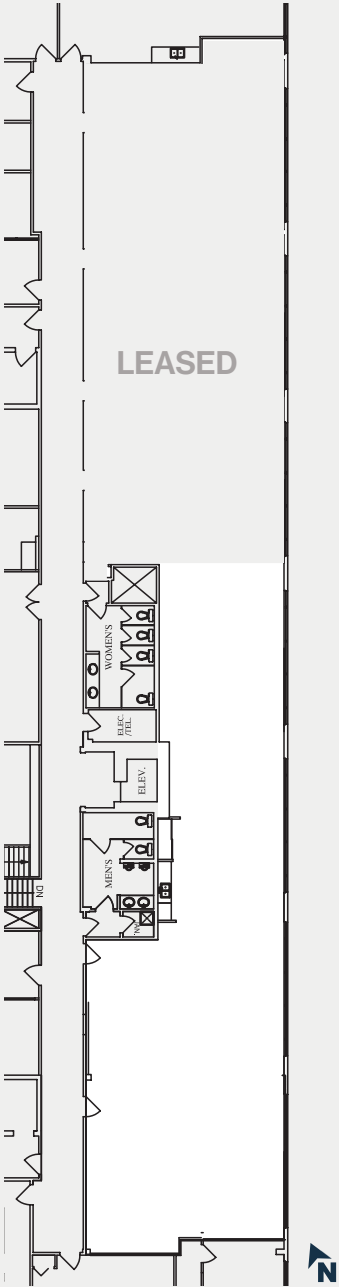
PROPERTY DETAILS

Unit Size	Unit 212: 2,062 SF Unit 307: 1,699 SF <i>Brand New Show Suite</i>
Rental Rate	\$14.00 PSF
Op Costs	\$15.19 PSF (Est. 2026)
Availability	Immediate
Zoning	C-COR3
Parking	1 stall per 500 SF \$175/stall/month (underground) \$150/stall/month (covered) \$125/stall/month (surface)

- Unit 212 is a build to suit opportunity
Unit 307 is a brand new show suite
- Prime Macleod Trail location, steps from 39th Ave LRT Station
- Renovated common areas, exterior, and atrium
- Centrally located office/retail flex space
- Operating Costs include utilities

2nd
FLOOR

- Unit 212
- 2,062 SF
- Looking SE over the LRT
- Build-to-Suit Opportunity

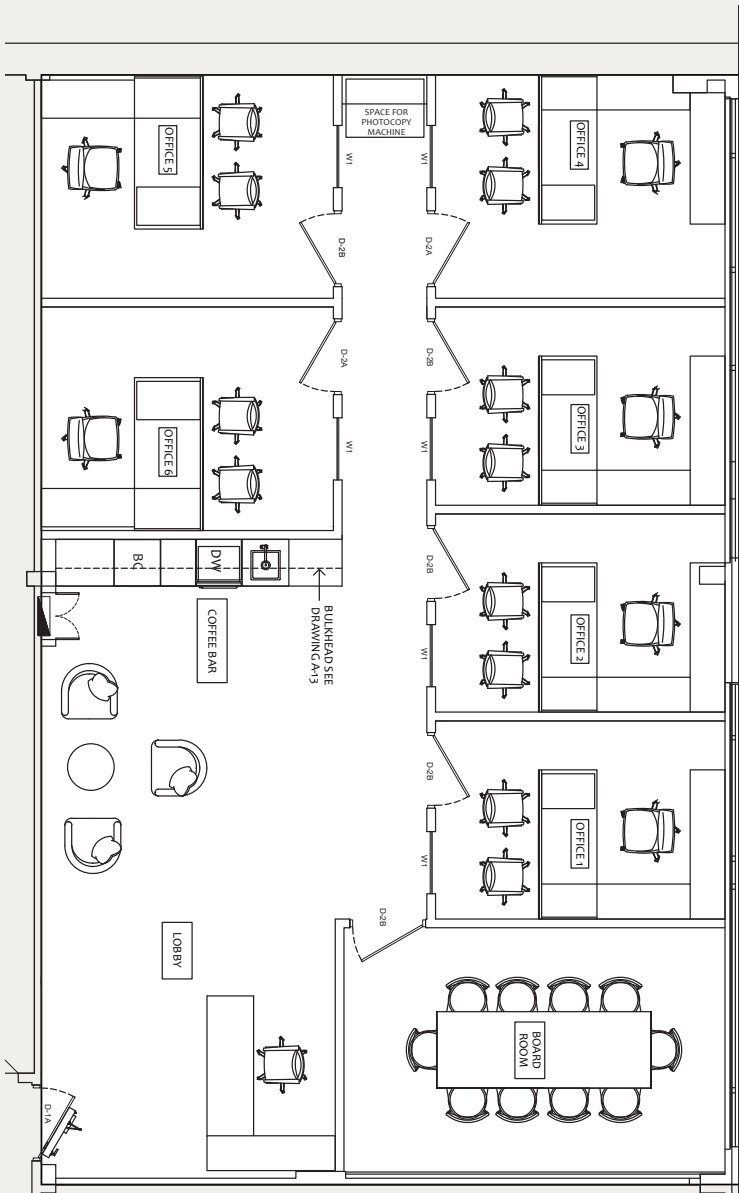


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3rd
FLOOR

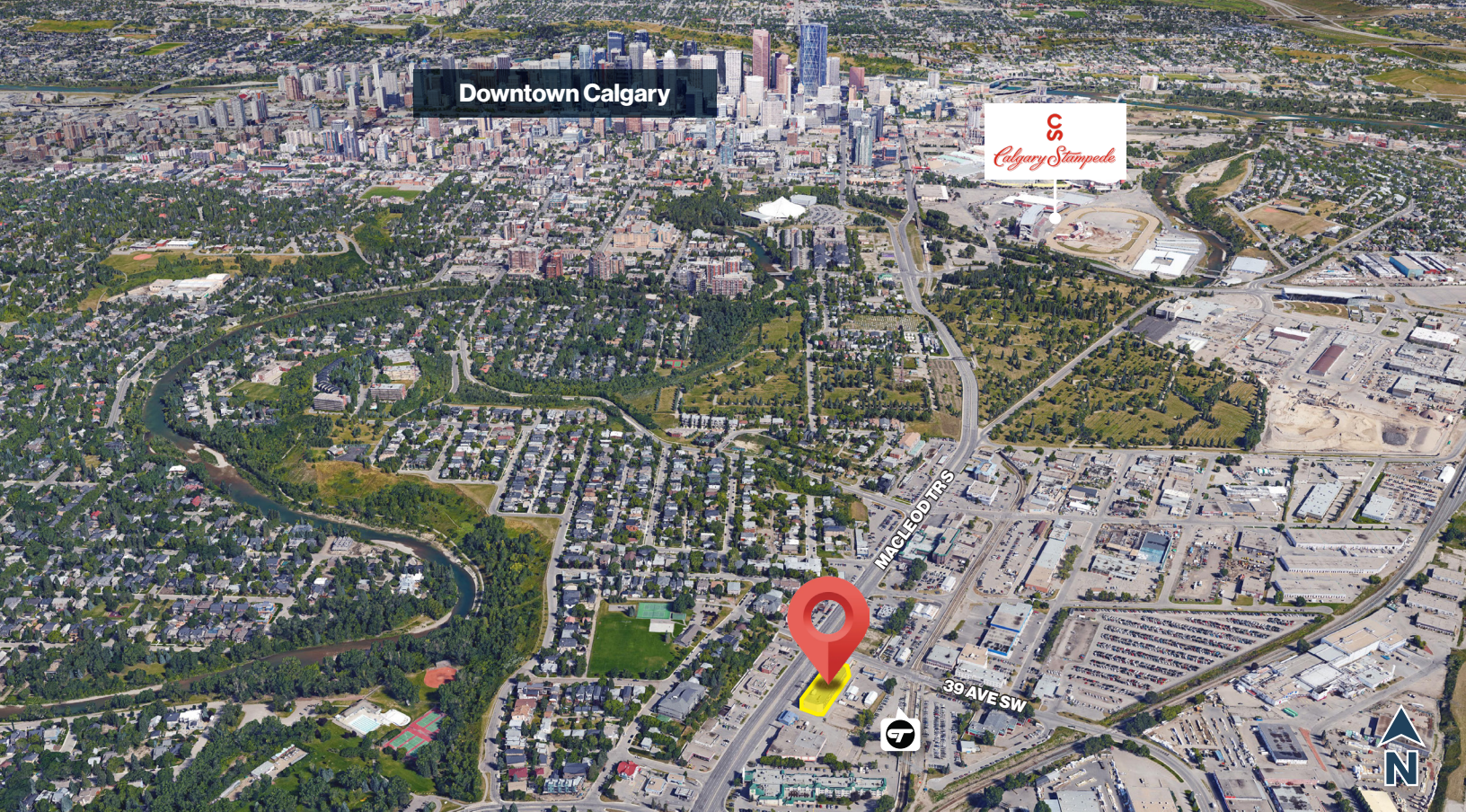
- **Unit 307**
- 1,699 SF
- Brand New Turnkey Office
- 6 Offices plus Open Concept Reception / Coffee Bar
- Boardroom
- Southeast Facing looking over LRT



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Downtown Calgary

Calgary Stampede

MACLEOD TRS

39 AVESW



Thank you for your interest!

For More Information Contact One of Our Professionals:



Shane Olin

Controller/EVP - Investment Properties

P 403.313.5305

E solin@blackstonecommercial.com



Olivia Kitkul

Senior Associate

P 403.629.0809

E okitkul@blackstonecommercial.com

Unit 301, 255 17 Avenue SW Calgary, Alberta T2S 0A4 | **P** 403.214.2344

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