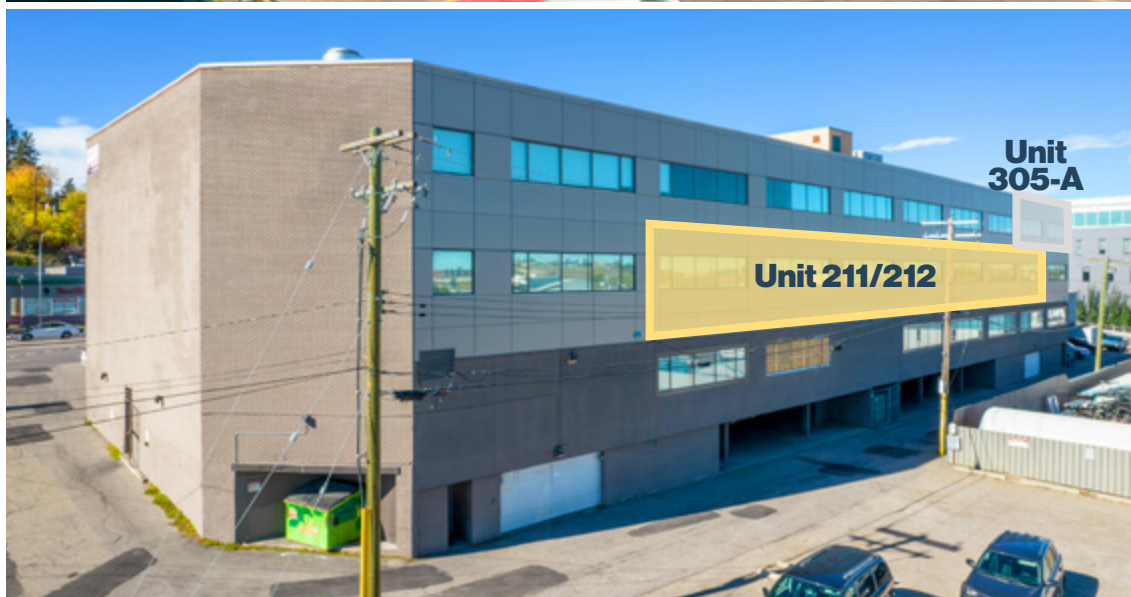


Atrium Square



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Shane Olin Managing Broker
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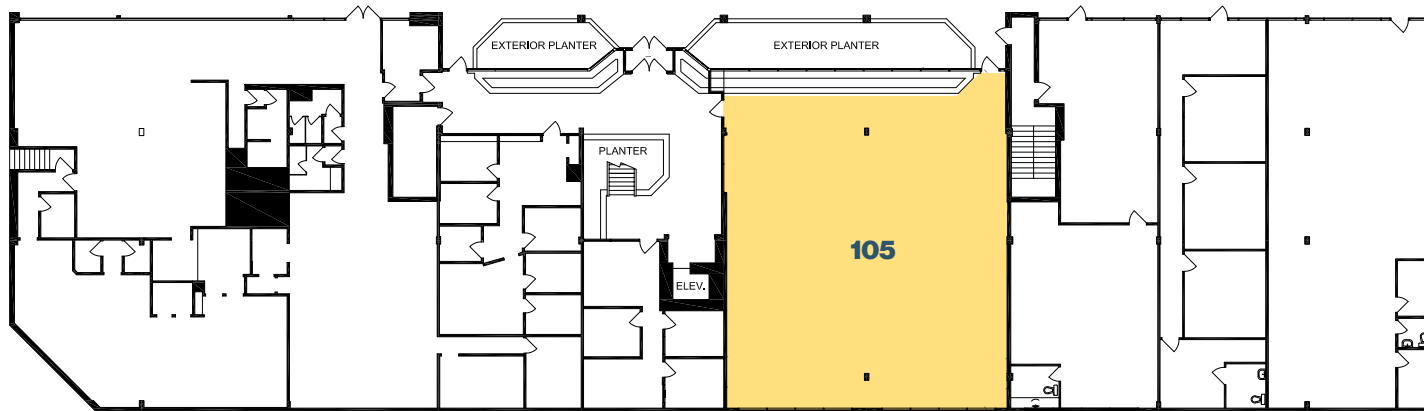
Property Details

	Unit	SF
Size Available	Unit 105	3,039
	Unit 211/212 <i>Can be demised</i>	4,670
	Unit 305-A	1,665
	Unit 305-B	1,656
	Unit 305-C	1,235
Rate	Market	
Availability	Immediately	
Op Costs	\$14.75 PSF	
Zoning	C-COR3	
Parking	1 stall per 500 SF \$150/stall/month (underground) \$120/stall/month (covered) \$95/stall/month (surface)	

Highlights

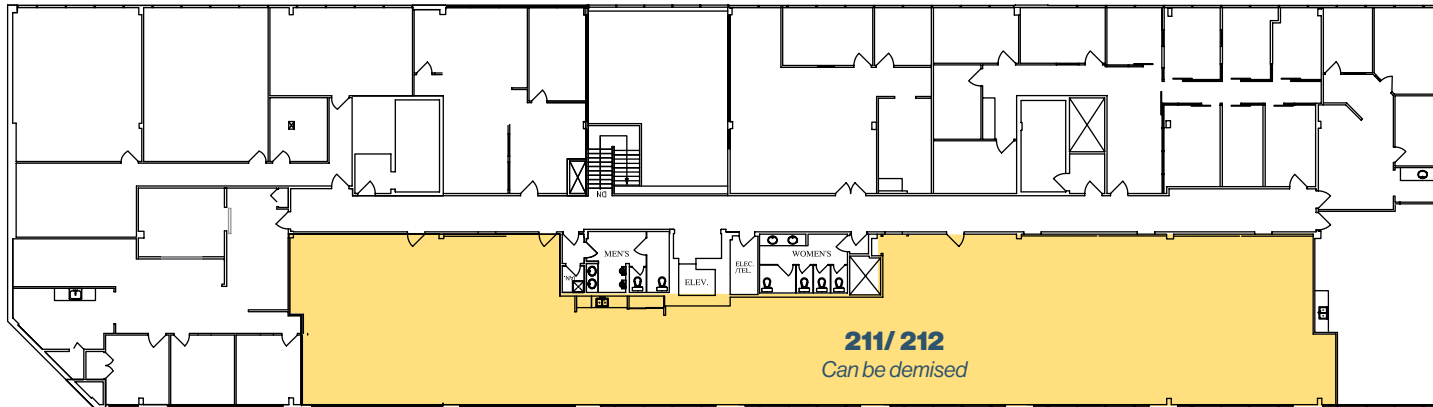
- **\$30 PSF Tenant Allowance for base building space**
- Prime Macleod Trail location, steps from 39th Ave LRT Station
- Recently renovated common areas, exterior, and atrium
- Centrally located office/retail flex space
- Operating costs include utilities for hassle-free leasing

Main Floor

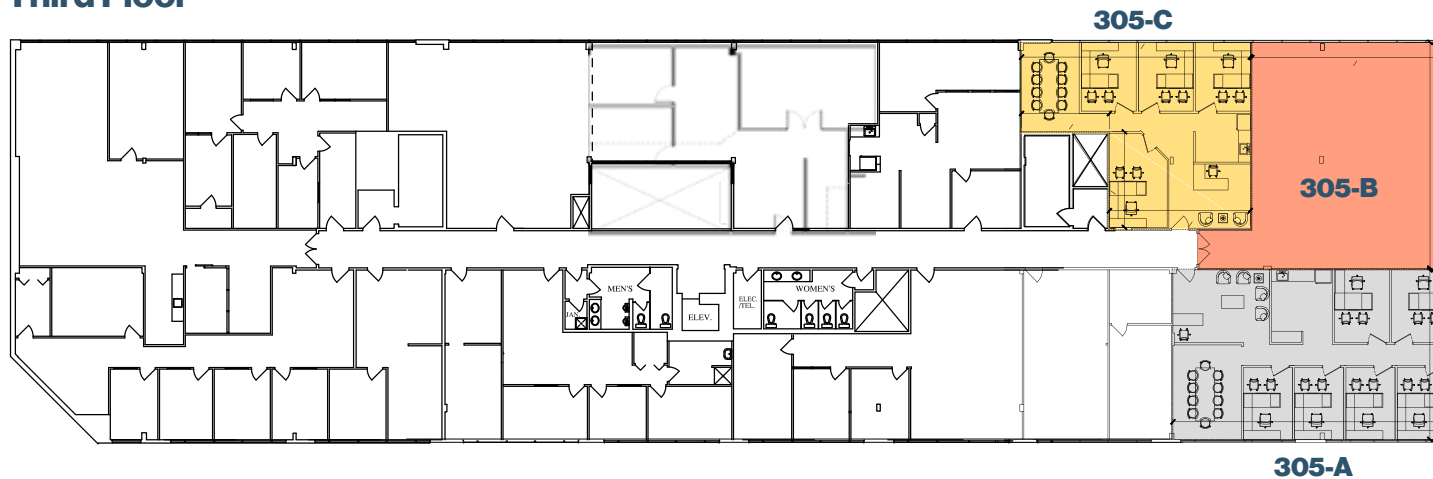


Floor Plans

Second Floor



Third Floor





Olivia Bohdan Associate

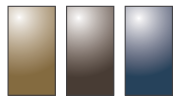
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Blackstone
Commercial Real Estate Services Inc.

Location

4014 Macleod Trail | Calgary, Alberta

Great Exposure on Macleod



NEIGHBORHOOD
Manchester



POPULATION
3KM
63,845



MEDIAN AGE
40

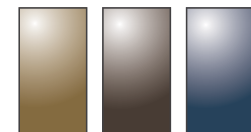


HOUSEHOLD INCOME
\$167,664



TRAFFIC COUNT

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



Blackstone

Thank you for your Interest



BlackstoneCommercial.com

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