

Blackstone
Commercial Real Estate Services Inc.

For Lease

4014 Macleod Trail | Calgary, Alberta

Great Exposure on Macleod

Atrium Square

Unit 305-A

Unit 305-B

Unit 305-C

MACLEOD TRAIL

Olivia Bohdan Associate

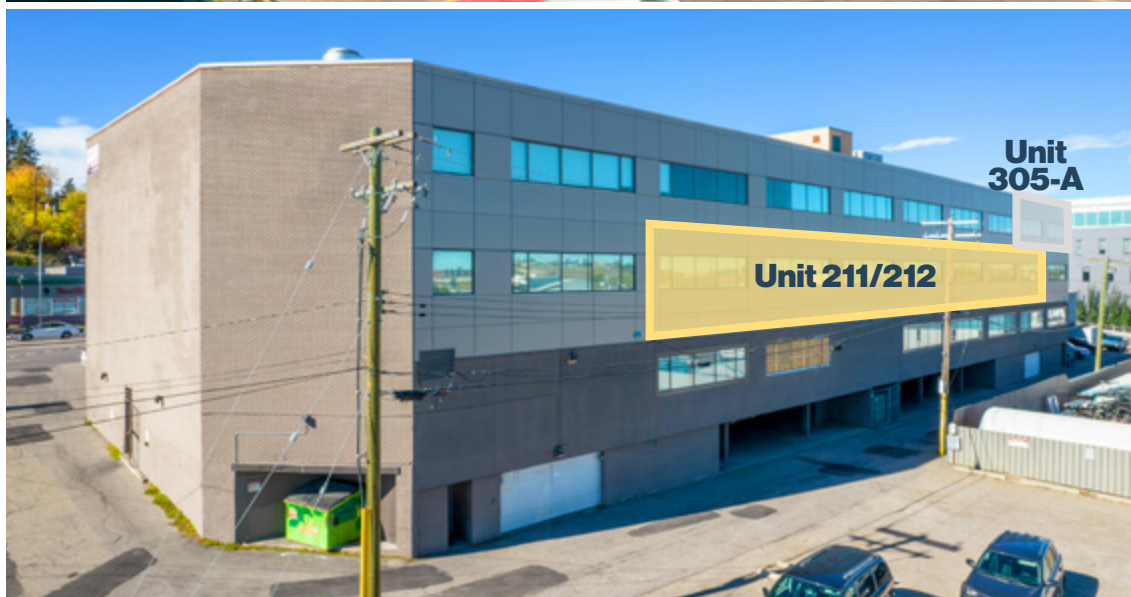
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Shane Olin Managing Broker

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Property Details

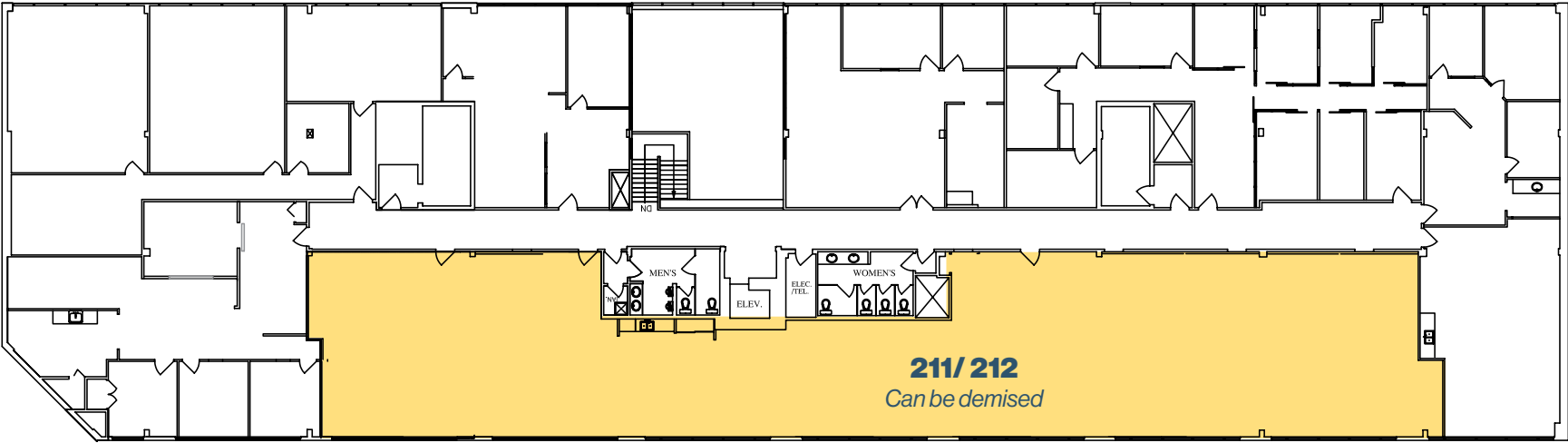
Property Details		Unit	SF	
Size Available		Unit 211/212 <i>Can be demised</i>	4,873	
		Unit 305-A	1,699	Newly Demised and Under Renovations
		Unit 305-B	1,698	
		Unit 305-C	1,261	
Rate		Market		
Availability		Immediately		
Op Costs		\$14.75 PSF		
Zoning		C-COR3		
Parking		1 stall per 500 SF		
		\$150/stall/month (underground)		
		\$120/stall/month (covered)		
		\$95/stall/month (surface)		

Highlights

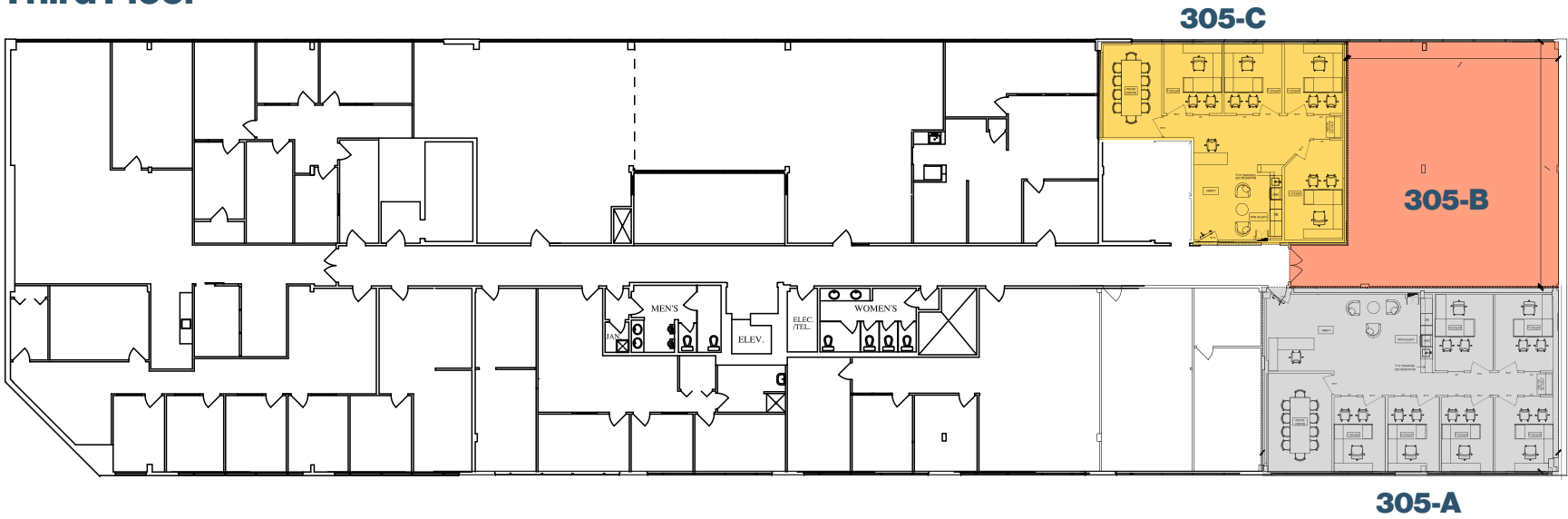
- **\$30 PSF Tenant Allowance for base building space**
- Prime Macleod Trail location, steps from 39th Ave LRT Station
- Recently renovated common areas, exterior, and atrium
- Centrally located office/retail flex space
- Operating costs include utilities for hassle-free leasing

Floor Plans

Second Floor



Third Floor



305-A Lobby



305-A Floor Plan



305-A Lobby



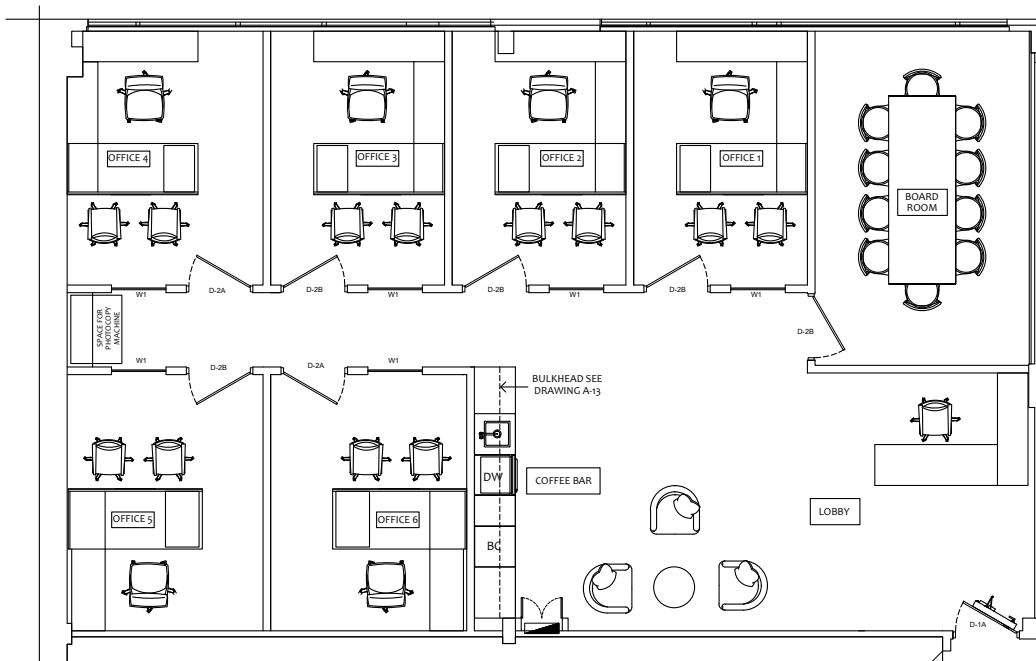
305-C Lobby



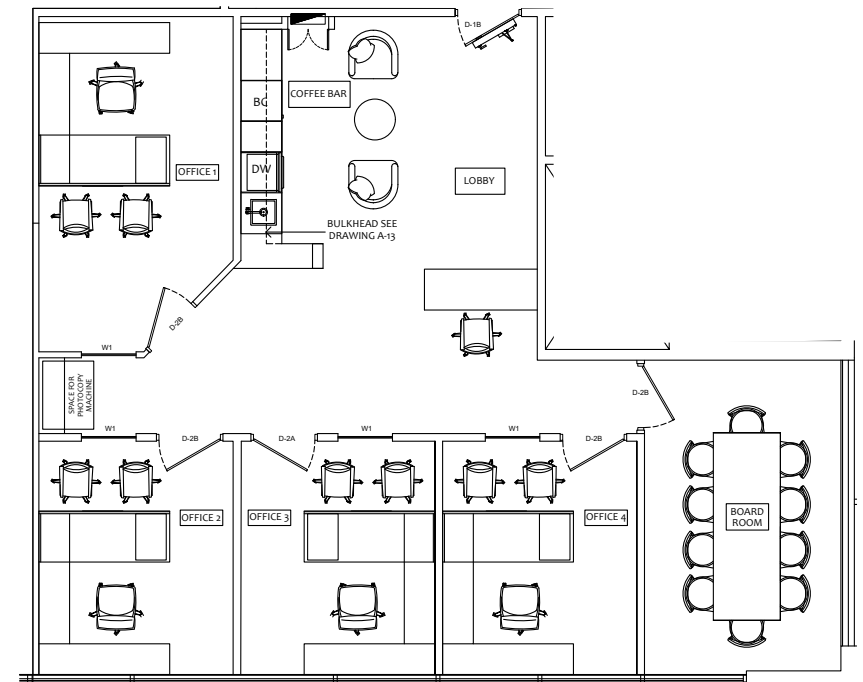
305-C Lobby



305-A Floor Plan



305-C Floor Plan





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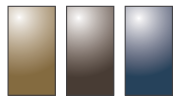
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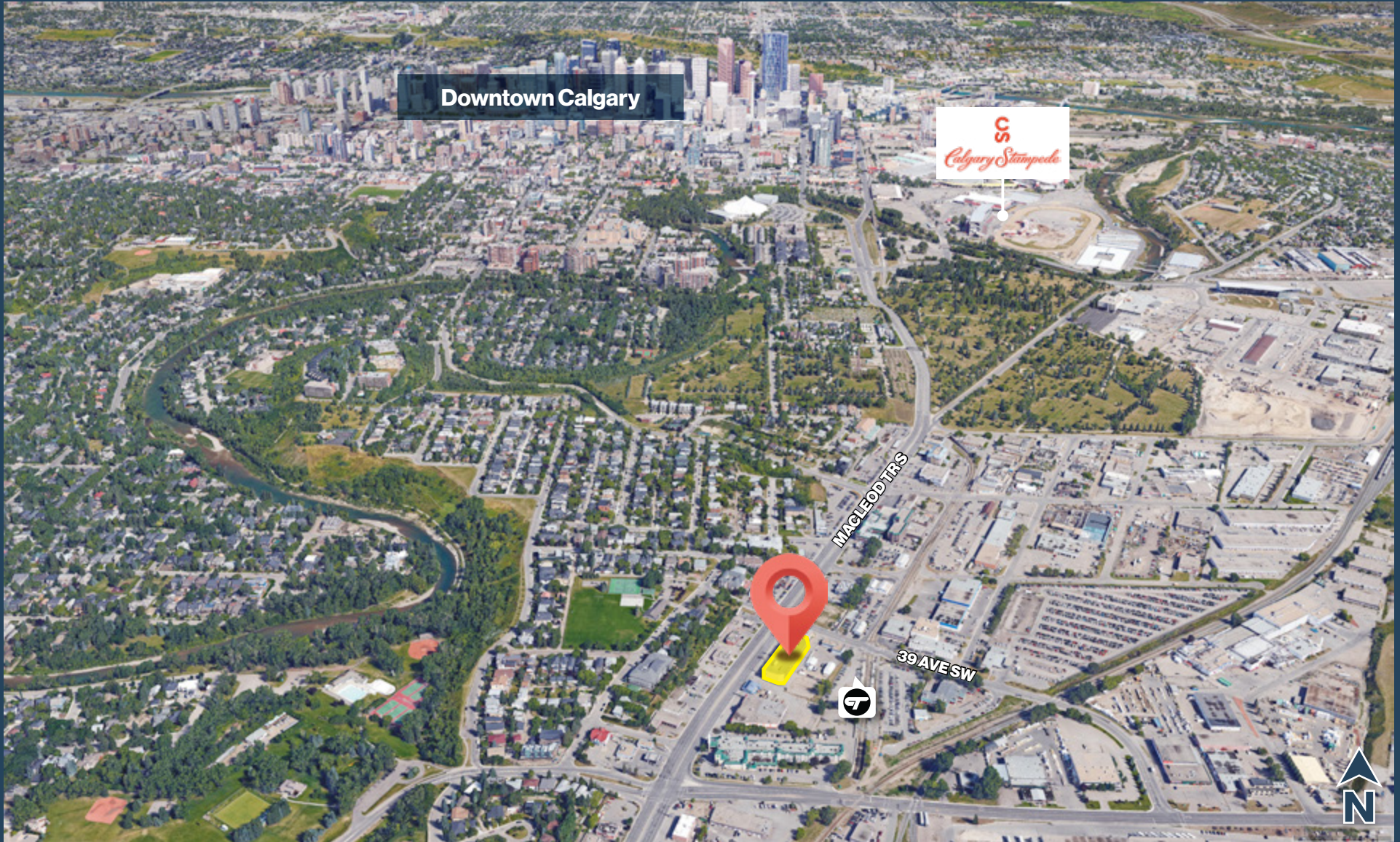


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Location

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

Thank you for your Interest



BlackstoneCommercial.com

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