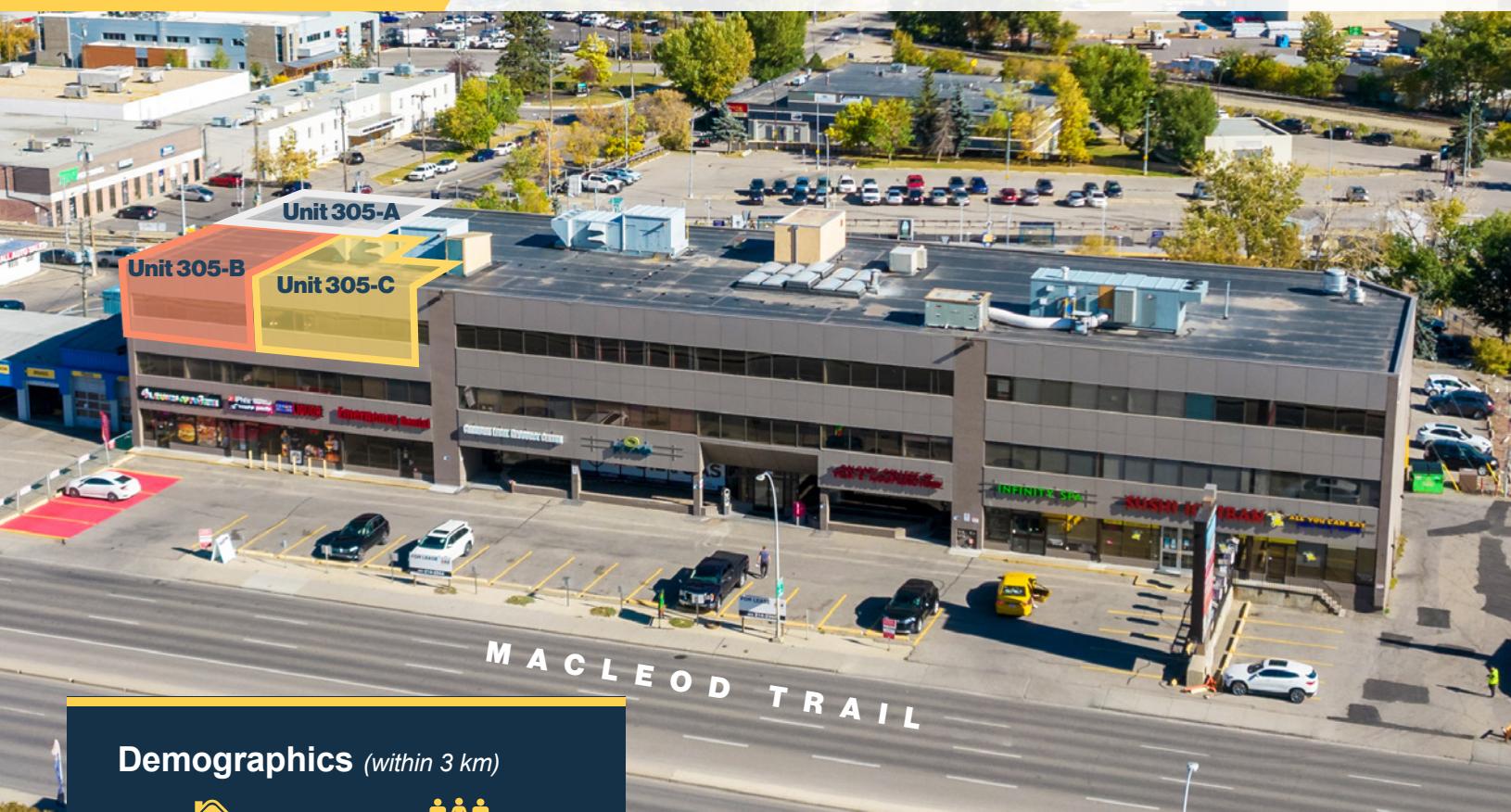


For Lease

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

 **Blackstone**
Commercial Real Estate Services Inc.

Unit A210, 9705 Horton Road SW,

Calgary, Alberta, T2V 2X5

P (403) 214-2344

blackstonecommercial.com

Atrium Square

PROPERTY DETAILS

Unit Size

Unit 211/212: 4,873 SF Can be demised

Unit 305-A: 1,699 SF

Brand New Show Suites

Unit 305-B: 1,698 SF

Unit 305-C: 1,261 SF

Rental Rate

Market

Op Costs

\$15.19 PSF (Est. 2026)

Availability

Immediate

Zoning

C-COR2

Parking

1 stall per 500 SF

\$150/stall/month (underground)

\$120/stall/month (covered)

\$95/stall/month (surface)

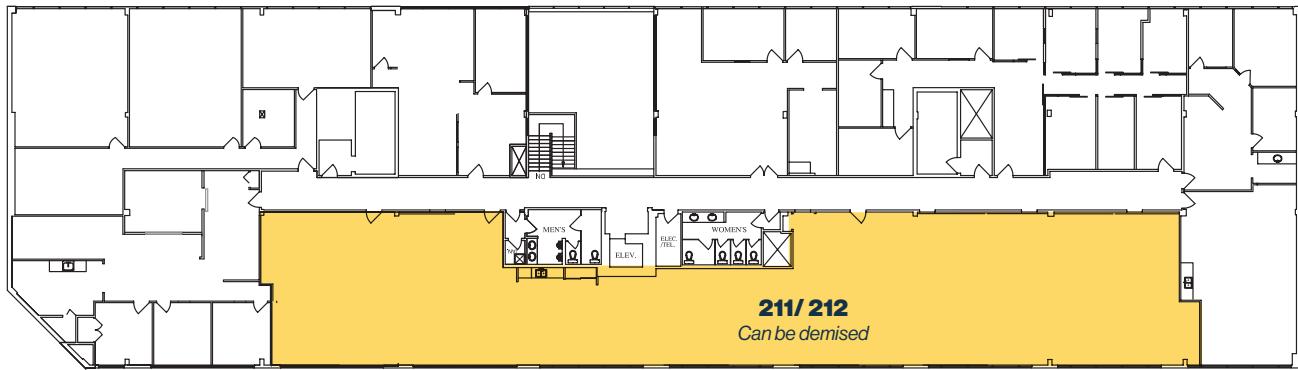
- **\$30 PSF Tenant Allowance for base building space**
- Prime Macleod Trail location, steps from 39th Ave LRT Station
- Recently renovated common areas, exterior, and atrium
- Centrally located office/retail flex space
- Operating costs include utilities for hassle-free leasing

For Lease

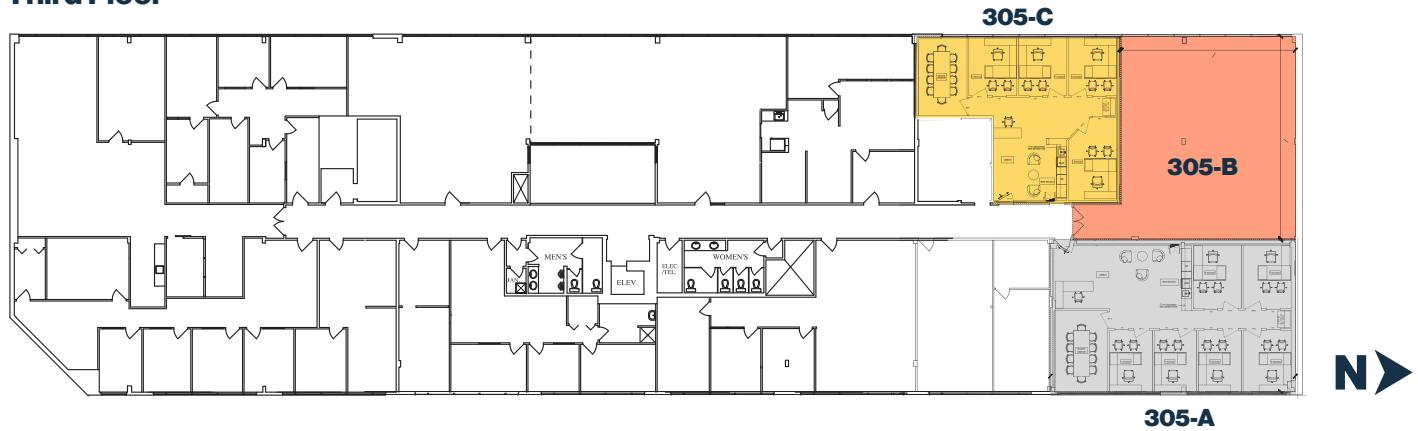
4014 Macleod Trail S | Calgary, AB



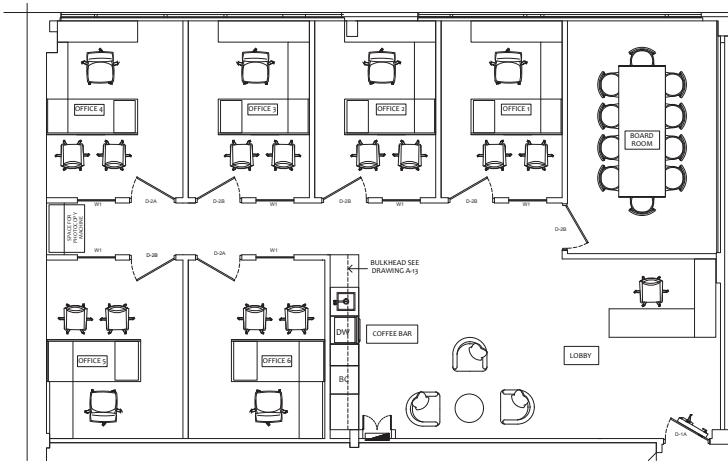
Second Floor



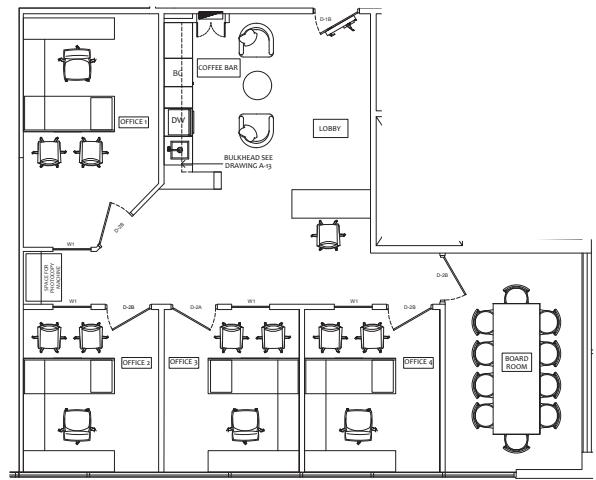
Third Floor



305-A Floor Plan



305-C Floor Plan



For Lease

4014 Macleod Trail S | Calgary, AB

305-A Reception



305-A Reception



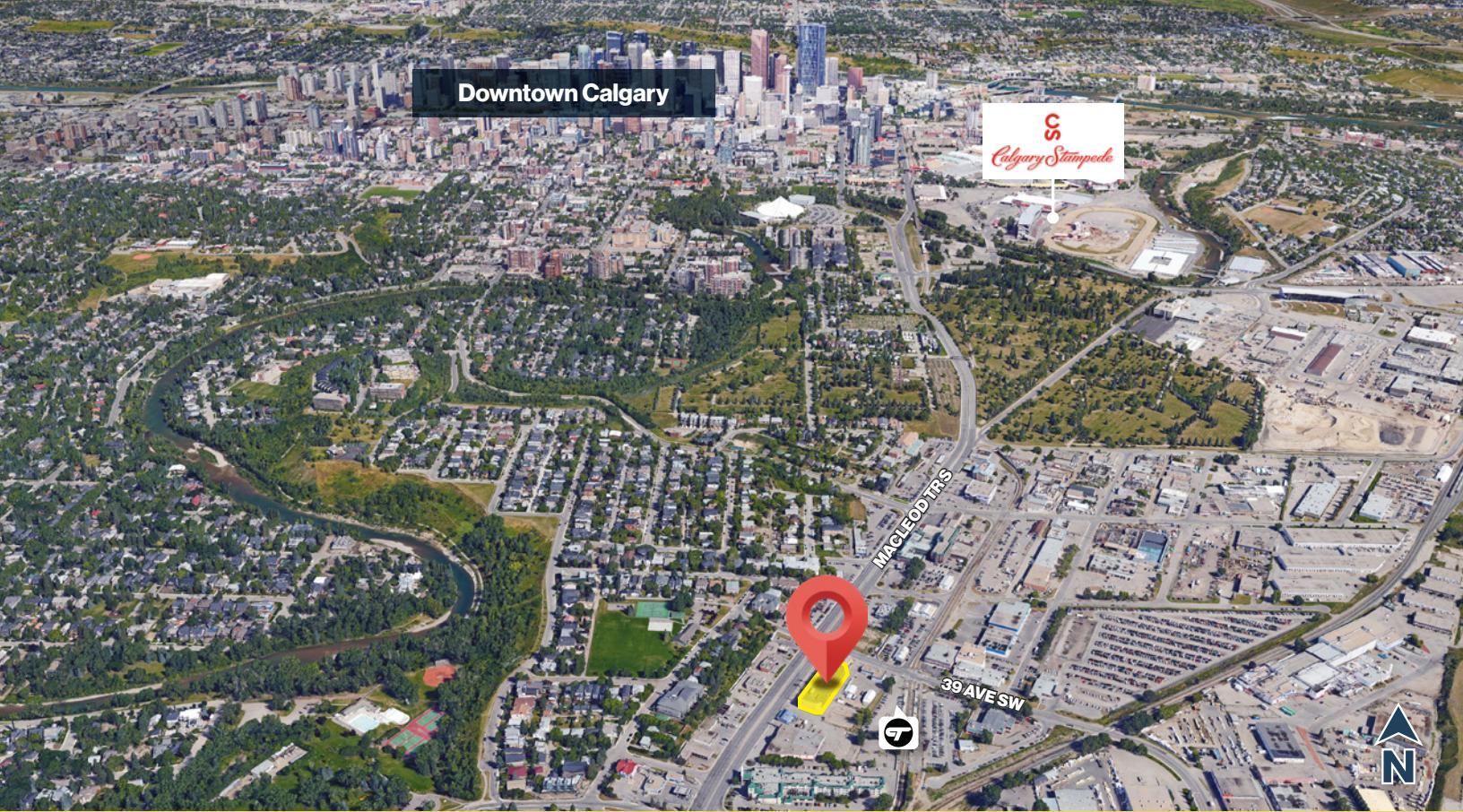
305-C Reception



305-C Reception



Downtown Calgary



Thank you for your interest!

For More Info.



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