

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 A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Atrium Square

PROPERTY DETAILS

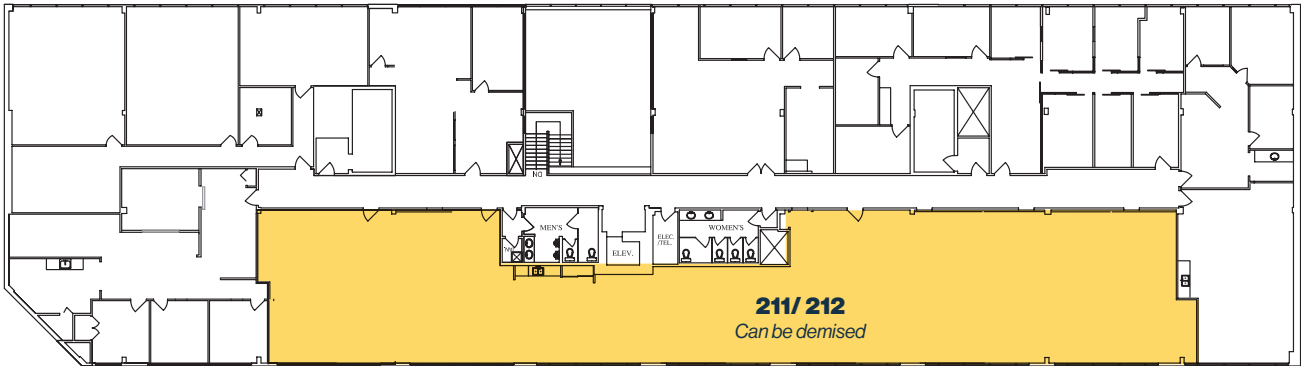
Unit Size	Unit 211/212: 4,873 SF	Can be demised
	Unit 305-A: 1,699 SF	
	Unit 305-B: 1,698 SF	Brand New Show Suites
	Unit 305-C: 1,261 SF	

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)

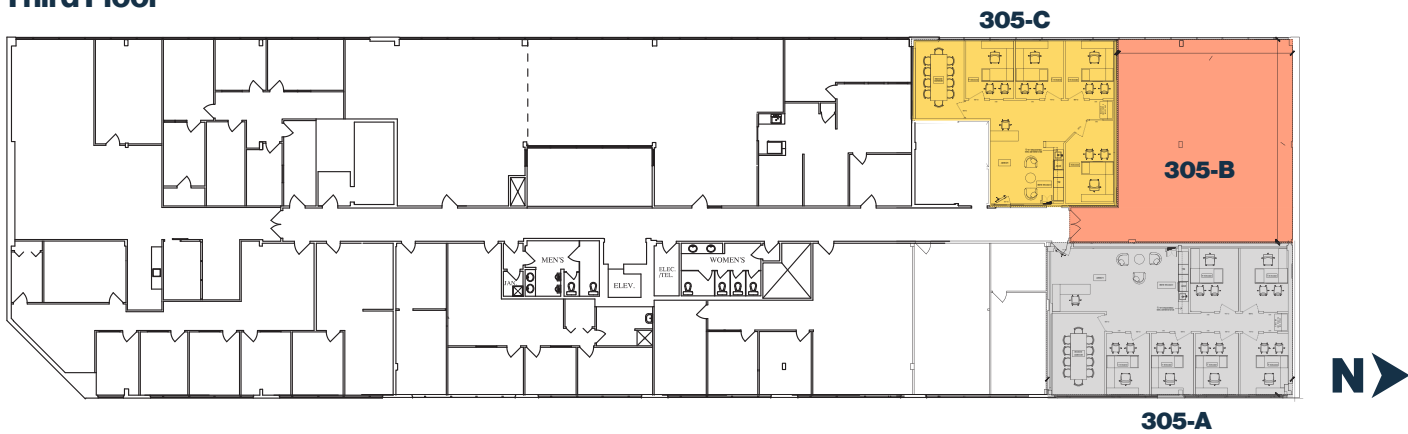
- \$30 PSF Tenant Allowance for base building space
- Prime Macleod Trail location, steps from 39th Ave LRT Station
- Recently renovated common areas, exterior, and atrium
- Centrally located office/retail flex space
- Operating costs include utilities for hassle-free leasing



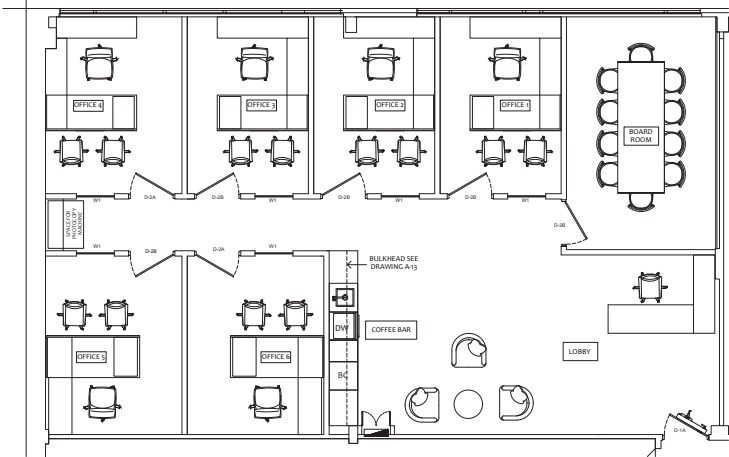
Second Floor



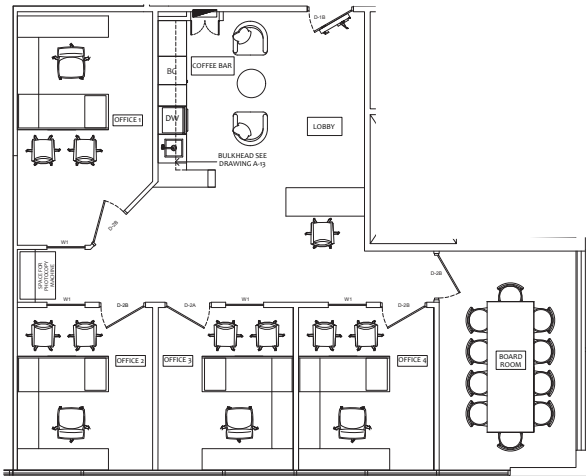
Third Floor



305-A Floor Plan



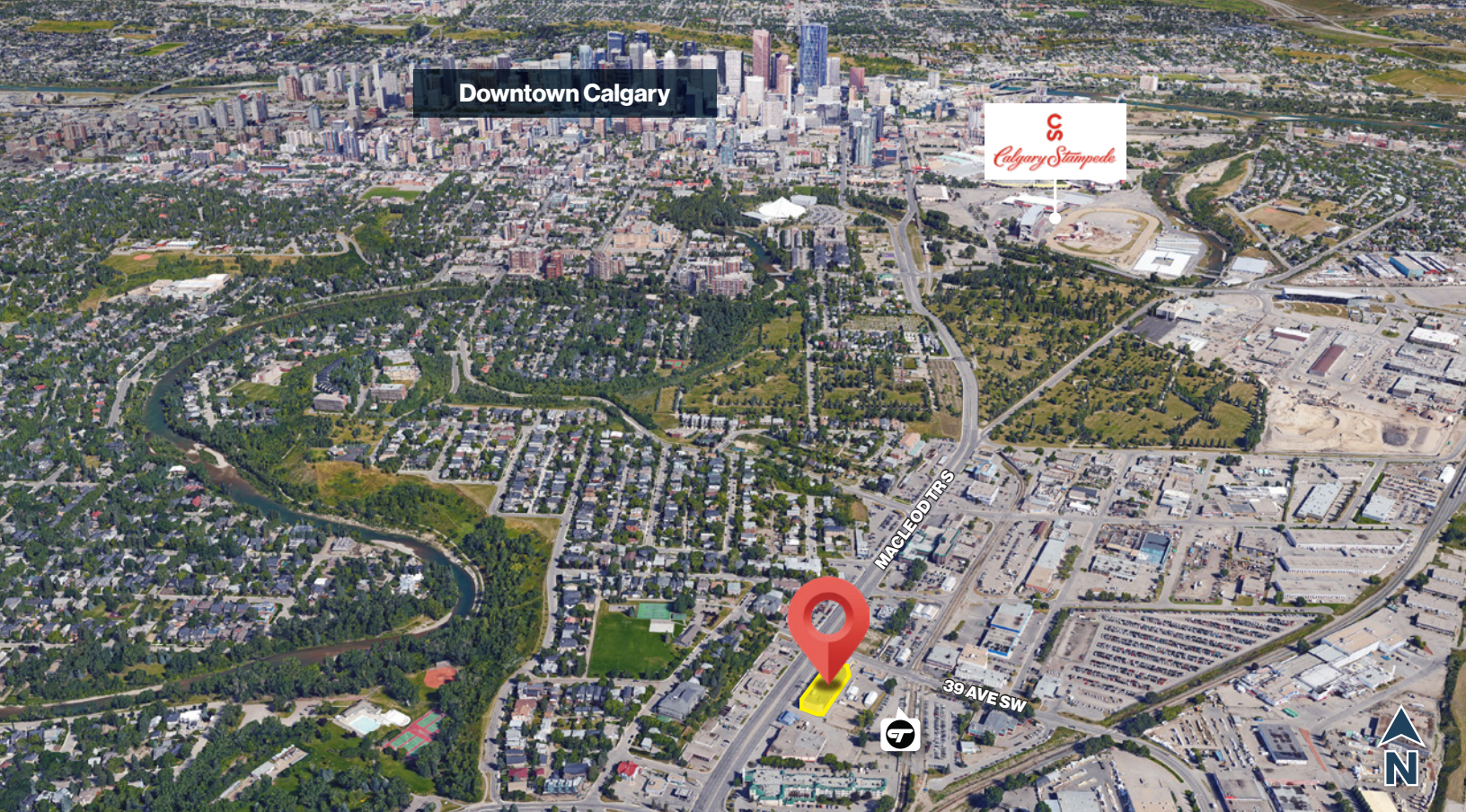
305-C Floor Plan



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Downtown Calgary



MACLEOD TRS

39 AVE SW



Thank you for your interest!

For More Info.



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