

# 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

[blackstonecommercial.com](http://blackstonecommercial.com)

## Atrium Square

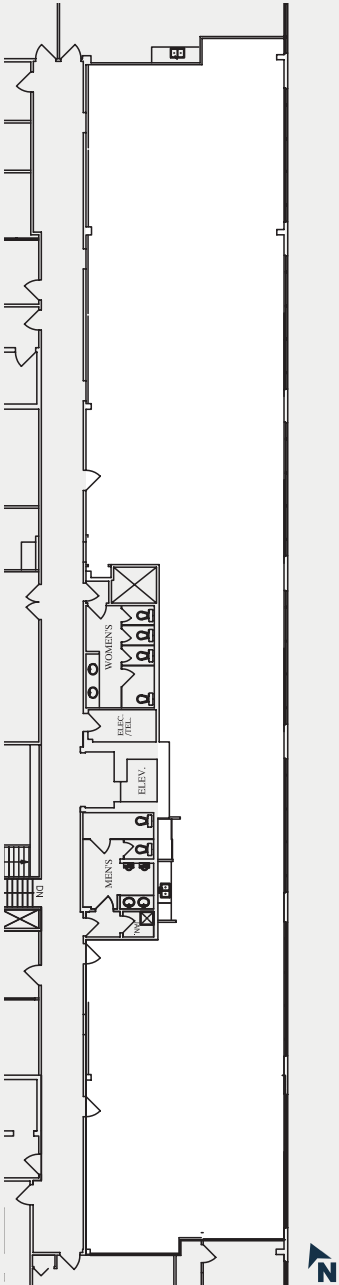
### PROPERTY DETAILS

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Unit Size    | Unit 211/212: 4,873 SF <i>Can be demised</i><br>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<br>\$150/stall/month (underground)<br>\$120/stall/month (covered)<br>\$95/stall/month (surface) |

- \$30 PSF Tenant Allowance for base building space
- 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 211/212
- 4,873 SF
- Can be demised to 1,000 SF
- Looking SE over the LRT
- Build-to-Suit Opportunity

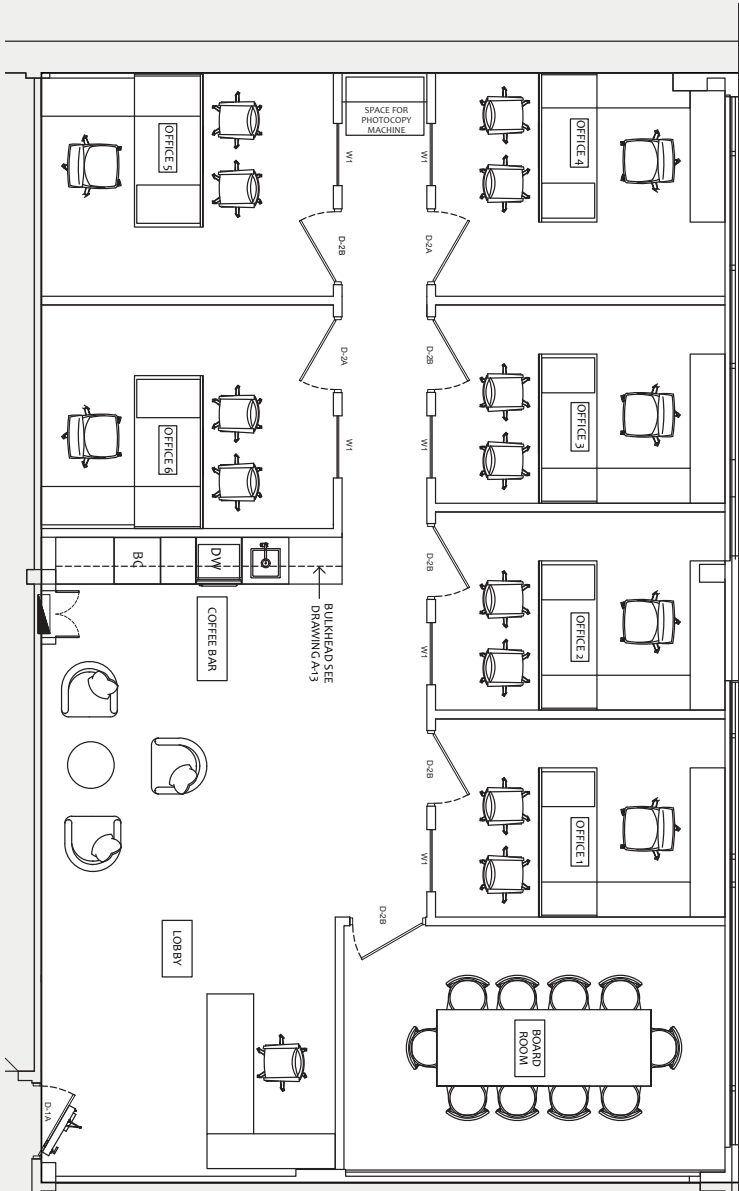


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3<sup>rd</sup>  
FLOOR

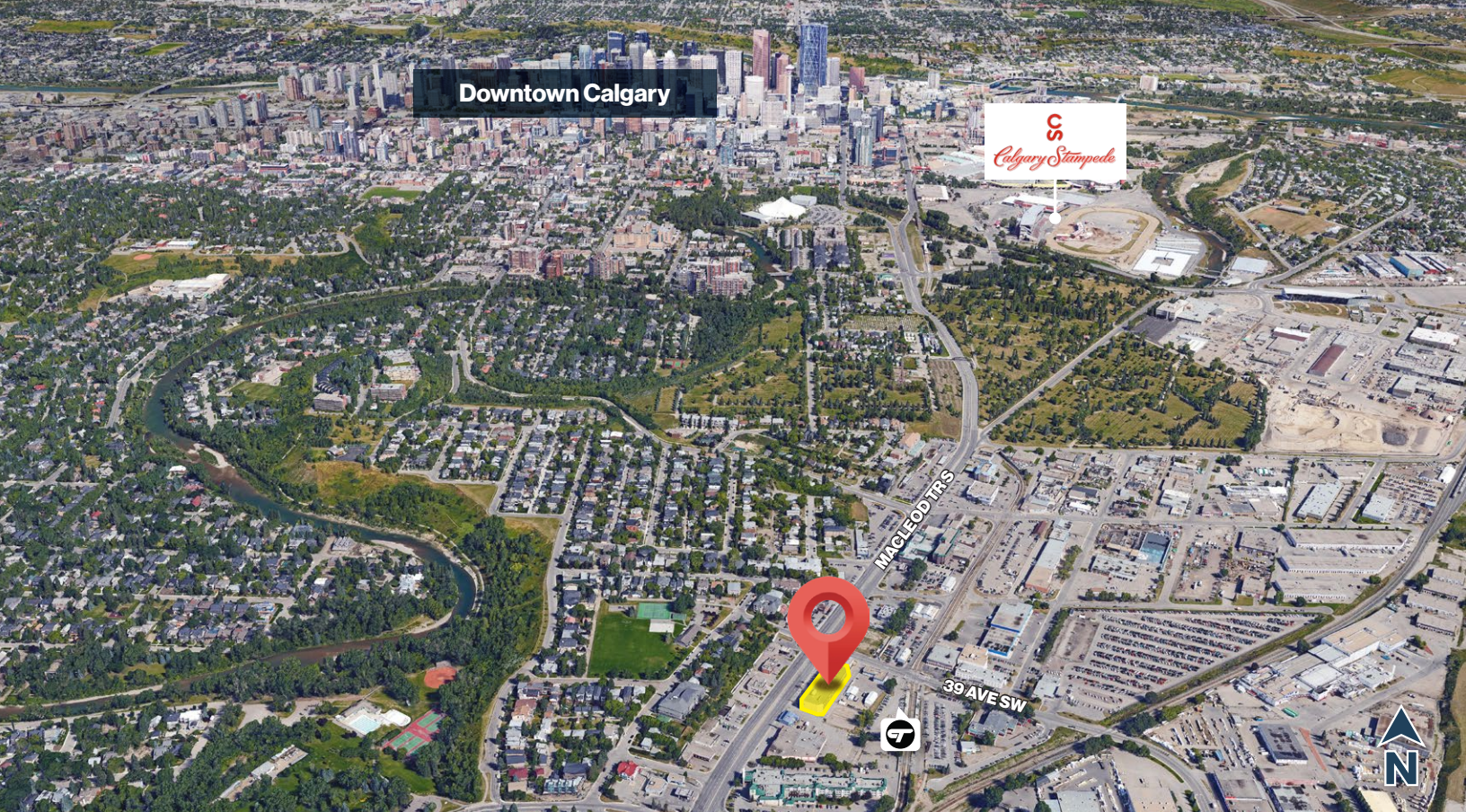
- **Unit 307**
- 1,699 SF
- Brand New Turnkey Office
- 6 Offices plus Open Concept Reception / Coffee Bar
- Boardroom
- Southeast Facing looking over LRT



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# Thank you for your interest!

## For More Info.



**Olivia Bohdan**  
*Senior Associate*

📞 403.629.0809

✉️ [obohdan@blackstonecommercial.com](mailto:obohdan@blackstonecommercial.com)



**Shane Olin**  
*Principal*

📞 403.313.5305

✉️ [solin@blackstonecommercial.com](mailto:solin@blackstonecommercial.com)

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

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