

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

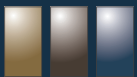


YEAR BUILT
1978



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

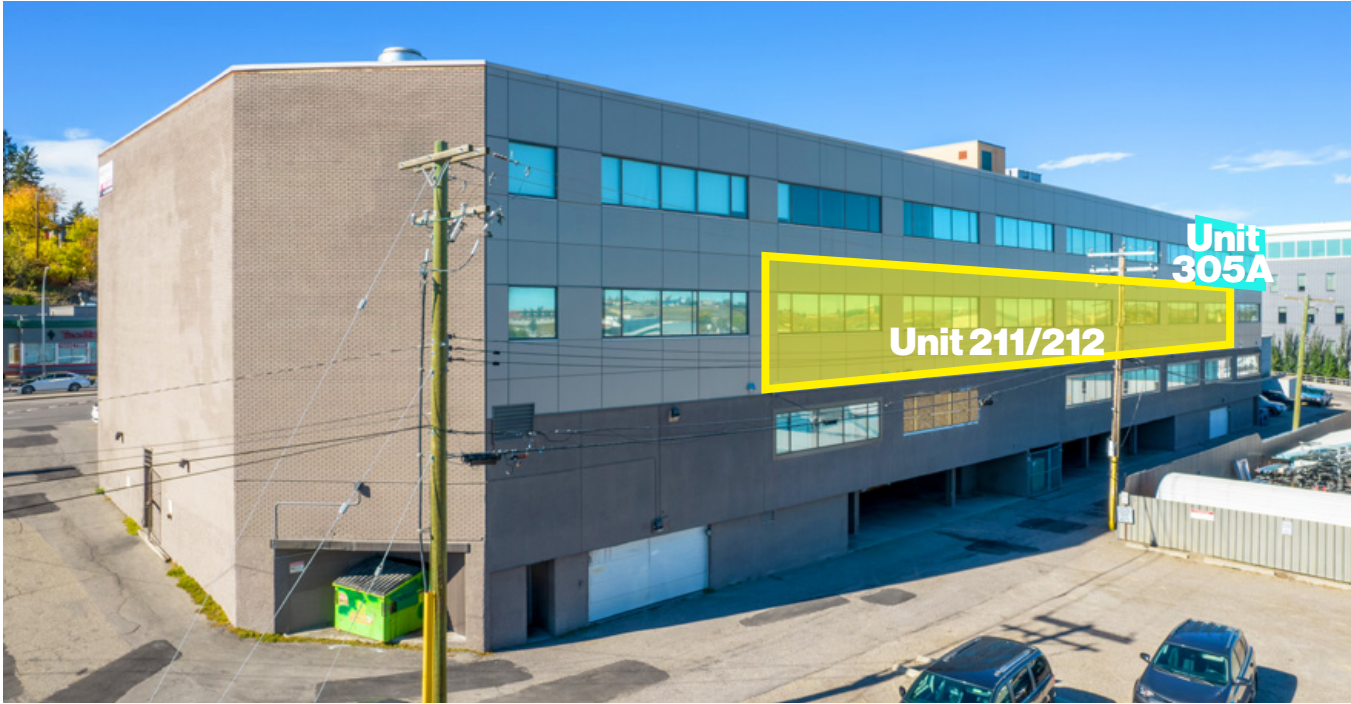
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Atrium Square

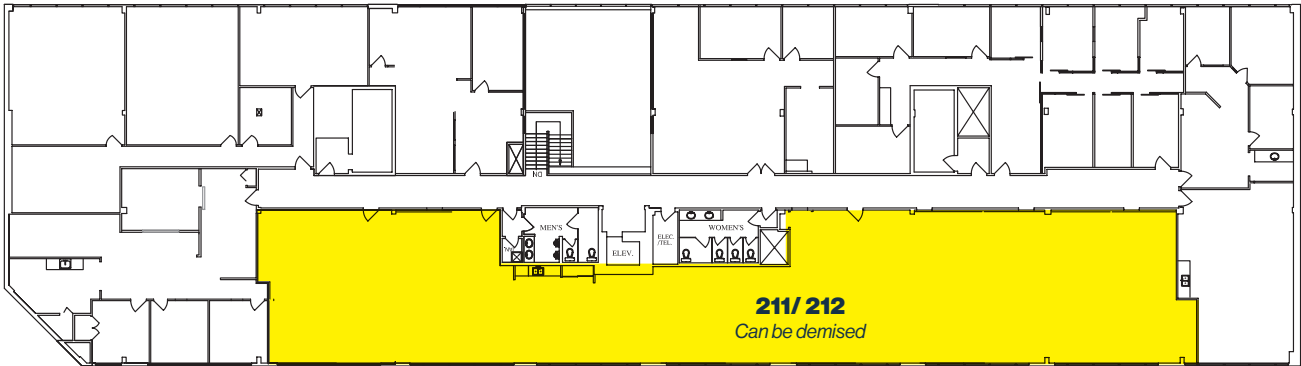
PROPERTY DETAILS

Unit Size	Unit 211/212:	4,873 SF	Can be demised Brand New Show Suites
	Unit 305-A:	1,706 SF	
	Unit 305-B:	1,695 SF	
Rental Rate	\$14.00 PSF		
Op Costs	\$15.19 PSF (Est. 2026)		
Availability	Immediate		
Zoning	C-COR3		
Parking	1 stall per 500 SF \$150/stall/month (underground) \$120/stall/month (covered) \$95/stall/month (surface)		

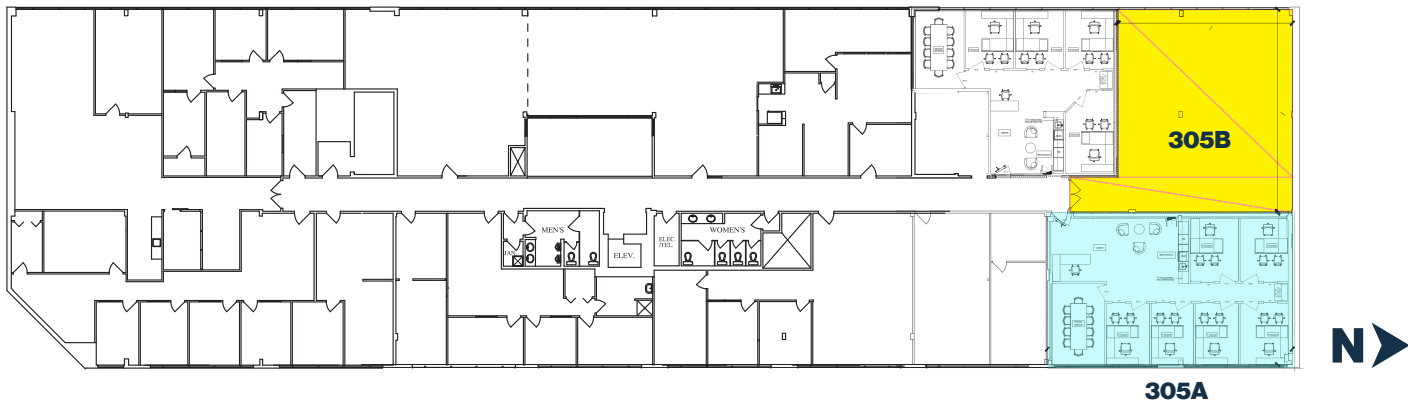
- **\$30 PSF Tenant Allowance for base building space**
- Prime Macleod Trail location, steps from 39th Ave LRT Station
- Renovated common areas, exterior, and atrium
- Centrally located office/retail flex space
- Operating Costs include utilities



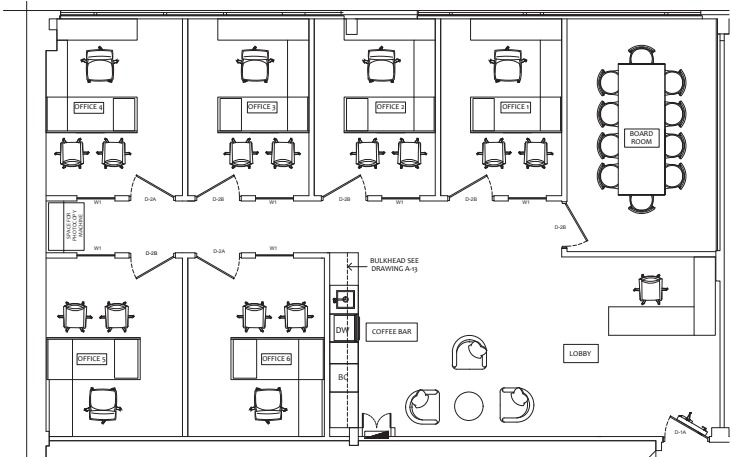
Second Floor

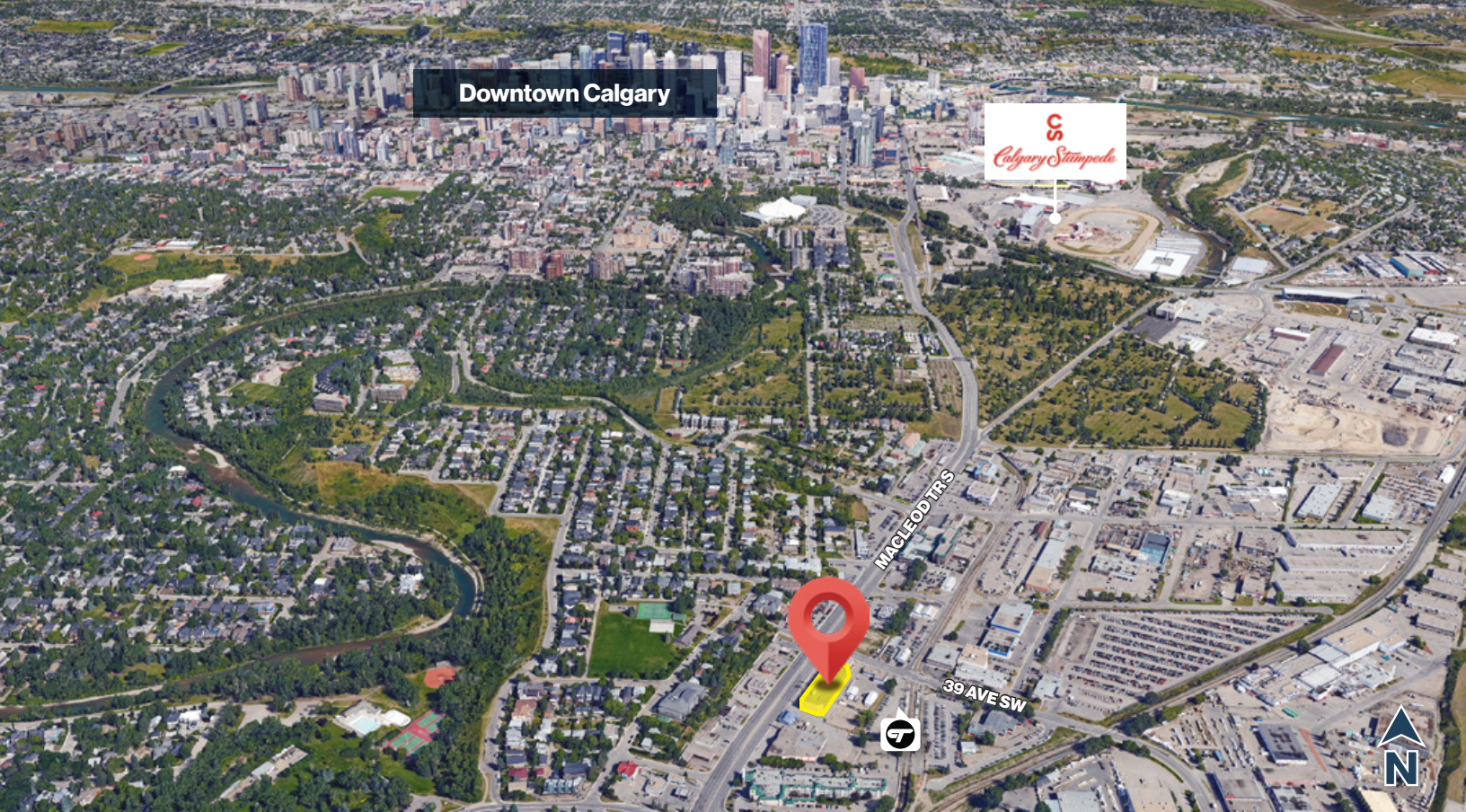


Third Floor



1706 Floor Plan





Thank you for your interest!

For More Info.



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