

Blackstone

For Lease

9705 Horton Road SW | Calgary, Alberta

Office Leasing Opportunities



9705 Horton Road SW, Calgary AB

Office Leasing Opportunities

PROPERTY DETAILS

Unit Size	Rental Rate	
	A200: 3,688 SF	\$14.00 PSF
	A210: 4,293 SF	\$14.00 PSF
	C300: 1,132 SF	\$14.00 PSF
	C302: 1,340 SF	\$14.00 PSF
<i>full floor opportunity</i>		
Op Costs	Building A: \$14.14 Building C: \$14.46	
Availability	30-days Notice	
District	Southland	
Year Built	1989	
Parking	Ample Surface Parking 2 stalls per 1,000 SF, 15 - 1 Hour Visitor Stalls, \$125/month for Assigned	

- Three building complex has ample surface parking with adjacent 2-hour (Free) street parking
- Excellent access to Southland Drive and Macleod Trail
- Centrally located office and retail premises available immediately
- Landlord will improve premises to suit tenant
- Utilities included in operating costs
- Two blocks from Southland LRT Station



Olivia Bohdan, Associate

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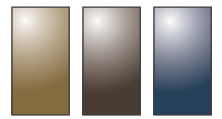
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
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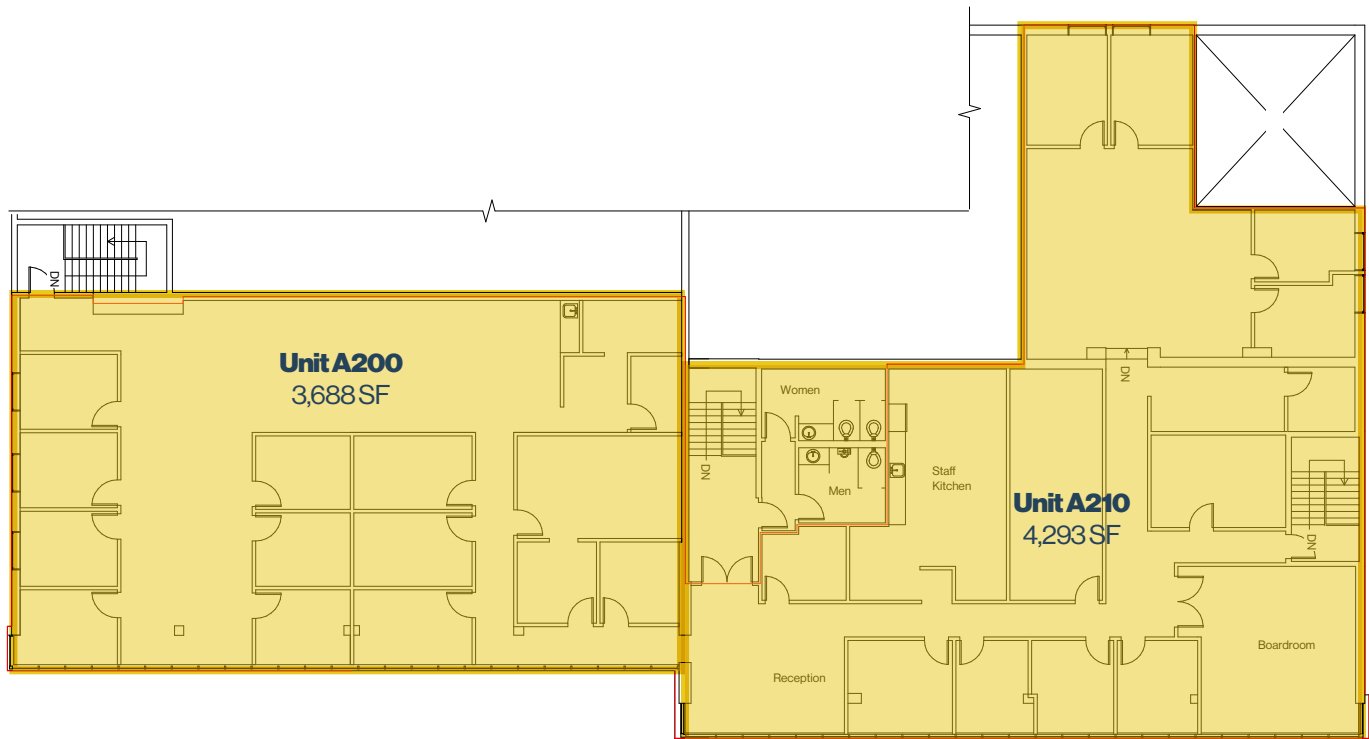
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Building A



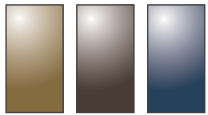
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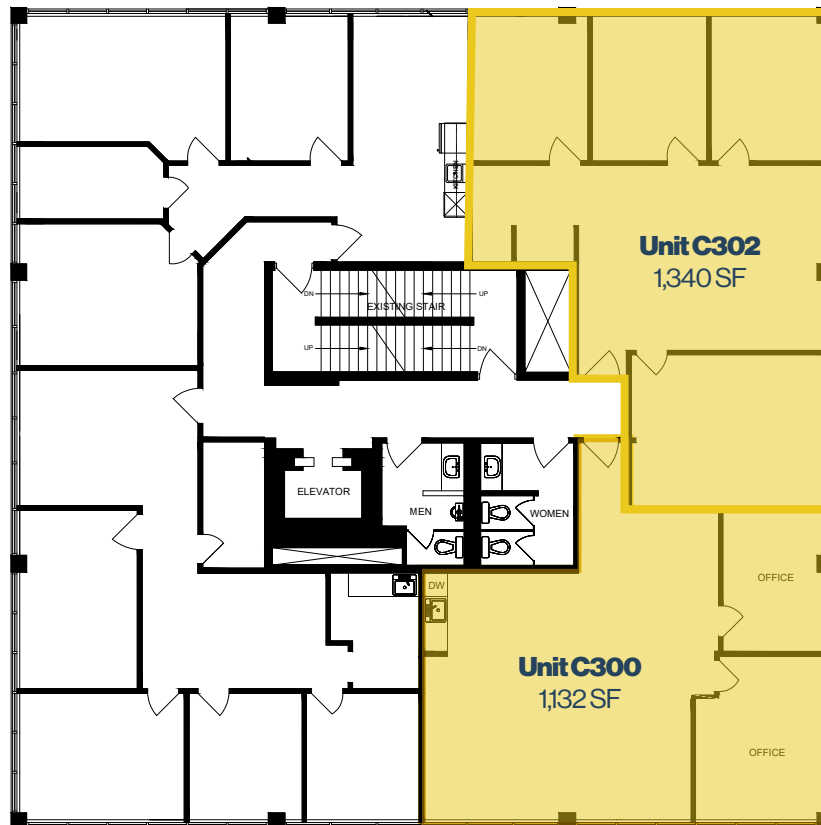


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Busy Location offering Retail & Office Opportunities

Building C



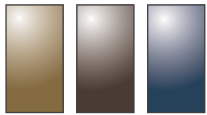
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9705 Horton Road SW | Calgary, Alberta
Busy Location offering Retail & Office Opportunities

- 1
- 2 **Value Village**
- 3
- 4
- 5
- 6
- 7 **RONA**
- 8
- 9



NEIGHBORHOOD
Southland



POPULATION
65,296



MEDIAN AGE
43



HOUSEHOLD INCOME
\$123,041



TRAFFIC COUNT

50,000 VPD | Macleod Trail
29,000 VPD | Southland Dr. at Southport



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For more information, please contact one of our associates.

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