



1331 Macleod Trail SE | Calgary, AB

Stampede Station

Office Space For Lease

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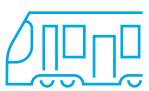
Property Overview

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Available Space	Suite 200: 12,959 SF Retail CRU 104: 3,431 SF Retail CRU 102: 5,489 SF	Demising Options Available Listed by JR Mercantile Listed by JR Mercantile
Occupancy	Immediately	
Net Rent	Market Rates	
Operating Costs (2025 Estimate)	CAM: \$16.15 PSF/Annum Tax: \$5.07 PSF/Annum Total: \$21.22 PSF/Annum	
Term	2-10 Years	
Parking	1 Stall Per 1,000 SF <i>(2 Stalls Per 1,000 SF Promotional Parking Ratio for Suite 200 Only)</i> \$350/Stall/Month // Underground Reserved \$295/Stall/Month // Underground Unreserved	
Bike Storage	Secure Bike Storage in Underground Parkade	
Year Built	2009	
Floors	10	
Building Hours	7:00 a.m. to 4:30 p.m. // Monday to Friday // Card Access After Hours	
HVAC Hours	6:00 a.m. to 6:00 p.m. // Monday to Friday	
Fibre Provider	Telus	
Furniture	Furniture Available	

Key Highlights



LRT Station
Across the
Street



Numerous
Amenities in
Surrounding Area



Pet
Friendly
Building



Underground and
Adjacent Surface
Parking Available



Fitness
Centre
on Site



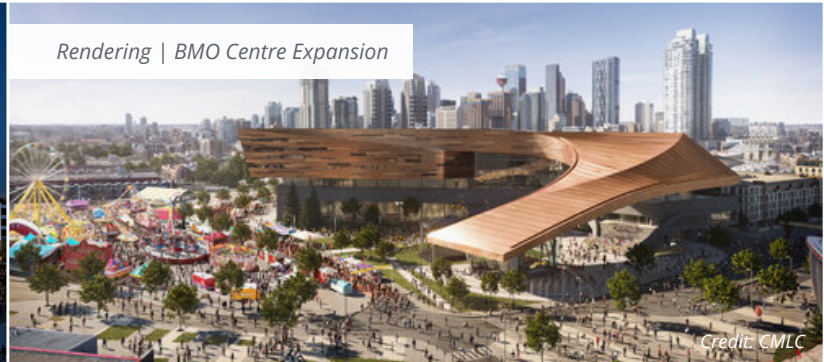
Furniture
Can be Made
Available

Surrounding Area



Rendering | Calgary Event Centre

Credit: Dialog



Rendering | BMO Centre Expansion

Credit: CMLC



Rendering | 17th Ave Extension & Stampede Station LRT Redesign

Credit: CMLC



Rendering | Victoria Park Stampede Station LRT Redesign

Credit: CMLC

Floor Plans



Second Floor | Up to ±12,959 SF



Suite 200 | Up to ±12,959 SF

Existing Layout

- 13 Offices
- 2 Boardrooms
- 2 Meeting Rooms
- Kitchen
- Open Area
- Reception

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Demising Options and Test Fits Available on Next Page

Floor Plans



Second Floor | Demising Option Test Fits



Suite 200B | ± 6,357 SF

- 8 Offices
- 1 Boardroom
- 1 Meeting Room
- 1 Kitchen
- Open Area for 20 Workstations
- Reception

Suite 200C | ± 6,602 SF

- 6 Offices
- 1 Boardroom
- 2 Meeting Rooms
- 1 Kitchen
- Open Area for 25 Workstations
- Reception

Floor Plans



Main Floor | Retail Space Available

Listed by JR Mercantile

For more information on retail space availability, please contact Jeff Robson (jeff@jrmercantile.com).



Building Photos



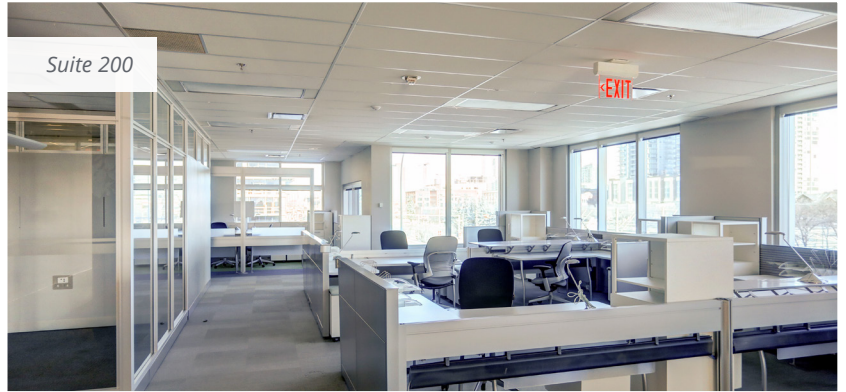
Fitness Centre



Fitness Centre



Suite 200



Suite 200



Suite 200



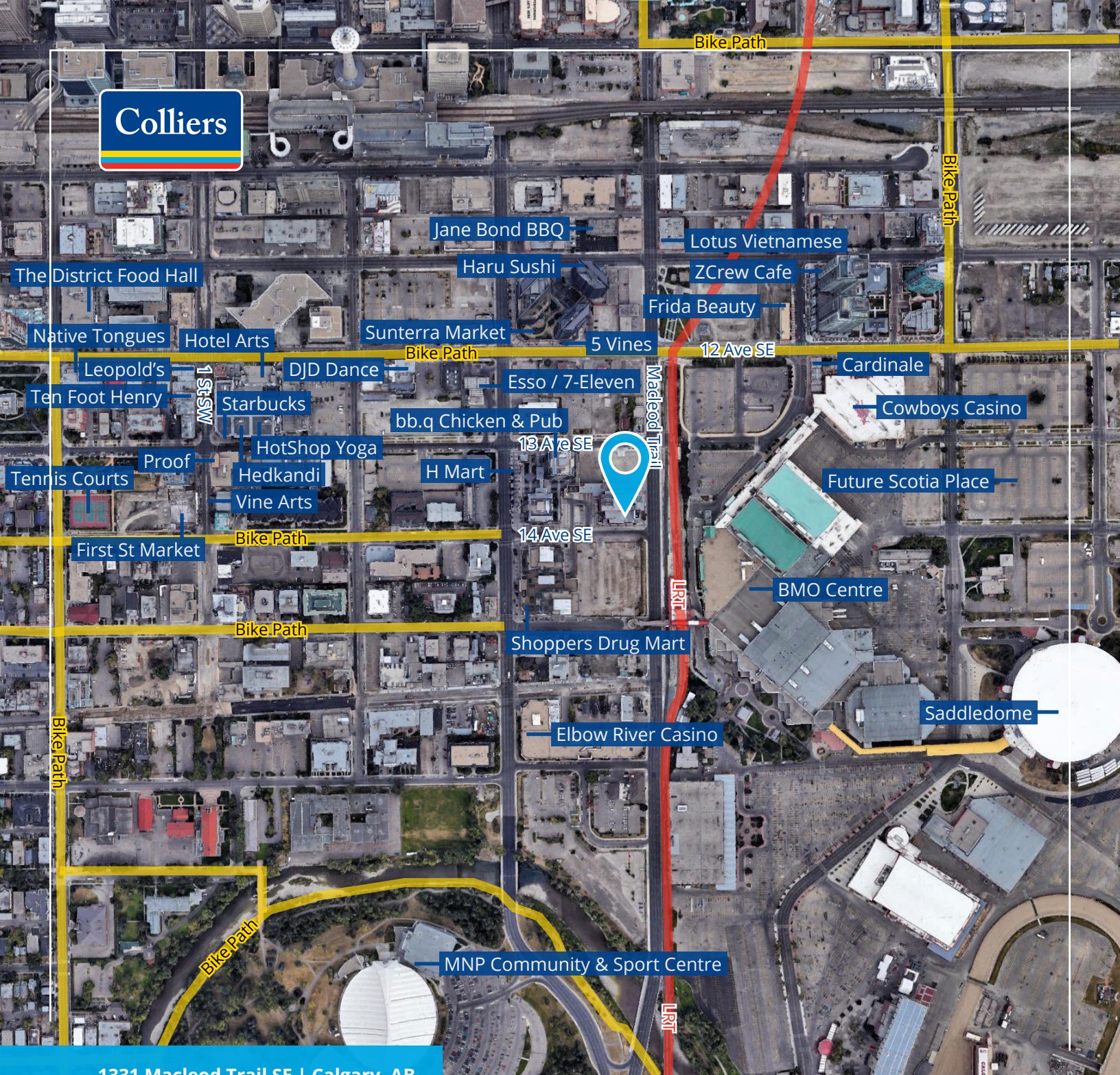
Suite 200



Suite 200



Lobby



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