

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

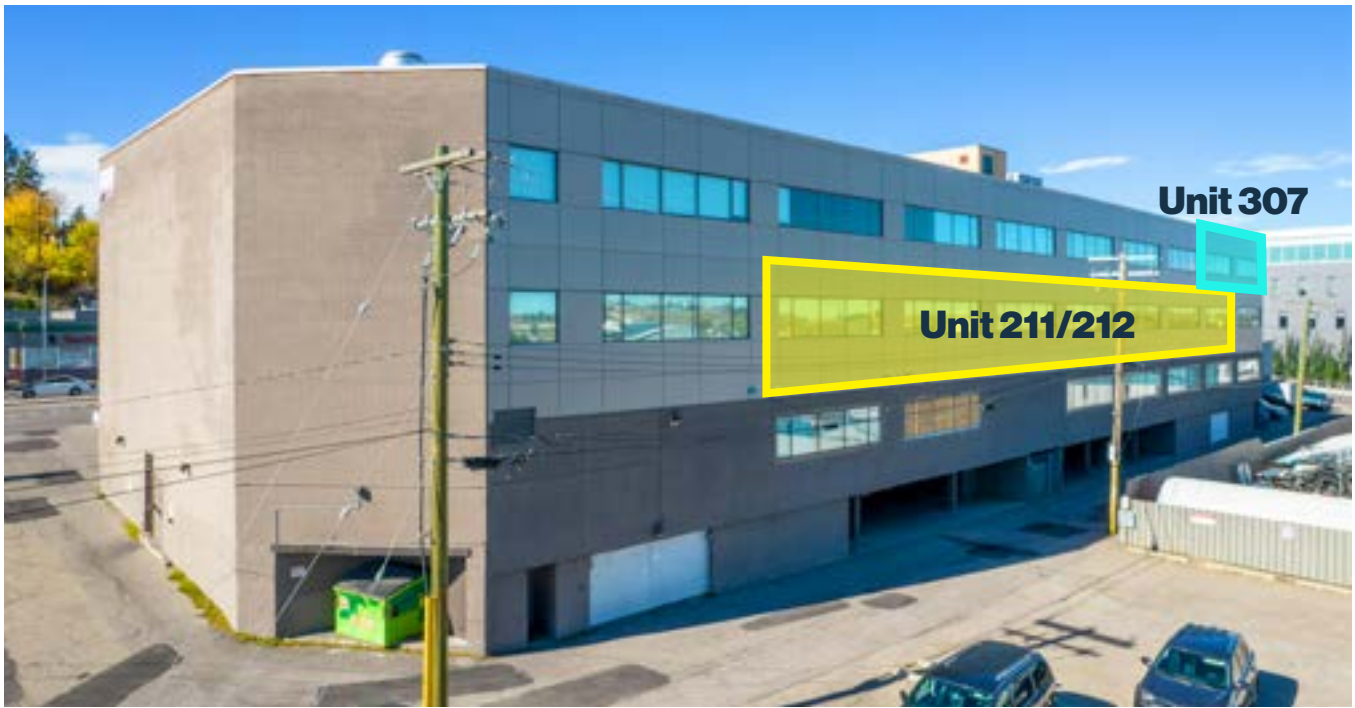
blackstonecommercial.com

Atrium Square

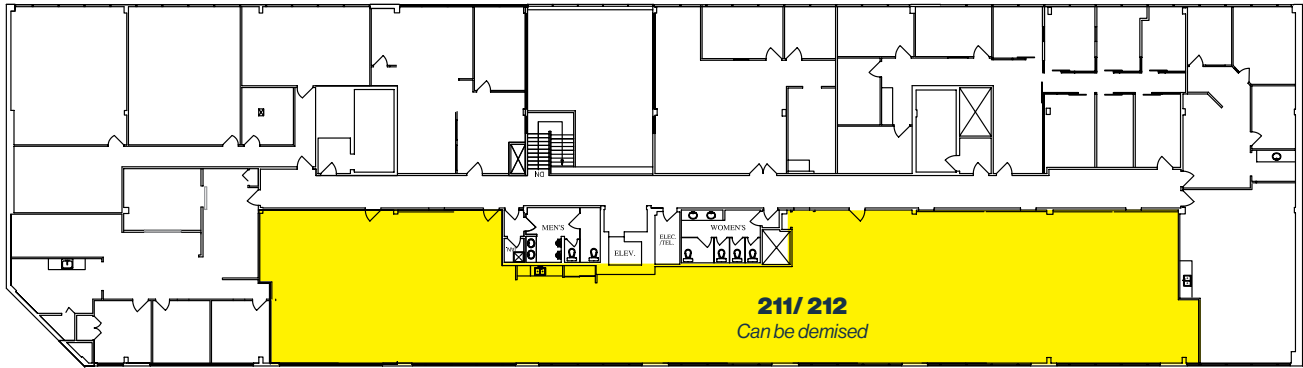
PROPERTY DETAILS

| | |
|--------------|--|
| Unit Size | Unit 211/212: 4,873 SF <i>Can be demised</i> Unit 305: 1697.88 SF Unit 307: 1698.18 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 \$150/stall/month (underground) \$120/stall/month (covered) \$95/stall/month (surface) |

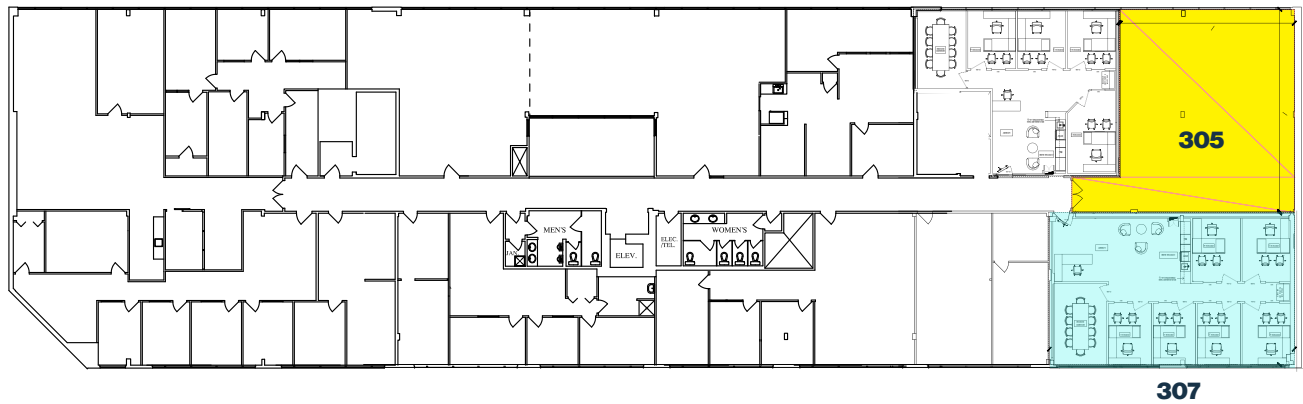
- \$30 PSF Tenant Allowance for base building space
- Prime Macleod Trail location, steps from 39th Ave LRT Station
- Renovated common areas, exterior, and atrium
- Centrally located office/retail flex space
- Operating Costs include utilities



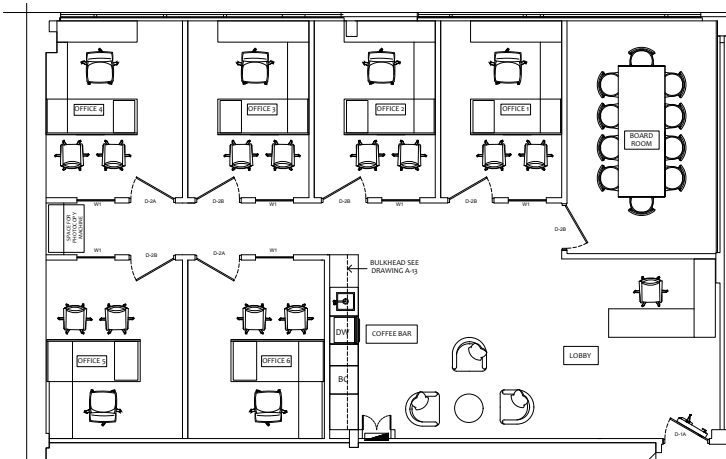
Second Floor



Third Floor



307 Floor Plan



Unit 307 Reception



Unit 307 Reception





Downtown Calgary



MACLEOD TRS

39 AVE SW



Thank you for your interest!

For More Info.



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