

# OFFICE SPACE FOR LEASE

## Centre 89

8989 Macleod Trail S, Calgary

- » 4-storey office tower.
- » Walking distance to Heritage LRT Station.
- » On-site landlord.
- » Great Tenant parking ratio: 1:400 (reserved). Mix of underground and covered at \$125/stall per mo.
- » Free Visitor surface parking on site (2 hr).
- » HVAC hours: available 24 hours per day on workdays, Saturdays and Sundays at no extra charge.
- » Common boardroom.



GREAT RESERVED  
PARKING RATIO  
**1:400** sf



SECURE  
UNDERGROUND  
BIKE STORAGE  
*COMING SOON*



ELECTRIC CAR  
CHARGING  
STATION

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LOCAL  
EXPERTISE  
MATTERS



## LEASE INFORMATION

**MUNICIPAL ADDRESS:** 8989 Macleod Trail S, Calgary

**AVAILABLE FOR LEASE:**

**1,616 sq. ft. – Suite 201** **C/L**

- » Glass walls.
- » New finishes and flooring.
- » NW views.

**2,870 sq. ft. – Suite 206**

- » Demisable from 1,370 to 2,870 sq. ft.
- » Undeveloped. New turnkey provided.
- » Nice greenspace views.

**965 sq. ft. – Suite 207**

- » 3 window offices, kitchen.
- » Available on 3-month notice.

**2,175 sq. ft. – Suite 304**

- » Demisable to ~1,100 & ~1,075 sq. ft. (available in 3 months after lease execution).
- » 5 offices, boardroom, reception, kitchen, storage.

**1,622 sq. ft. – Suite 307**

- » Mountain views.

**1,525 sq. ft. – Suite 409**

- » 6 offices, reception, kitchen.
- » Available June 1, 2026.

~~1,900 sq. ft. – Suite 208~~ **LEASED**

### PARKING:

- Ratio 1:400 (reserved). Mix of underground and covered at \$125/stall per mo.
- Free Visitor surface parking on site (2 hr).
- Parking ceiling height 6'2"
- Secure underground bike storage – coming soon
- Electric car charging station.

**T.I.:** Negotiable

**OP. COSTS AND TAXES:** \$14.93/sq. ft. (est.)

**NET RENT:** Competitive market rate



▶ Walking distance to Heritage LRT Station.

## BUILDING INFORMATION

**NUMBER OF FLOORS:** 4

**BUILDING AREA:** 65,750 sq. ft.

**TYPICAL FLOOR:** 13,500 sq. ft.

**HVAC HOURS:** Available 24 hours per day on workdays, Saturdays and Sundays at no extra charge

**BUILDING ACCESS HOURS:**  
6:30 am to 6:00 pm (M-F).



Main lobby





▶ Shadow-anchored by Save-on-Foods and the Shops at Heritage.

▶ Retailers on the main floor



Great parking ratio:  
1:400 sq. ft. (reserved)

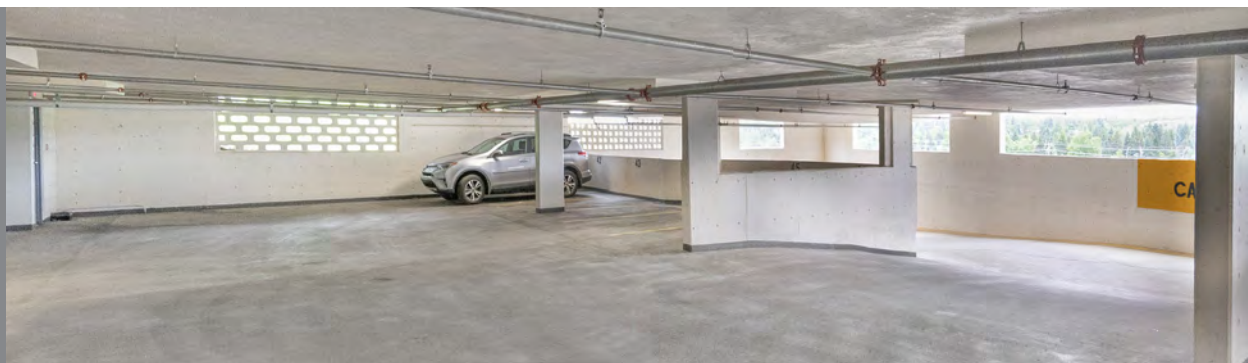
Covered, reserved,  
secured stalls.



Electric car charging  
station.



Coming soon:  
secure underground  
bike storage.





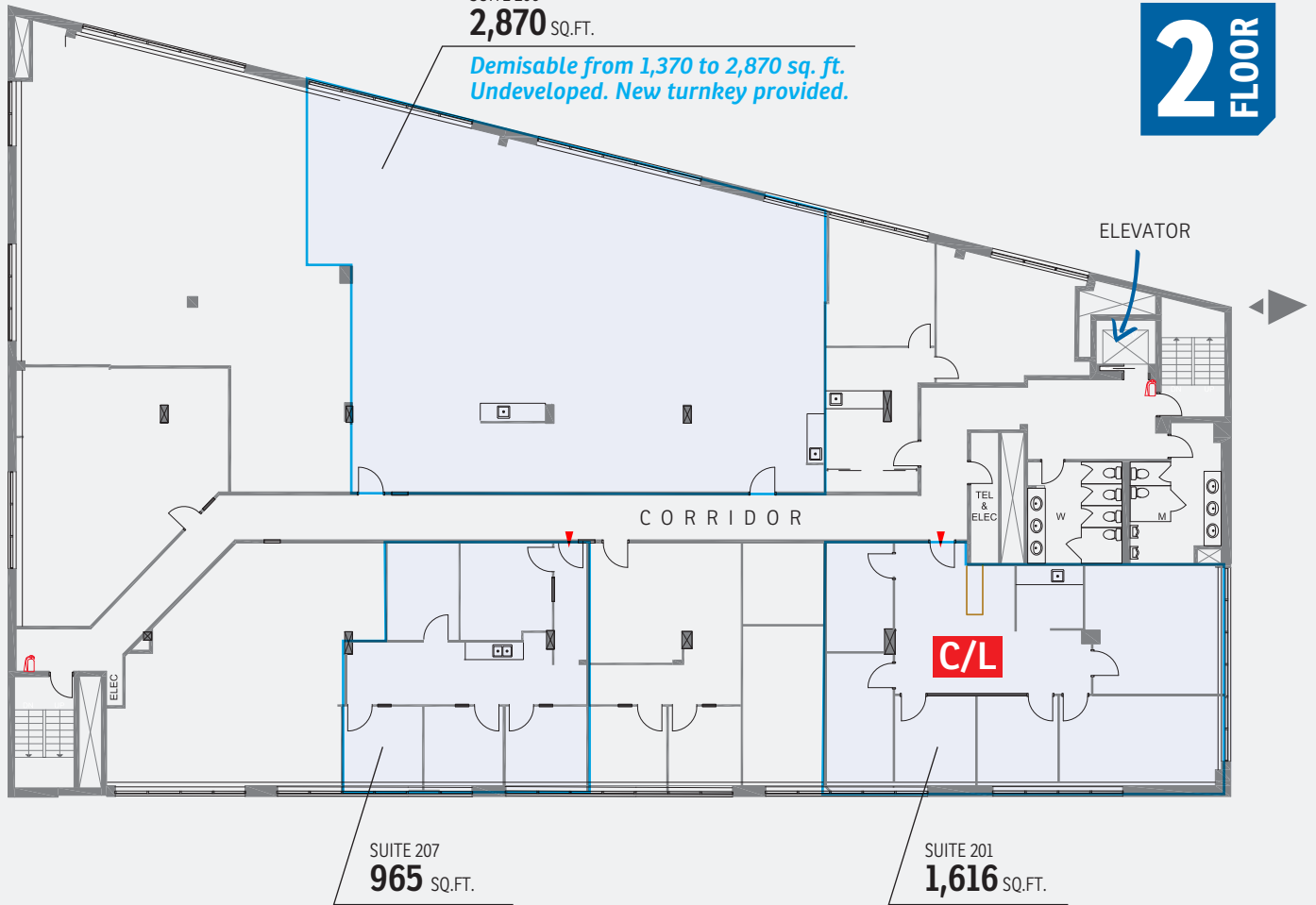
EXAMPLE OF LANDLORD'S  
NEW STANDARD  
FOR TURN-KEY SPACES



SUITE 206  
**2,870** SQ.FT.

*Demisable from 1,370 to 2,870 sq. ft.  
Undeveloped. New turnkey provided.*

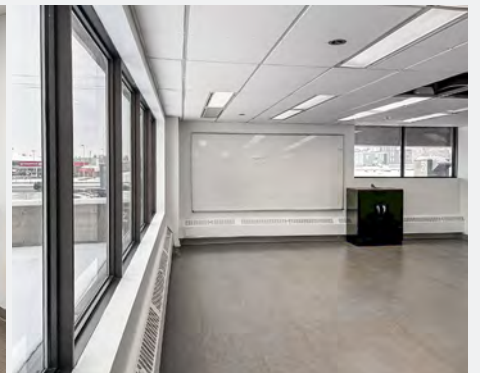
**2**  
FLOOR



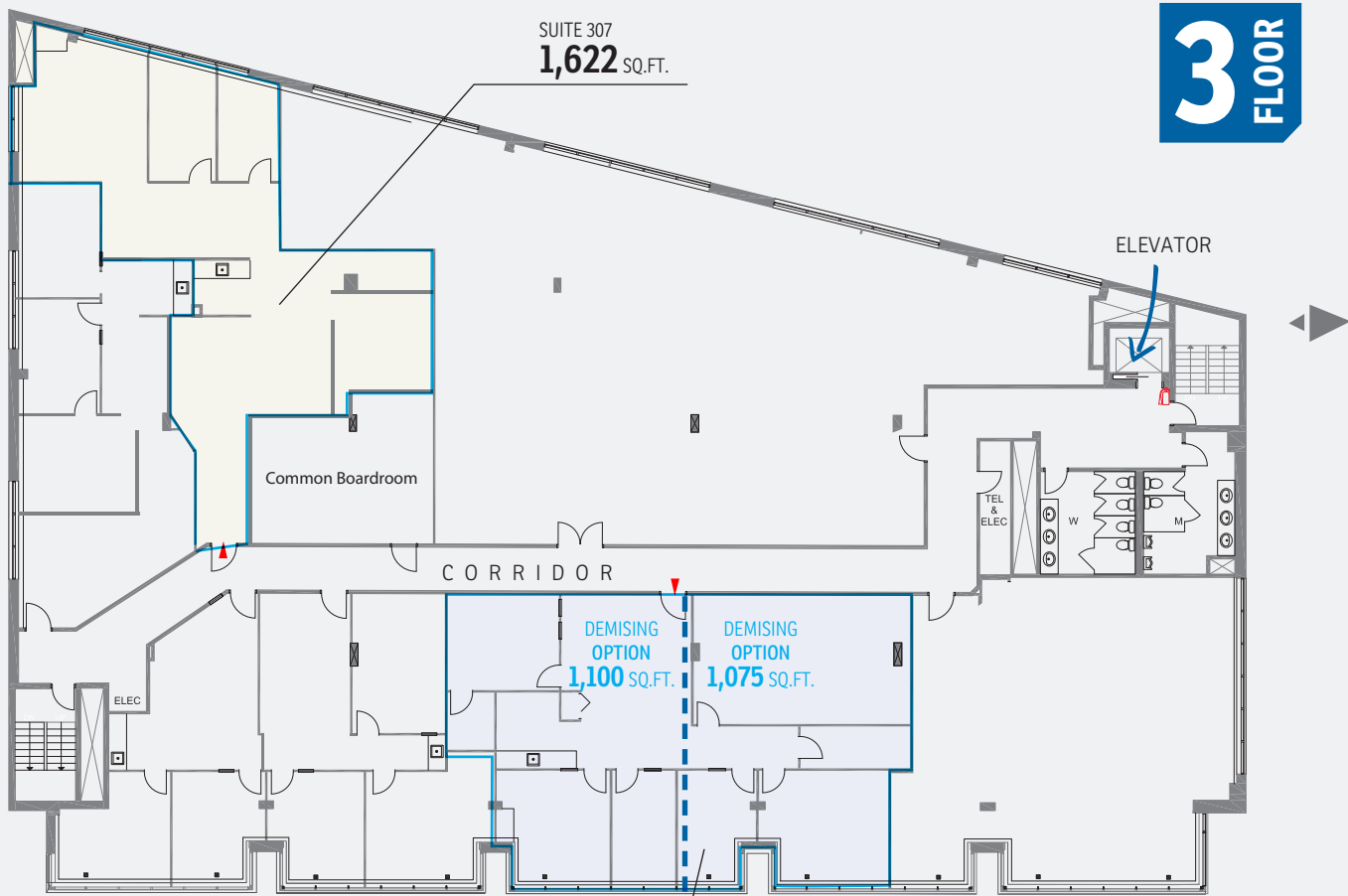
SUITE 207



SUITE 201





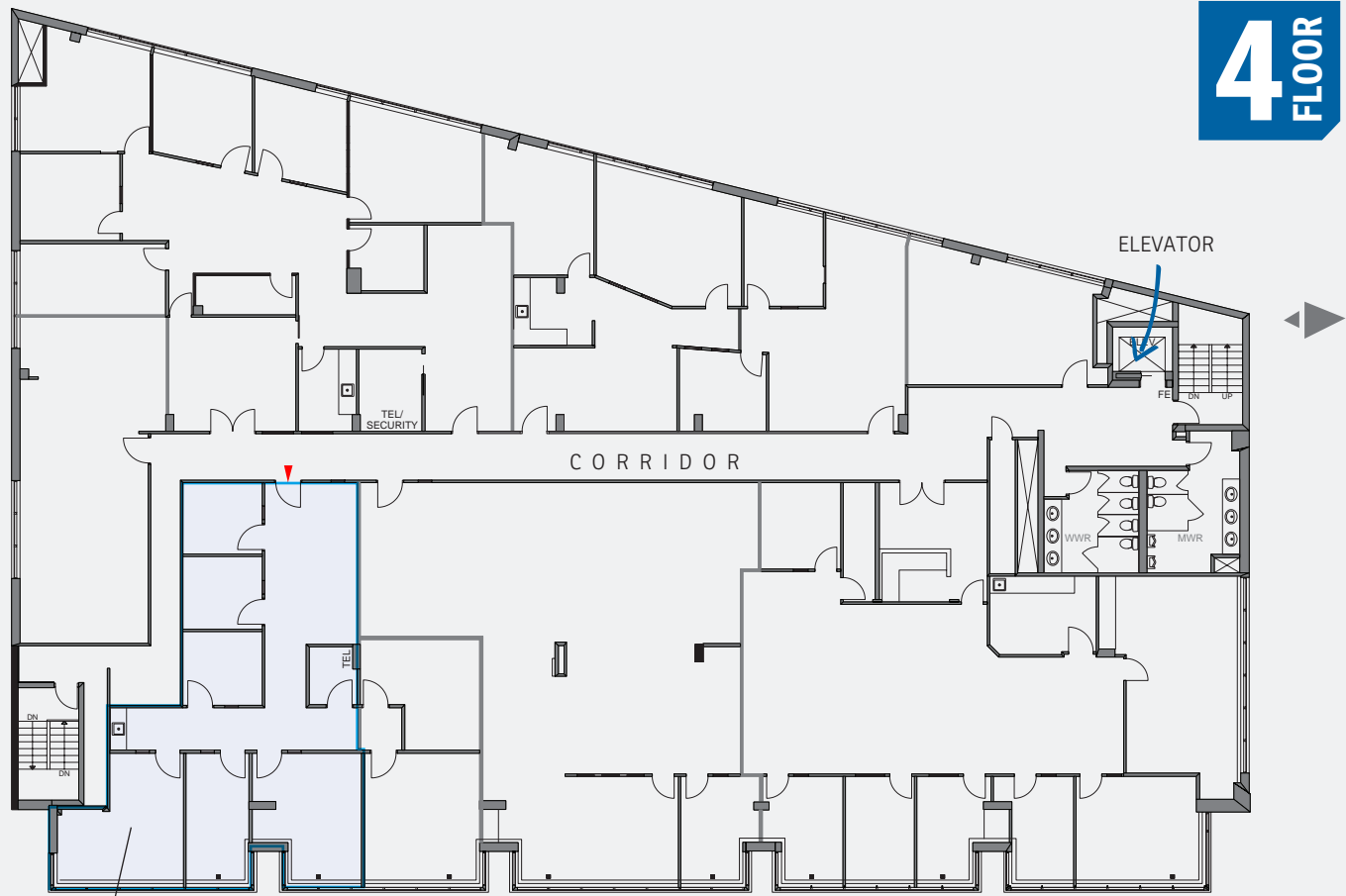


SUITE 304



SUITE 307





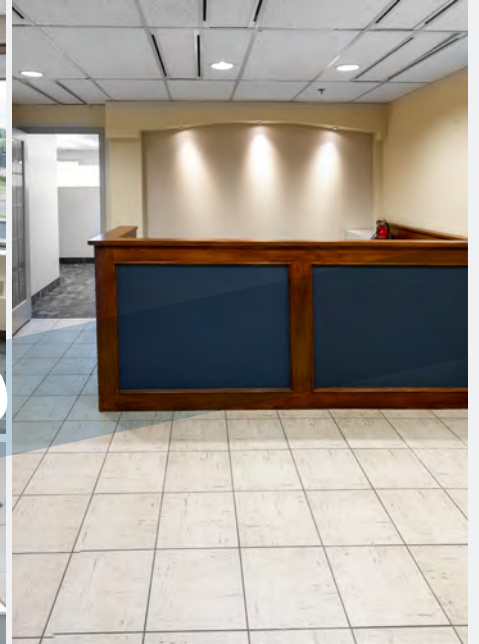
SUITE 409 **1,525** SQ.FT.

SUITE 409





SUITE 401



SUITE 404



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