



1331 Macleod Trail SE | Calgary, AB

Stampede Station

Office Space For Lease

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Property Overview

Available Space	Suite 200:	12,959 SF	Demising Options Available
	Suite 500:	18,577 SF	
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</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 | Scotia Place



Credit: Scotiabank Saddledome

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

Click Here
or Scan QR
Code for
Virtual Tour



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

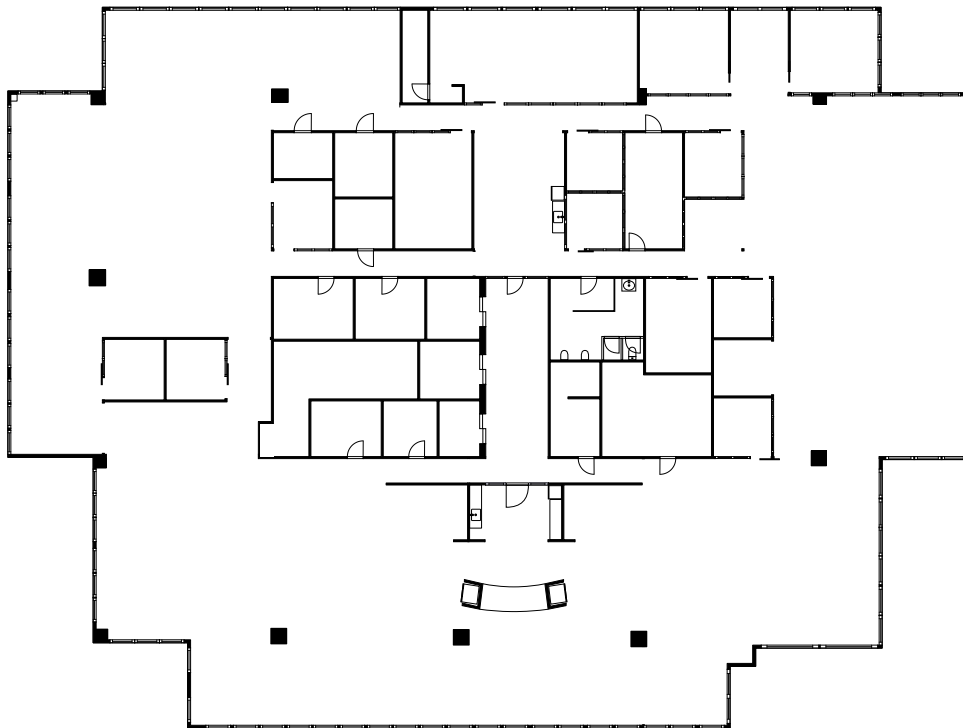
Suite 200C | ± 6,602 SF

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

Floor Plans



Fifth Floor | 18,577 SF



Suite 500 | 18,577 SF

Existing Layout

- 7 Offices
- 55 Workstations
- 1 Boardroom
- 6 Meeting Rooms
- Internal Washrooms
- Tech Centre
- 2 Kitchens
- Server Room
- Large Open Lounge Area

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Building Exterior



Building Exterior

Building Photos



Fitness Centre



Fitness Centre



Suite 200



Suite 200



Suite 200



Suite 200

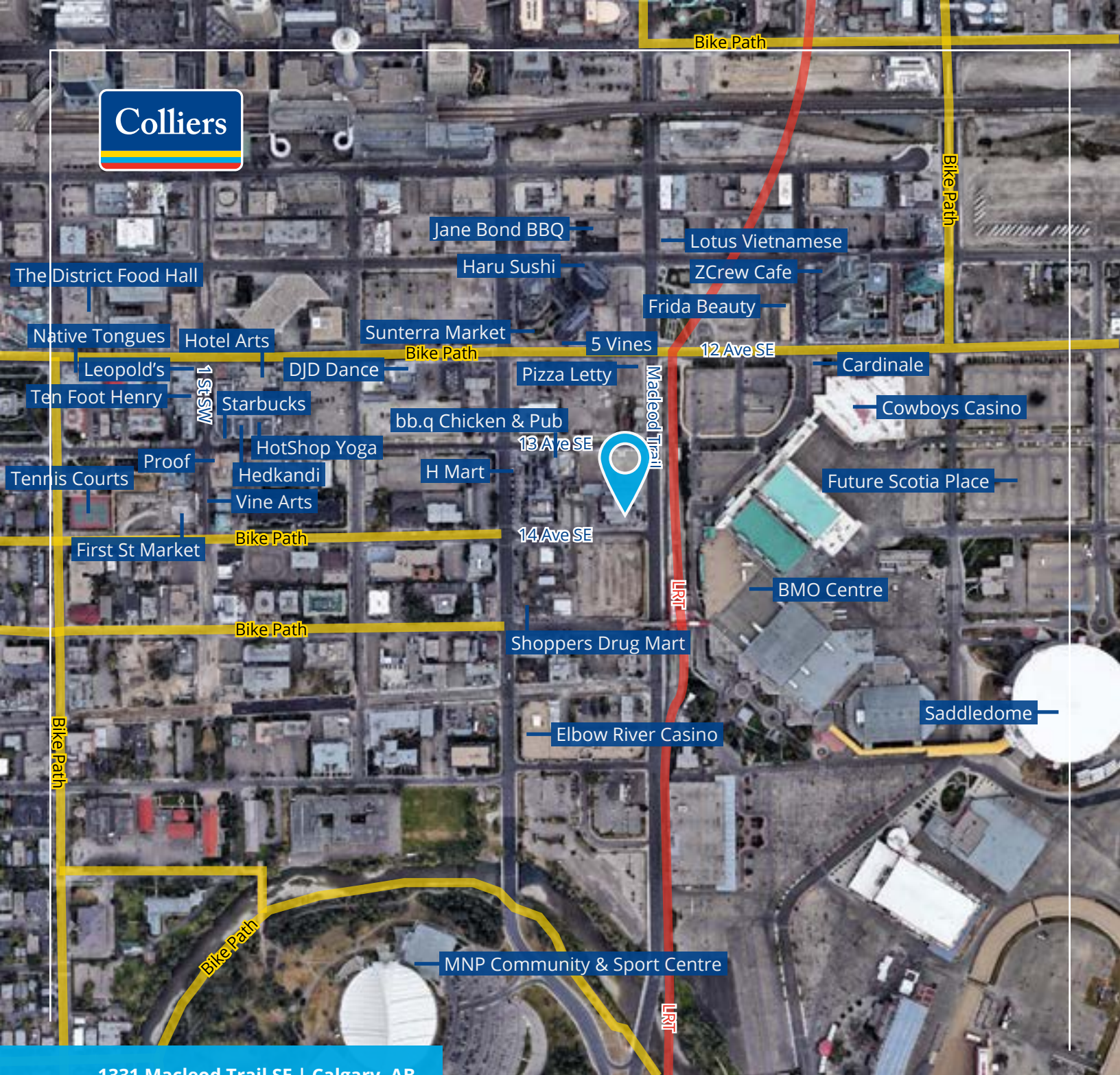


Suite 200



Lobby

Colliers



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