



Colliers

11012 Macleod Trail SE, Calgary | AB

Medical Office Space For Sublease

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Landon King

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Property Overview

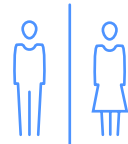
This 2,200 square foot medical space is conveniently located off Macleod Trail and Anderson Road, and is walking distance to SB Anderson CTrain Station. Southcentre Office Tower is situated in close proximity to Willow Park Village and Southcentre Mall, offering access to over 250 services, shops and restaurants. On-site coffee shop, 24/7 security and ample parking are just a few other attractive attributes. This well improved medical space features private exams rooms with sinks and a welcoming reception area.

Available Subpremises	Suite 405 2,200 SF
Sublandlord	Bruce Allan Professional Corporation
Landlord	Oxford Properties Retail Holdings Inc.
Building Management	Oxford Properties
Term of Sublease	November 29, 2027 <i>"Potential to negotiate longer term with the landlord"</i>
Annual Net Rent	Market Sublease Rates
Operating Cost	\$17.31 psf (2025 est.)
Parking	7 Unreserved Stalls \$75 Stall/Month Complimentary Visitor Parking
Availability	Immediate

Key Highlights



Well improved and efficient medical space



In-suite washroom



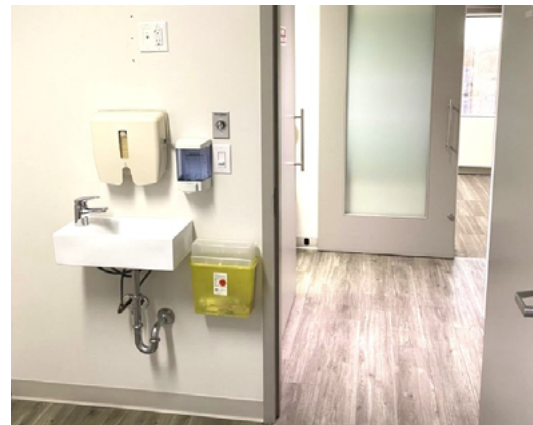
8 minute walk to the LRT Station



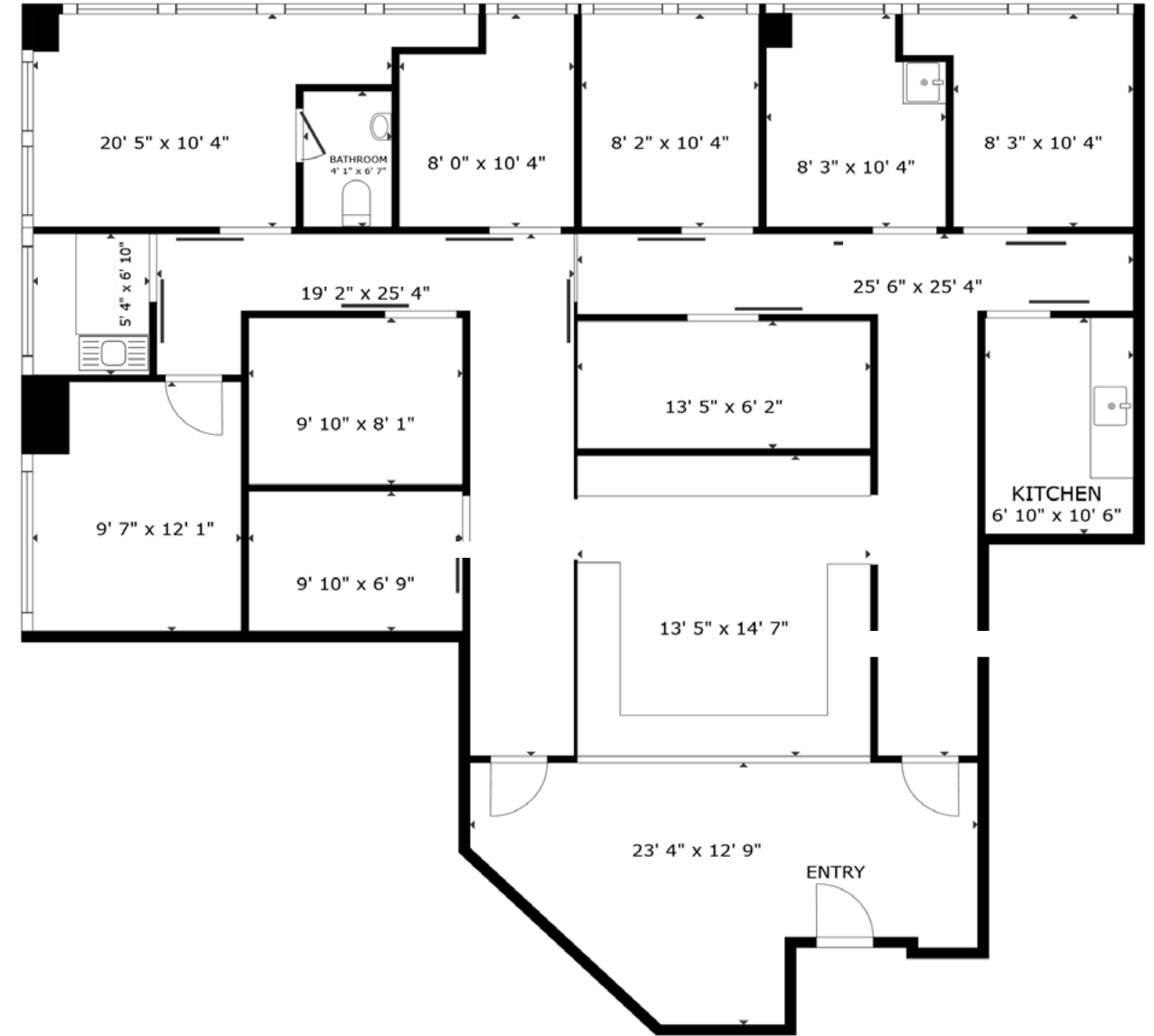
Direct access to Macleod trail & Anderson Road



Ample Amenities in Immediate Area



Floor Plan



Suite 405 2,200 SF available

- 6 Examinations rooms
- 2 Interior consulting rooms
- Large reception / Waiting area
- Kitchen
- File room
- Medical storage room with sink
- Washroom



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Macleod Trail

Southcentre Mall

Anderson Road

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