



 **PETWIN**
ATRIUM COMMONS

8500 Macleod Trail SE

OFFICE SPACE FOR LEASE

MATT LANNON

Vice President | Partner
+1 403 571 8824
matt.lannon@colliers.com

BRITTANY BLOCK

Vice President
+1 403 571 8756
brittany.block@colliers.com

LANDON KING

Associate
+1 403 538 2521
landon.king@colliers.com



Property Overview

About Petwin Properties

Petwin Properties, a trusted Calgary based owner and operator with over 50 years of experience, recently acquired Petwin Atrium Commons (formerly known as Heritage Square) in late 2025. Known for its long-term ownership approach and commitment to enhancing asset value, Petwin is undertaking a comprehensive rebranding and repositioning of the property. Tenants can expect a refreshed vision for the building, with exciting updates and improvements to be announced in the near future.

Available Space

Suite 142N	700 SF	} Contiguous for 18,809 SF
Suite 200S	10,078 SF	
Suite 210S	8,731 SF	
Suite 202E	5,919 SF	
Suite 250N	14,426 SF	} Contiguous for 105,843 SF
Suite 255N	13,732 SF	
Suite 400E	10,117 SF	
Suite 400	56,012 SF	
Suite 500	49,831 SF	
Total:	169,546 SF	

Net Rent

Market Rates

Operating Costs (2026)

Operating:	\$11.08 PSF
Property Taxes:	\$1.48 PSF
Total:	\$12.56 PSF (Inclusive of Janitorial and Management Fees)

Parking

2.5 Stalls per 1,000 SF Leased
\$75/Month/Stall Covered
\$150/Month/Stall Underground (Limited Availability)
Abundance of 3rd Party Monthly Parking Available in Immediate Area
Direct Internal Walkway Between Building and Parkade

Storage

Up to 16,257 SF of Storage Available with Dock Height Loading

Building Size

322,790 SF

Improvement Allowance

Turnkey Packages Available

Year Built

1981

Floors

5

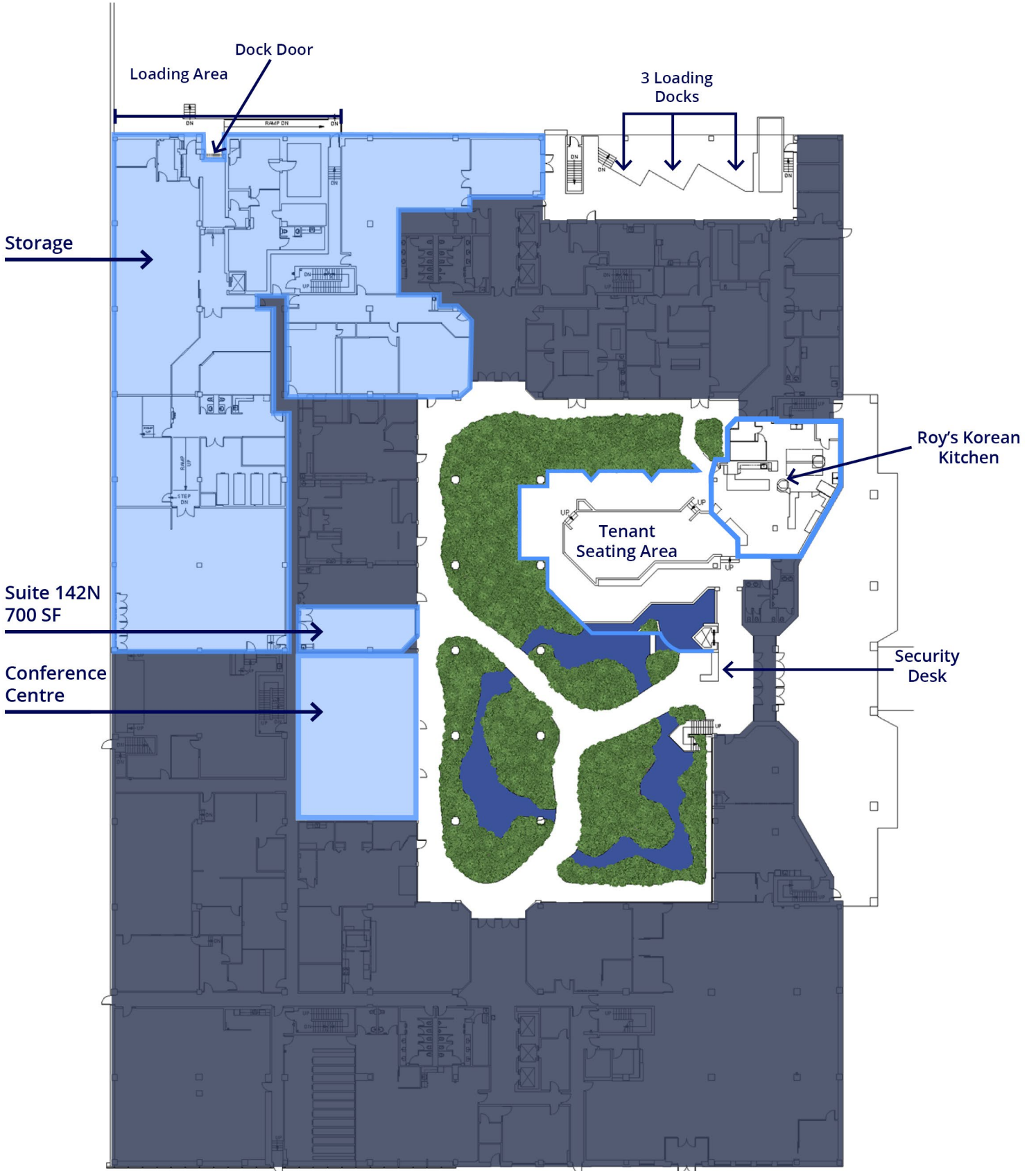
HVAC

5:00am to 9:00pm // Monday to Saturday

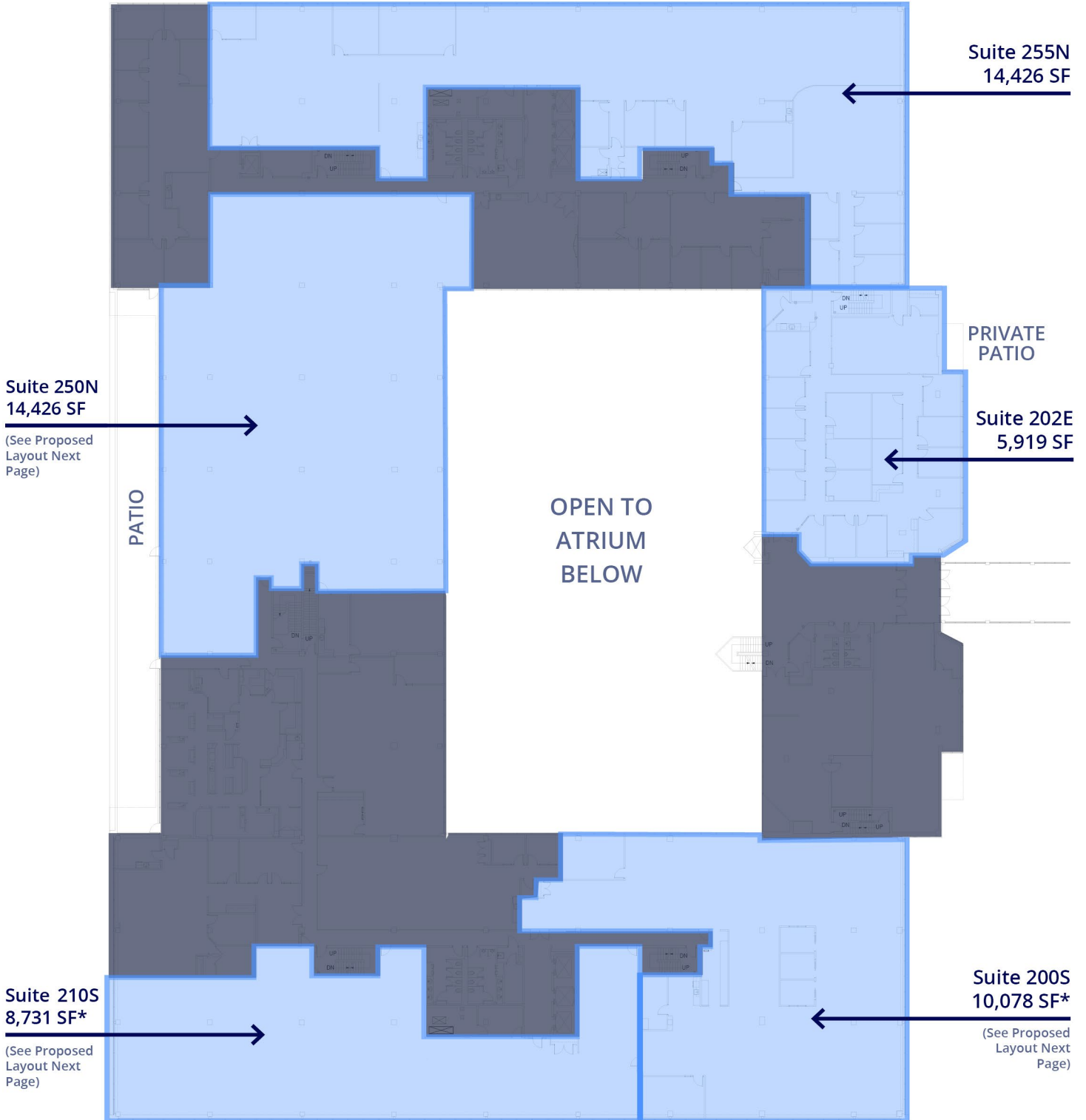
Comments

- Common Fitness Facility with Changerooms/Showers
- Full Height Open Air Atrium with Tenant Lounge
- On-Site Security & Property Management Office
- Signage Rights Available
- On-Site Restaurant & Coffee Shop
- Walking Distance to Heritage LRT Station

FIRST FLOOR

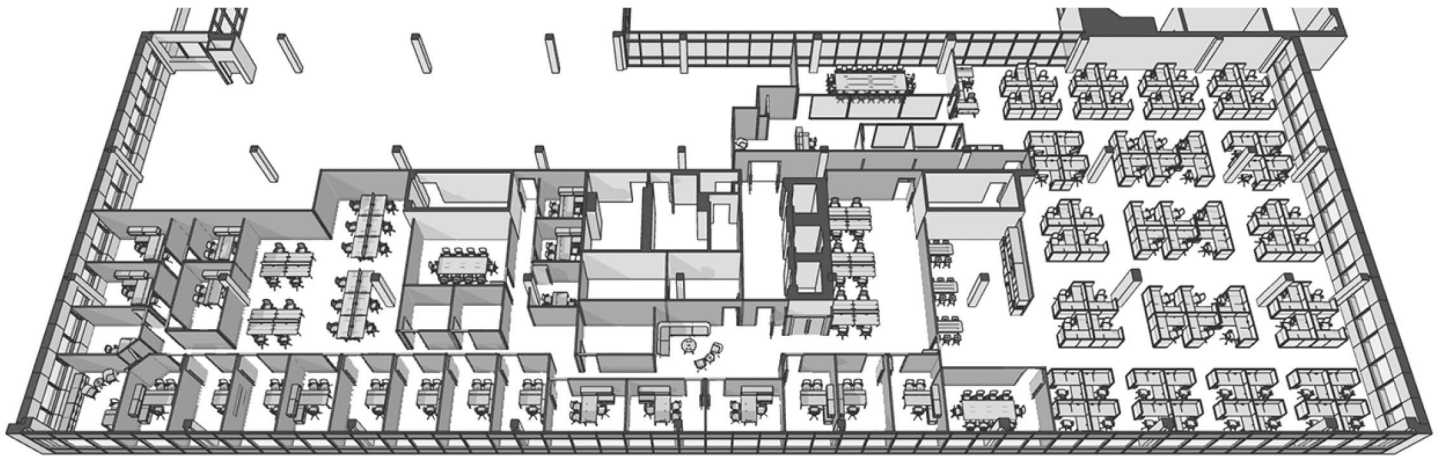


SECOND FLOOR



*Suites 210S & 200S can be contiguous up to 18,809 SF

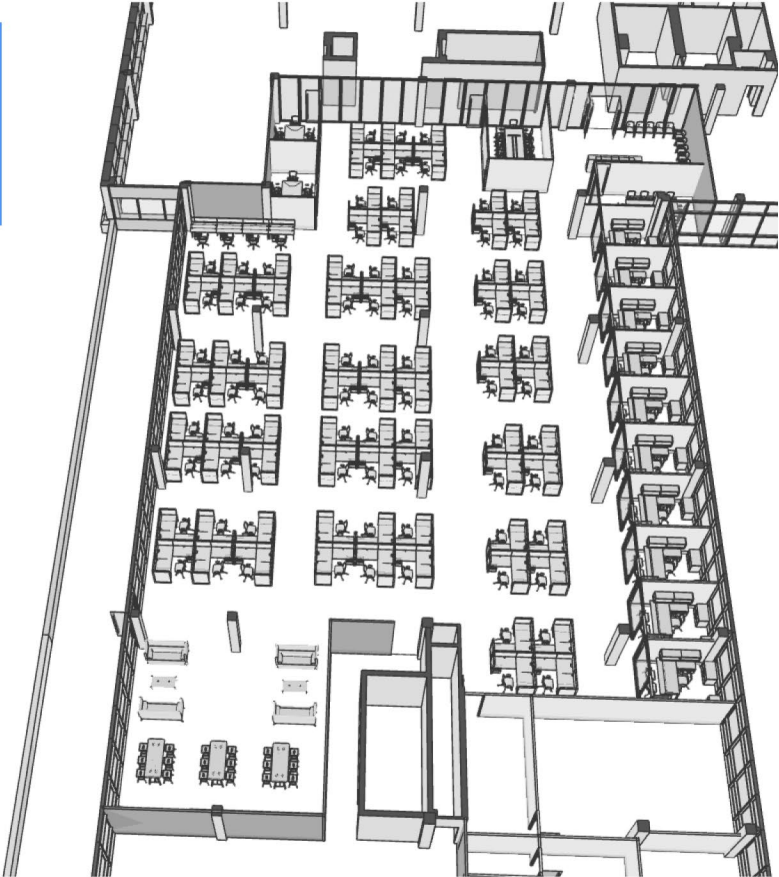
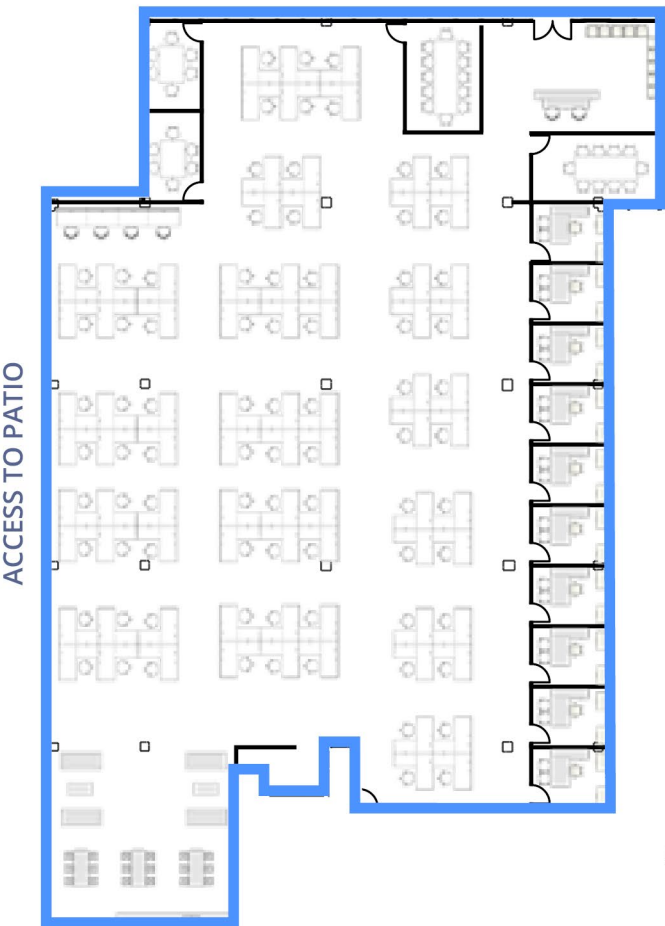
Suites 210S & 200S | Contiguous Proposed Layout



Suites 210S & 200S | Up to 18,809 SF

- 25 offices
- 3 boardrooms
- 2 meeting rooms
- Copy area
- Reception
- Kitchen
- Lounge space
- Open area for up to 106 workstations

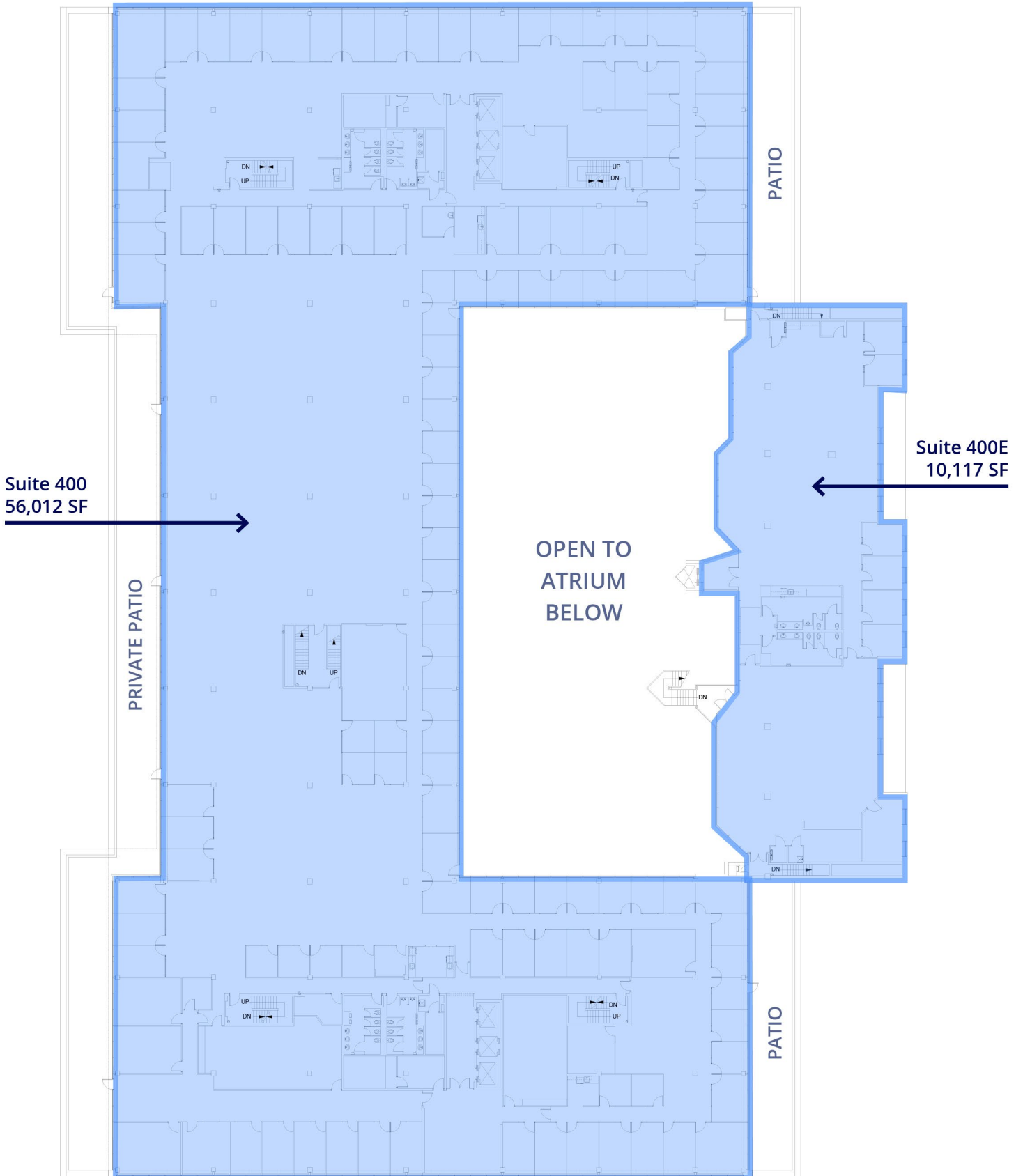
Suite 250N | Proposed Layout



Suite 250N | 14,426 SF

- 10 offices
- 2 meeting rooms
- 2 boardrooms
- Kitchen
- Reception
- Open area for up to 84 workstations

FOURTH FLOOR - FULL FLOOR OPPORTUNITY

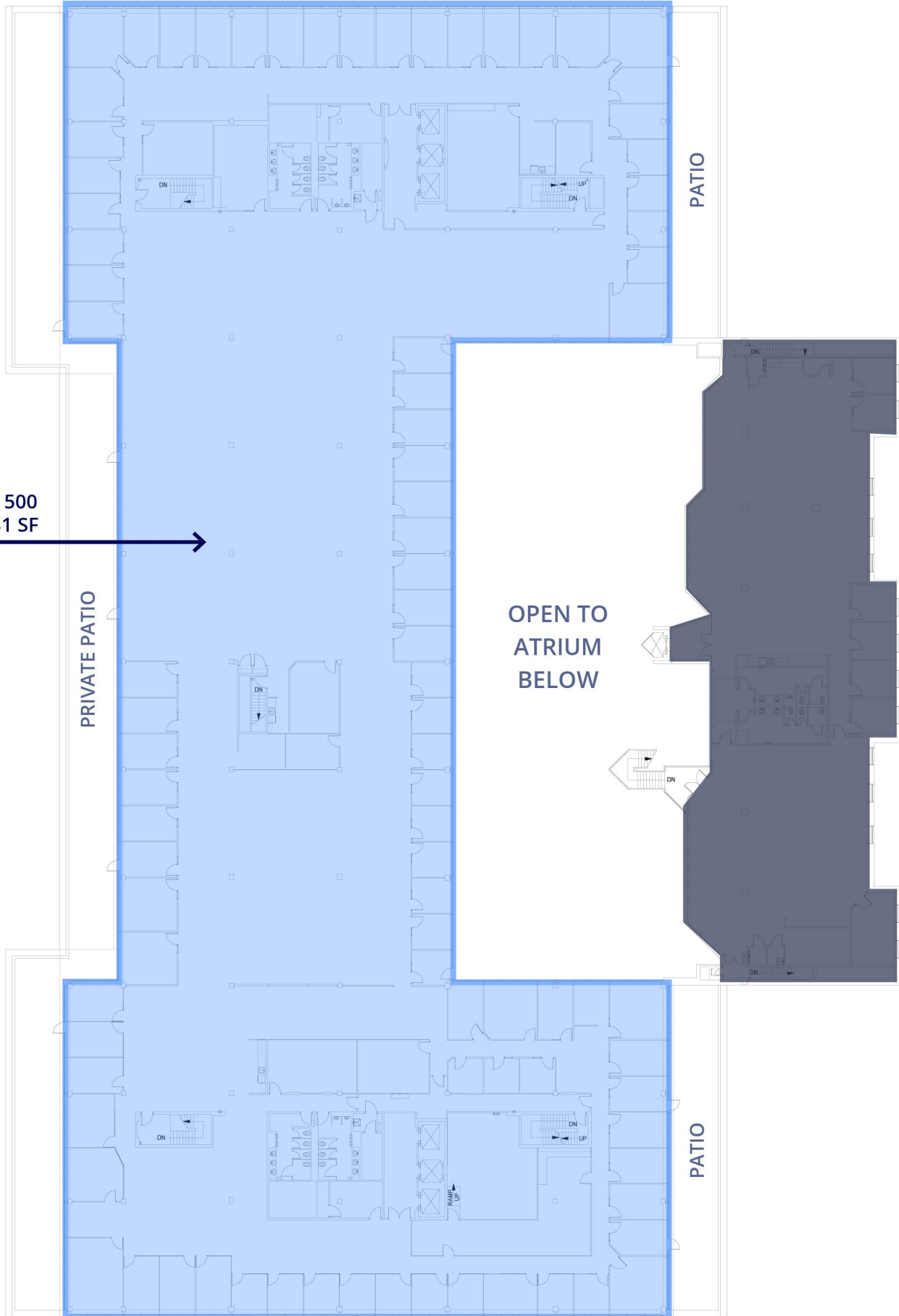


Suite 400E | 10,117 SF
Suite 400 | 56,012 SF

*Suites 400 & 400E cannot be made contiguous

FIFTH FLOOR - FULL FLOOR OPPORTUNITY

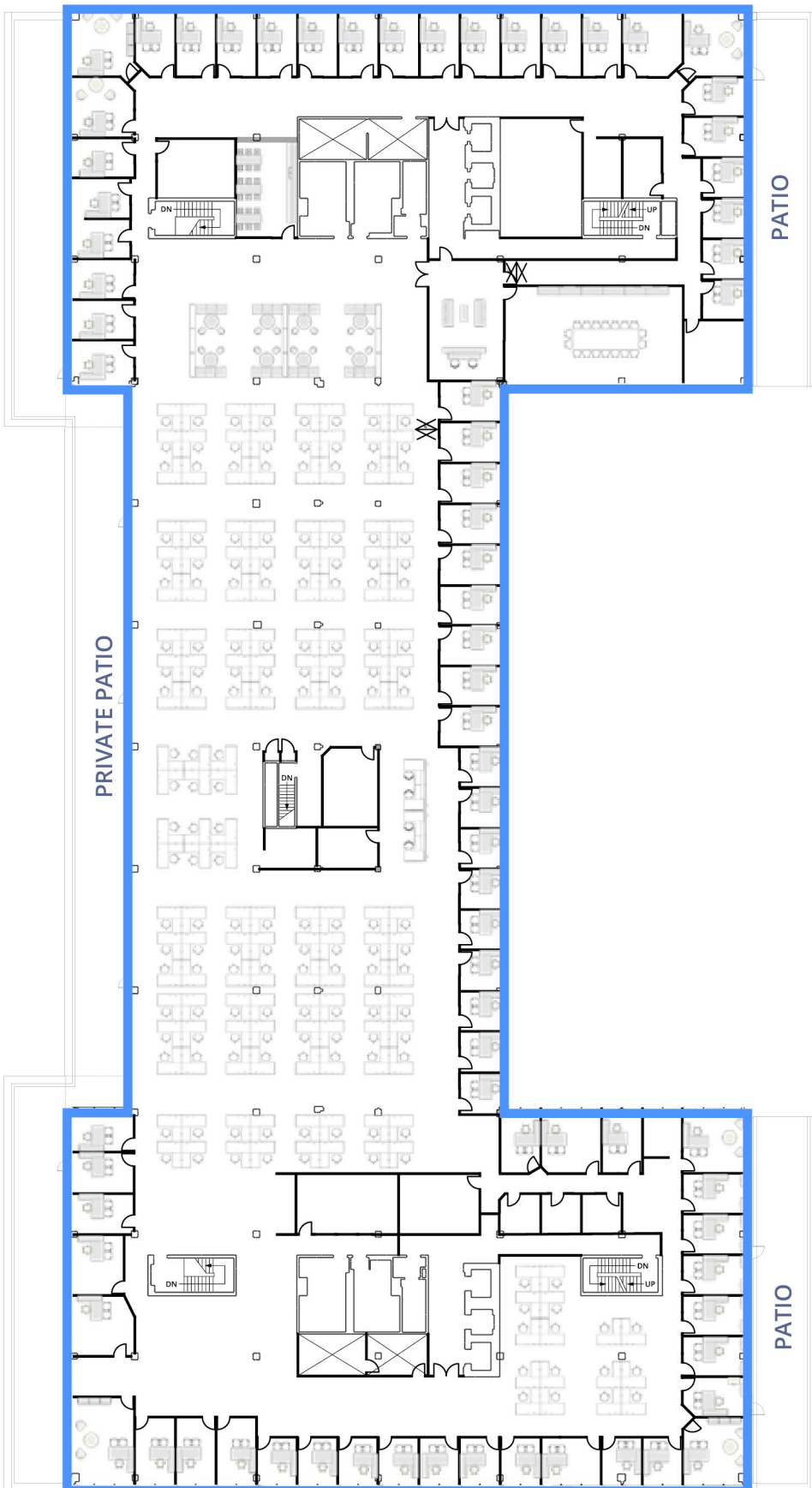
Suite 500
49,831 SF



FIFTH FLOOR - FULL FLOOR OPPORTUNITY

Suite 500 | Proposed Layout

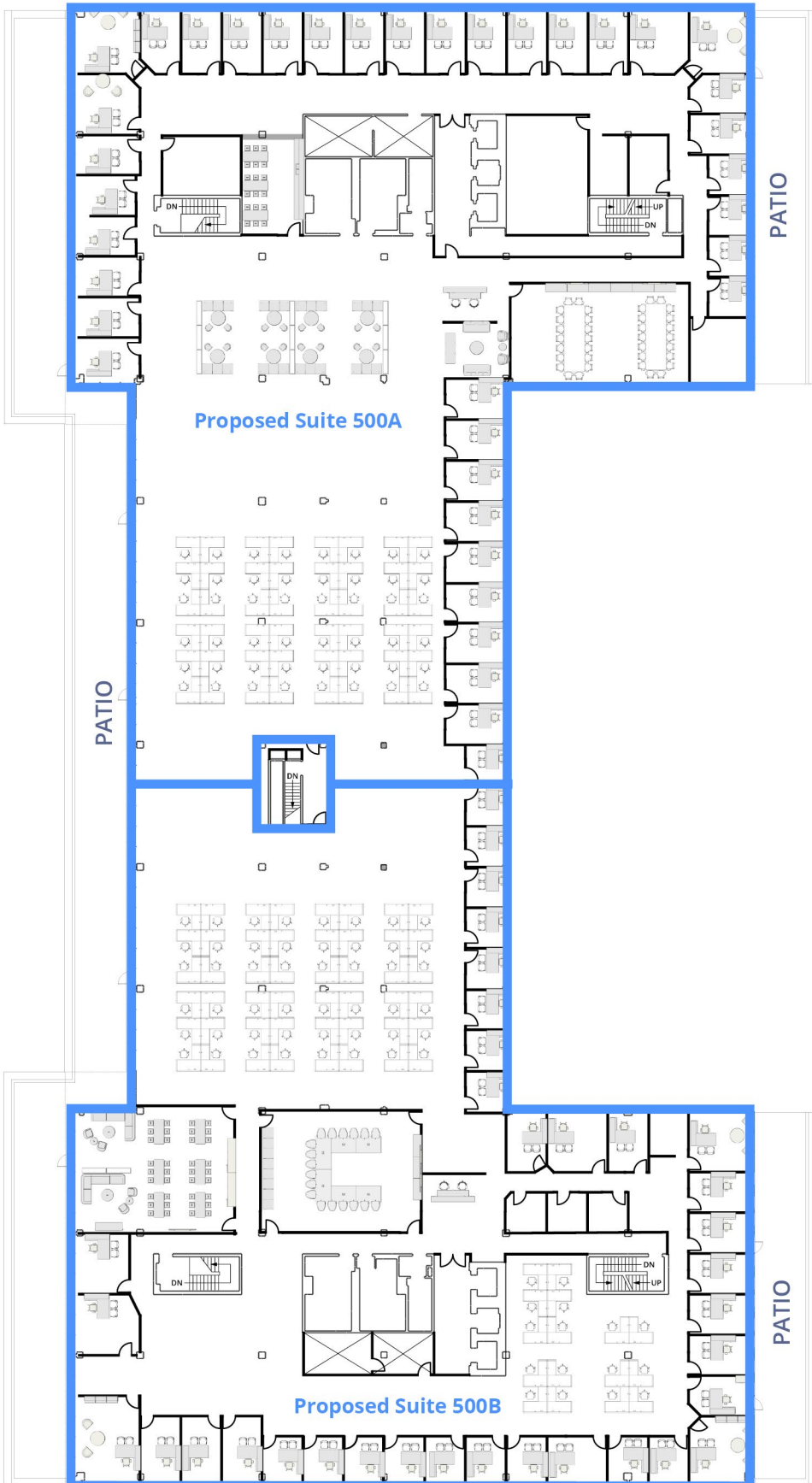
Suite 500 | 49,831 SF



- 3 boardrooms
- 6 meeting rooms
- 80 offices
- 1 kitchen
- Elevator access
- Internal washrooms
- IT/electrical room
- Tenant lounge
- Reception area
- Open area for up to 168 workstations
- Tenant-exclusive patio with mountain views

FIFTH FLOOR

Suite 500 | Proposed Demising Plan



Suite 500A | ~24,915 SF

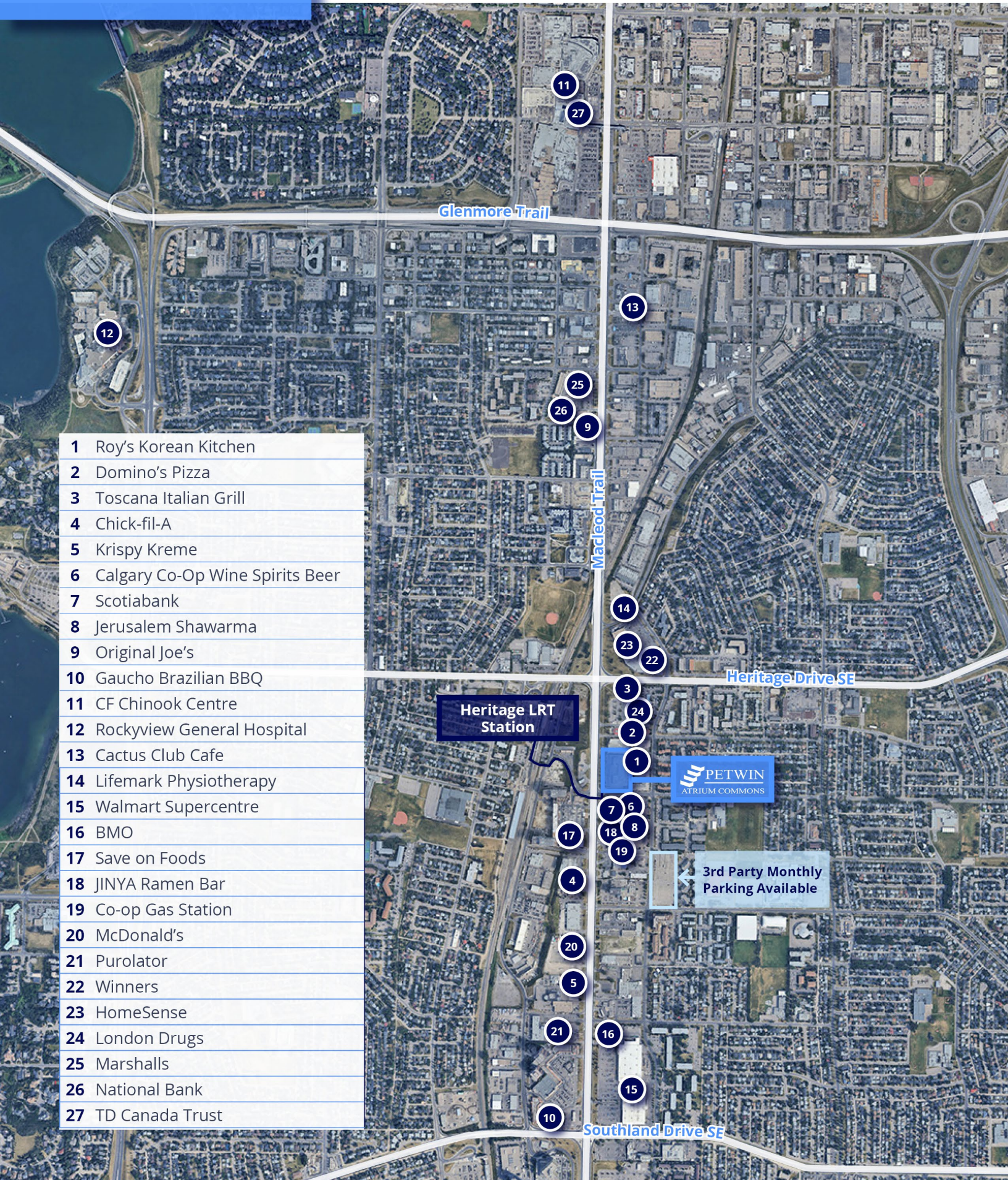
- 2 boardrooms
- 4 meeting rooms
- 38 offices
- Kitchen
- Elevator access
- Internal washrooms
- Tenant lounge
- Reception area
- Open area for 48 workstations
- Tenant-exclusive patio with mountain views

Suite 500B | ~24,915 SF

- Boardroom
- 39 offices
- Kitchen
- Elevator access
- Internal washrooms
- Tenant lounge
- Reception area
- Open area for 64 workstations
- Tenant-exclusive patio with mountain views

Area Amenities

- 1 Roy's Korean Kitchen
- 2 Domino's Pizza
- 3 Toscana Italian Grill
- 4 Chick-fil-A
- 5 Krispy Kreme
- 6 Calgary Co-Op Wine Spirits Beer
- 7 Scotiabank
- 8 Jerusalem Shawarma
- 9 Original Joe's
- 10 Gaucho Brazilian BBQ
- 11 CF Chinook Centre
- 12 Rockyview General Hospital
- 13 Cactus Club Cafe
- 14 Lifemark Physiotherapy
- 15 Walmart Supercentre
- 16 BMO
- 17 Save on Foods
- 18 JINYA Ramen Bar
- 19 Co-op Gas Station
- 20 McDonald's
- 21 Purolator
- 22 Winners
- 23 HomeSense
- 24 London Drugs
- 25 Marshalls
- 26 National Bank
- 27 TD Canada Trust





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MATT LANNON

Vice President | Partner
+1 403 571 8824
matt.lannon@colliers.com

BRITTANY BLOCK

Vice President
+1 403 571 8756
brittany.block@colliers.com

LANDON KING

Associate
+1 403 538 2521
landon.king@colliers.com

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