

FOR LEASE

HERITAGE COMMERCIAL TOWNHOUSE

8855

MACLEOD TRAIL SW

Calgary, AB



PROPERTY HIGHLIGHTS

- + Two storey townhouse units with low gross up
- + 28,000 SF total of professional office space anchored by a 40,000 SF Save-On-Foods and 80,000 SF of retail space
- + Neighboring amenities include RBC, Tim Hortons, Cedars Deli and Lasik MD
- + 700 residential units on site with up to 600 more planned
- + Connection to the Heritage LRT Station via a pedestrian foot bridge
- + 20 minute train ride into downtown
- + Parking available at a ratio of 3 stalls per 1,000 SF
- + Surface and underground parking available for visitors



www.cbre.com/calgary

CBRE

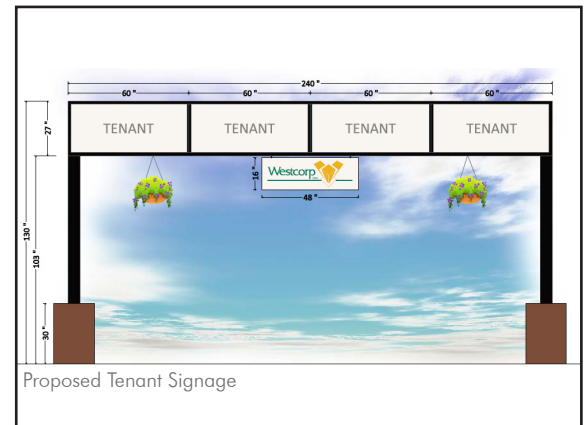
FOR LEASE HERITAGE COMMERCIAL TOWNHOUSE

8855
MACLEOD TRAIL
Calgary, AB



PROPERTY DESCRIPTION:

Space Available	Suite 105: 2,113 SF Suite 107: 2,154 SF Suite 109: 2,144 SF
Available Date:	Immediately
Basic Rent:	Market
Operating Costs:	\$19.65 per SF
Term:	5 - 10 years
Parking:	3 parking stalls per 1,000 SF Surface: 200 stalls Underground: 470 stalls at \$150/stall/month



FOR LEASE
**HERITAGE COMMERCIAL
TOWNHOUSE**

8855
MACLEOD TRAIL SW
Calgary, AB



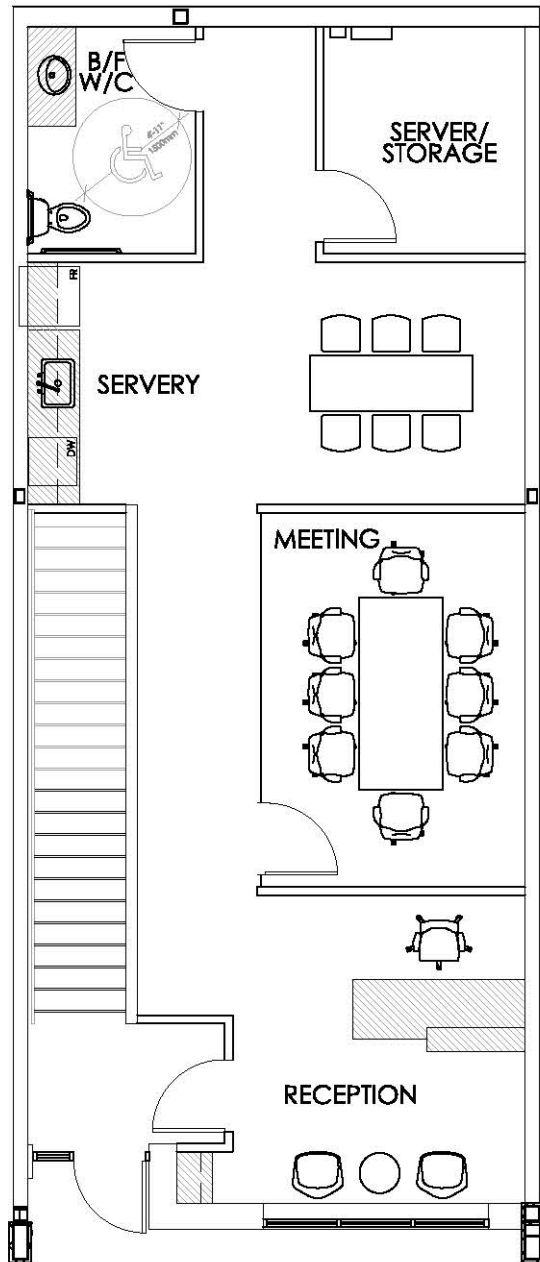
Save On Foods



FOR LEASE
**HERITAGE COMMERCIAL
TOWNHOUSE**

8855
MACLEOD TRAIL SW
Calgary, AB

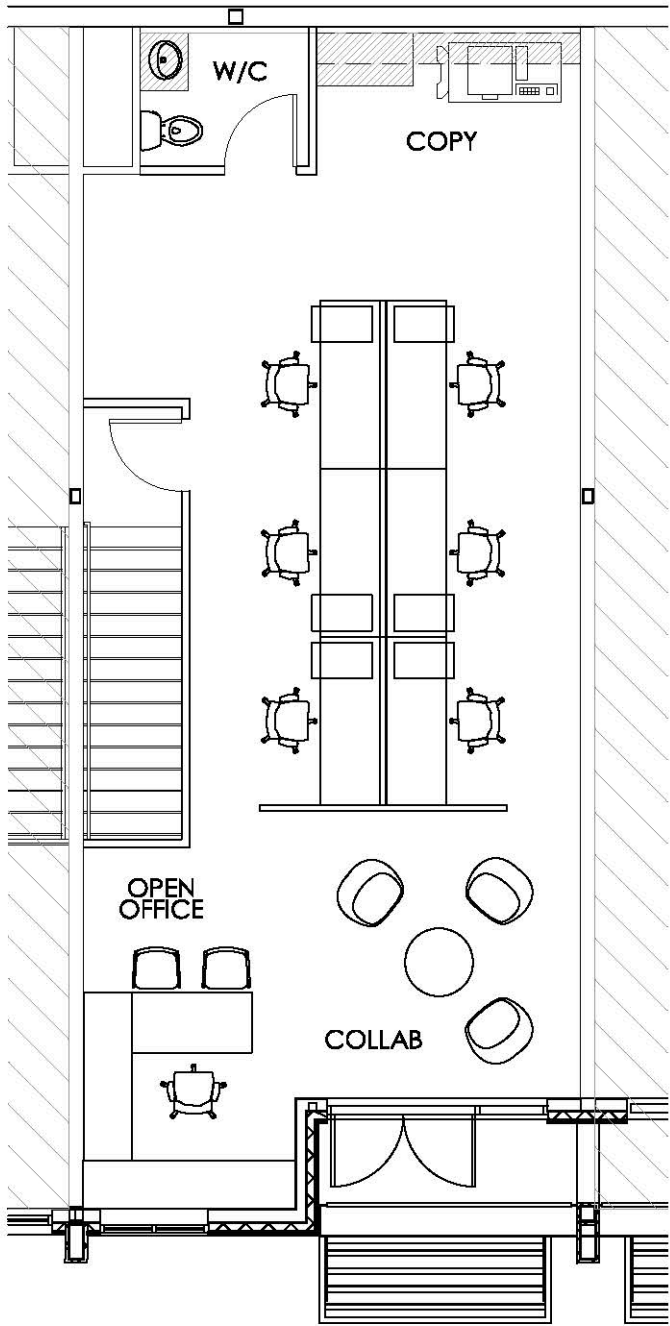
SHOW SUITE PLAN



FOR LEASE
**HERITAGE COMMERCIAL
TOWNHOUSE**

8855
MACLEOD TRAIL SW
Calgary, AB

SHOW SUITE PLAN



FURNITURE - FOR REFERENCE ONLY



FOR LEASE
**HERITAGE COMMERCIAL
TOWNHOUSE**

8855
MACLEOD TRAIL SW
Calgary, AB



FOR LEASE HERITAGE COMMERCIAL TOWNHOUSE

8855
MACLEOD TRAIL SW
Calgary, AB



CONTACT US

STUART WATSON

Senior Vice President
+1 403 750 0540
stuart.watson@cbre.com

KATIE SAPIEHA

Vice President
+1 403 750 0529
katie.sapieha@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.