

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 Co-operators, Pet Value, Big Catch Sushi Bar, Tim Hortons, Macleod Optometry, Heritage Family Medical Centre. 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



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CBRE

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PROPERTY DESCRIPTION:

Space Available	Suite 105: 2,113 SF Suite 107: 2,154 SF Suite 109: 2,144 SF Suite 111: 2,123 SF
Available Date:	Immediately
Basic Rent:	Market
Operating Costs:	\$22.64 per SF
Term:	5 - 10 years
Parking:	3 parking stalls per 1,000 SF Surface: 200 stalls Underground: 470 stalls at \$150/stall/month



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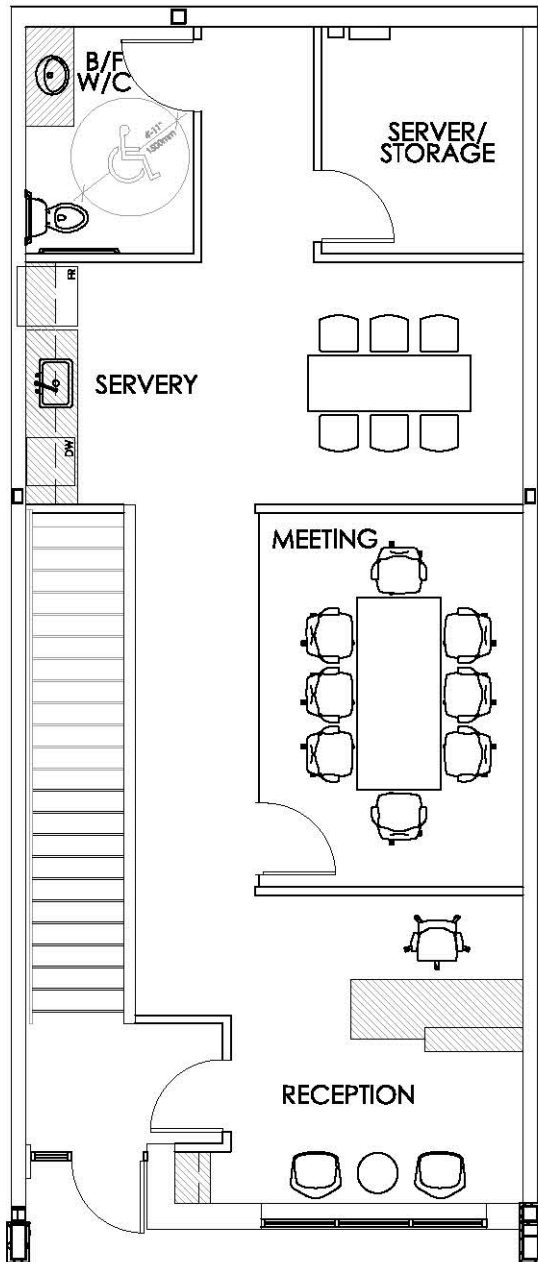
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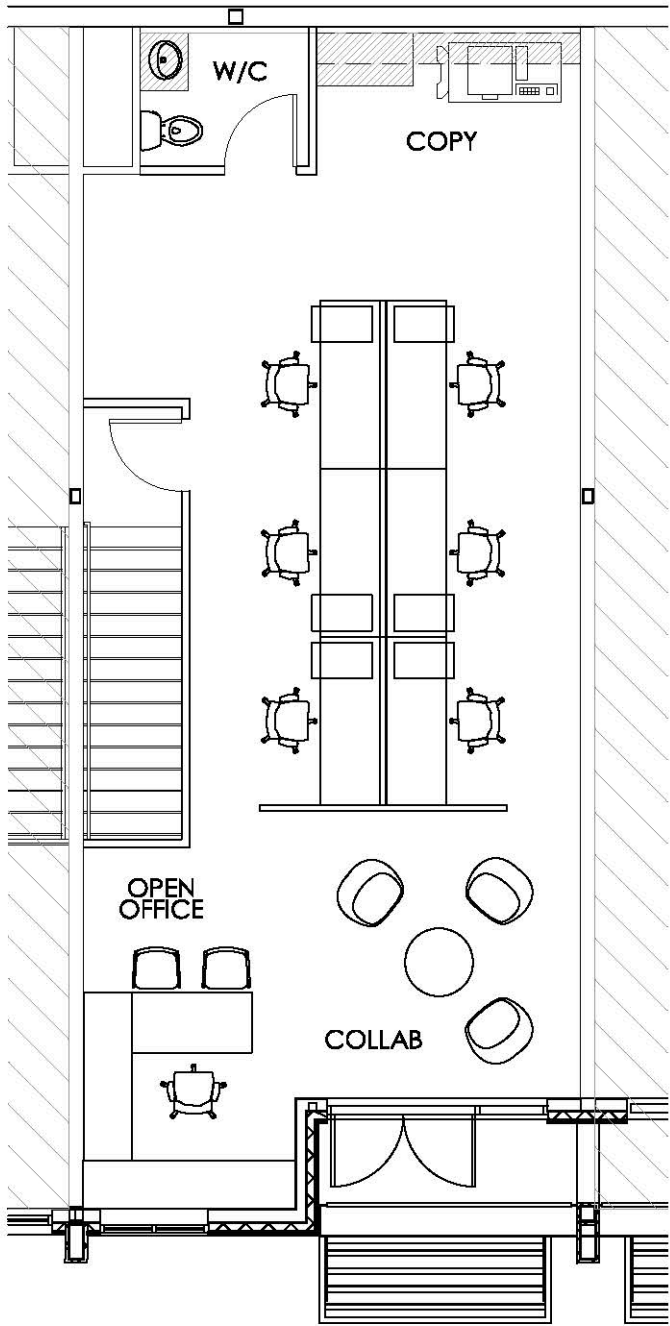
SHOW SUITE PLAN



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FURNITURE - FOR REFERENCE ONLY

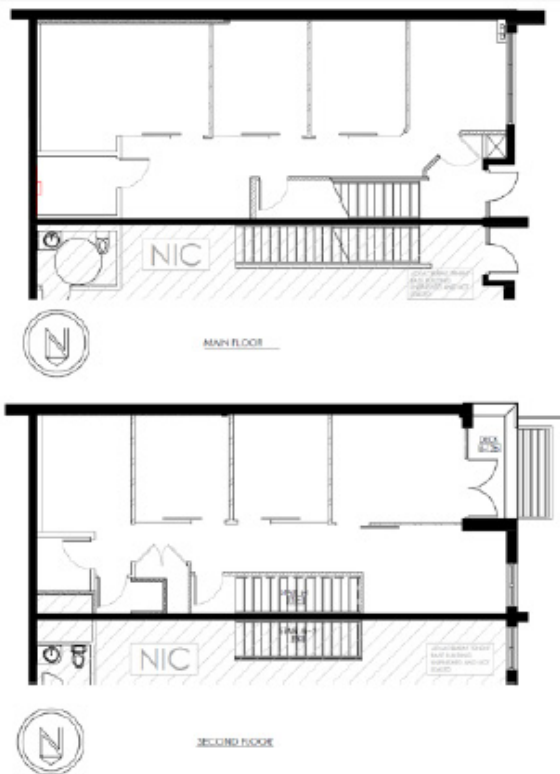


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SUITE 111: 2,123 SF
MOVE-IN READY SPACE

- **GROUND FLOOR RECEPTION, 2 OFFICES, MEETING ROOM, KITCHENETTE, WASHROOM**
- **SECOND FLOOR WITH 3 OFFICES, KITCHEN WITH WASHER AND DYER CONNECTIONS/VENTING, WASHROOM AND SHOWER.**



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