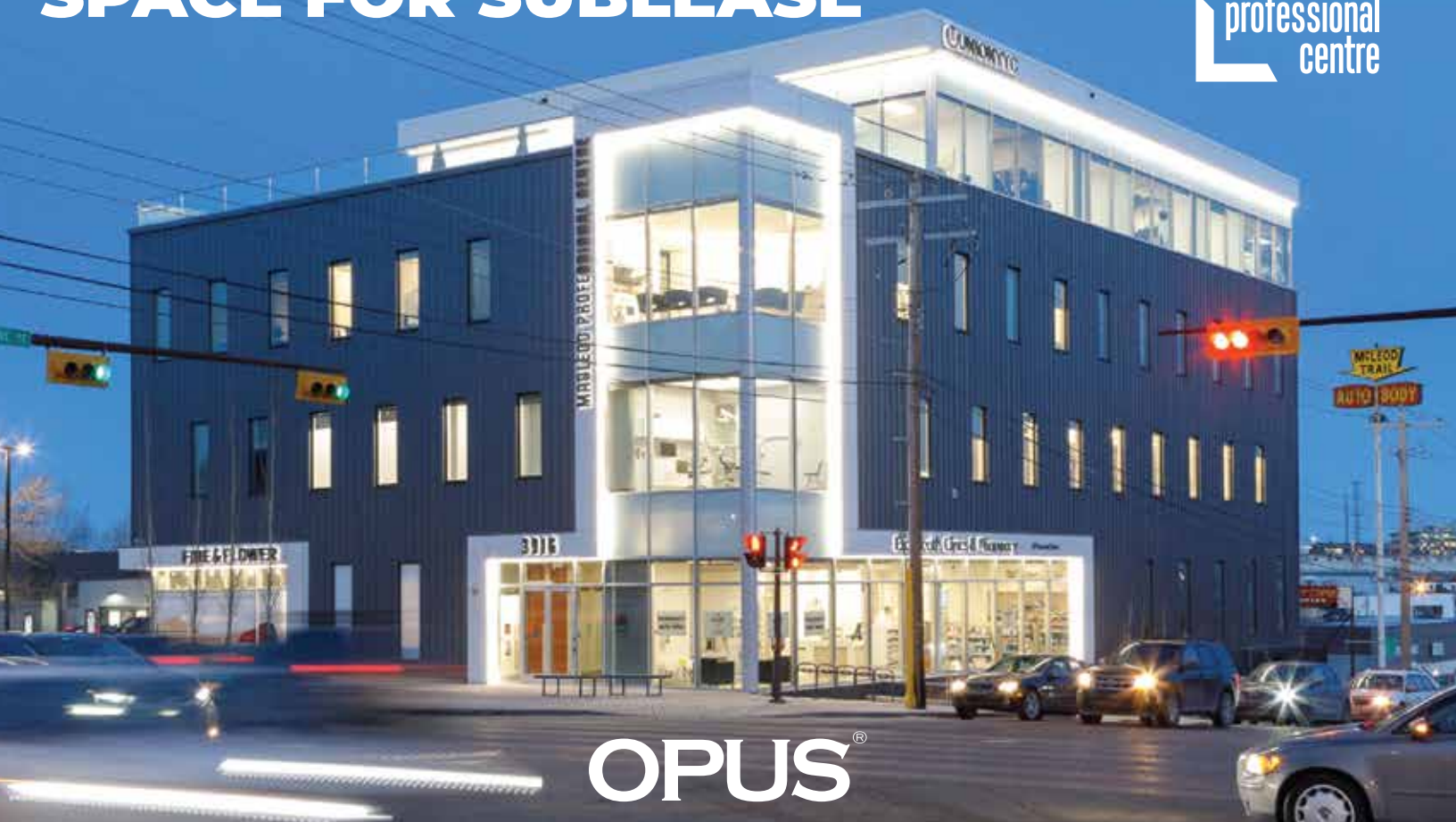


PREMIUM MEDICAL SPACE FOR SUBLEASE



OPUS[®]

UNIT 300 · 3,206 SF · 3RD FLOOR

MOVE-IN READY. AVAILABLE IN 14-30 DAYS.



3916 MACLEOD TRAIL SE, CALGARY
MACLEODPROFESSIONAL.CA · MANAGED BY OPUS

A RARE, MOVE-IN-READY MEDICAL SUBLEASE ON MACLEOD TRAIL.

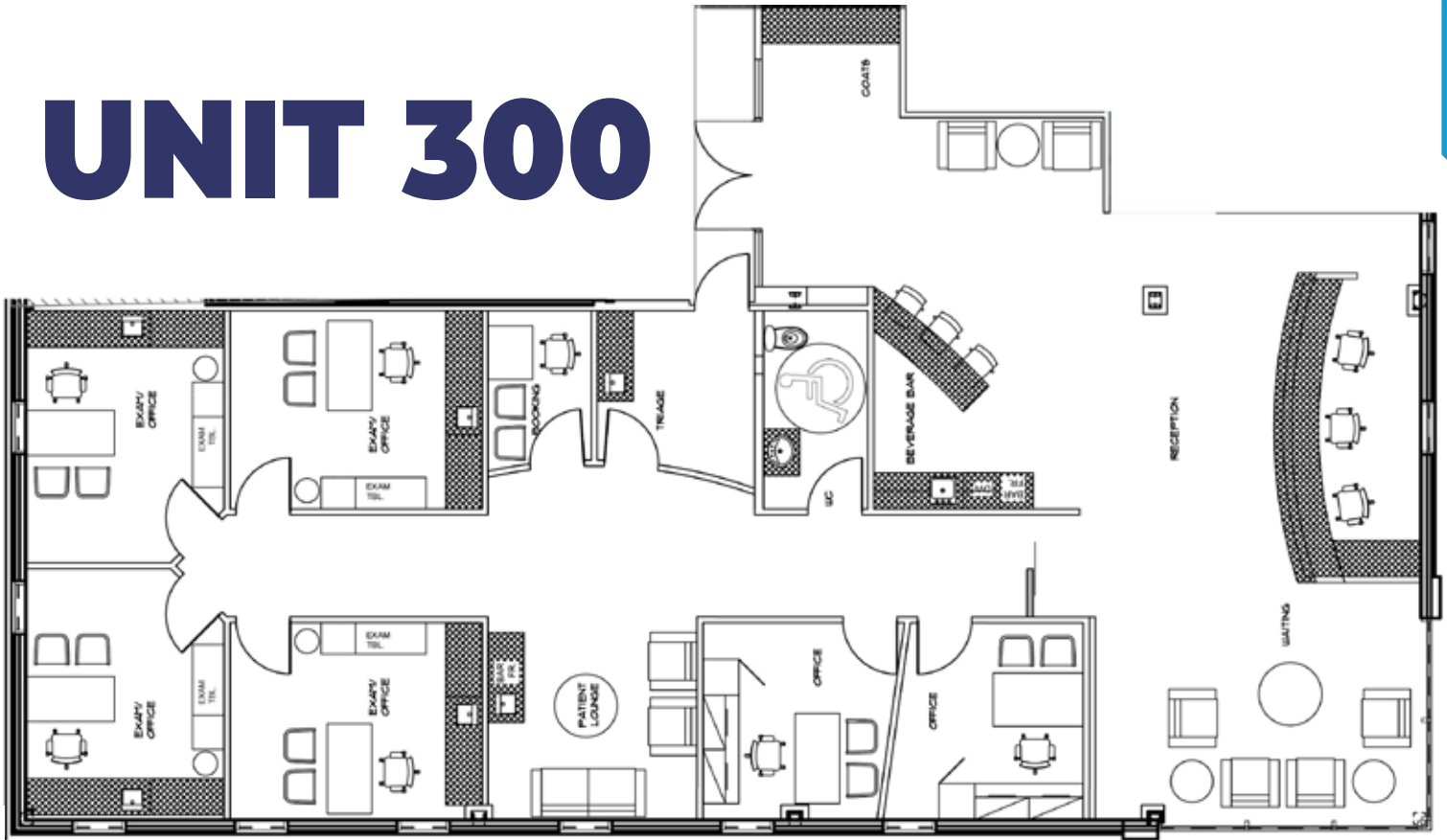


**SKIP MONTHS OF CONSTRUCTION AND OPEN YOUR DOORS IN
AS LITTLE AS 14 TO 30 DAYS.**



MACLEODPROFESSIONAL.CA

UNIT 300



LEASING INFO

RENTABLE AREA: 3,206 SF

- 1 PRIVATE WASHROOM
- KITCHENETTE / LAUNDRY AREA
- GRAND RECEPTION
- LARGE WAITING AREA
- 6 TREATMENT ROOMS
- OFFICES / CONSULTING ROOM
- OPEN WORK AREA / GYM SPACE
- LOUNGE AND PATIENT AREA
- COFFEE AREA / BEVERAGE BAR

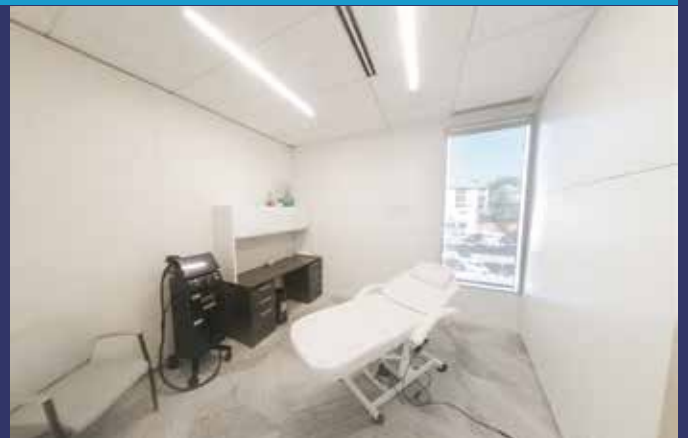
BUILDING INFO

- LOCATED INSIDE MEDICAL FOCUSED BUILDING
- CONVENIENT ACCESS FROM ELEVATOR
- ACCESS TO COMMON AREA WASHROOMS
- MOVE-IN READY WITH HIGH-END FINISHES
- PARKING AVAILABLE • UNDERGROUND: RESERVED / UNRESERVED
- VISITOR PARKING SURFACE AND UNDERGROUND, MANAGED BY INDIGO

LOCATED ON THE THIRD FLOOR, THIS PREMIUM MEDICAL SPACE OFFERS AN ELEVATED PROFESSIONAL ENVIRONMENT IDEAL FOR CLINICS, SPECIALISTS, AND WELLNESS PRACTITIONERS SEEKING A MODERN MOVE-IN READY, SOLUTION. A TOUR IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE DESIGN QUALITY AND SUPERIOR LAYOUT OF THIS EXCEPTIONAL MEDICAL OPPORTUNITY.



MACLEODPROFESSIONAL.CA





3916 MACLEOD TRAIL SE

A HIGH-VISIBILITY CORNER
ON MACLEOD TRAIL, STEPS
FROM TRANSIT AND
SURROUNDED BY
EVERYDAY AMENITIES.

**C-TRAIN STATION (RED LINE 201)
& PARK N' RIDE**

BUS ROUTES 10, 30, 419, 771

8-MINUTE DRIVE TO DOWNTOWN

5-MINUTE DRIVE TO CHINOOK

**3-MINUTE DRIVE TO BLACKFOOT
TRAIL**

**NEARBY: TIM HORTONS,
MCDONALD'S, POPEYES, ALLOY
FINE DINING, DAYS INN, HENINGER
TOYOTA, CHEVRON, DERMATOLOGY
CENTRE PHARMACY, STANLEY PARK
COMMUNITY CENTRE**



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