

FLEX SPACE FOR LEASE

Canyon Meadows Centre

13226 Macleod Trail SE, Calgary

19,948 sf

Second Floor

Bianca Amor's
**LIQUIDATION
SUPERCENTRE**

13226 Macleod

FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Andrew Sherbut, VICE PRESIDENT

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com



**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL EXPERTISE MATTERS

CELEBRATING

50
YEARS

1973-2023



- » Ample surface parking.
- » Only one block from Canyon Meadows LRT station.
- » Other tenants in the centre:



LEASE INFORMATION

MUNICIPAL ADDRESS:
13226 Macleod Trail SE, Calgary

LAND USE: DC.C5

AVAILABLE FOR LEASE:

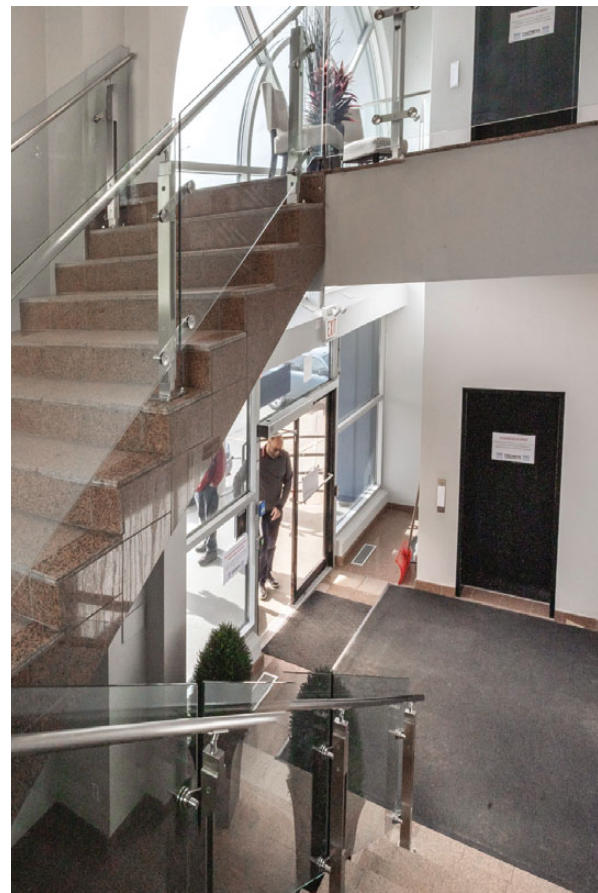
- » 19,948 sq. ft. – Second floor
- » ~~15,264 sq. ft. – Main floor~~ **LEASED**

AVAILABILITY: Immediate

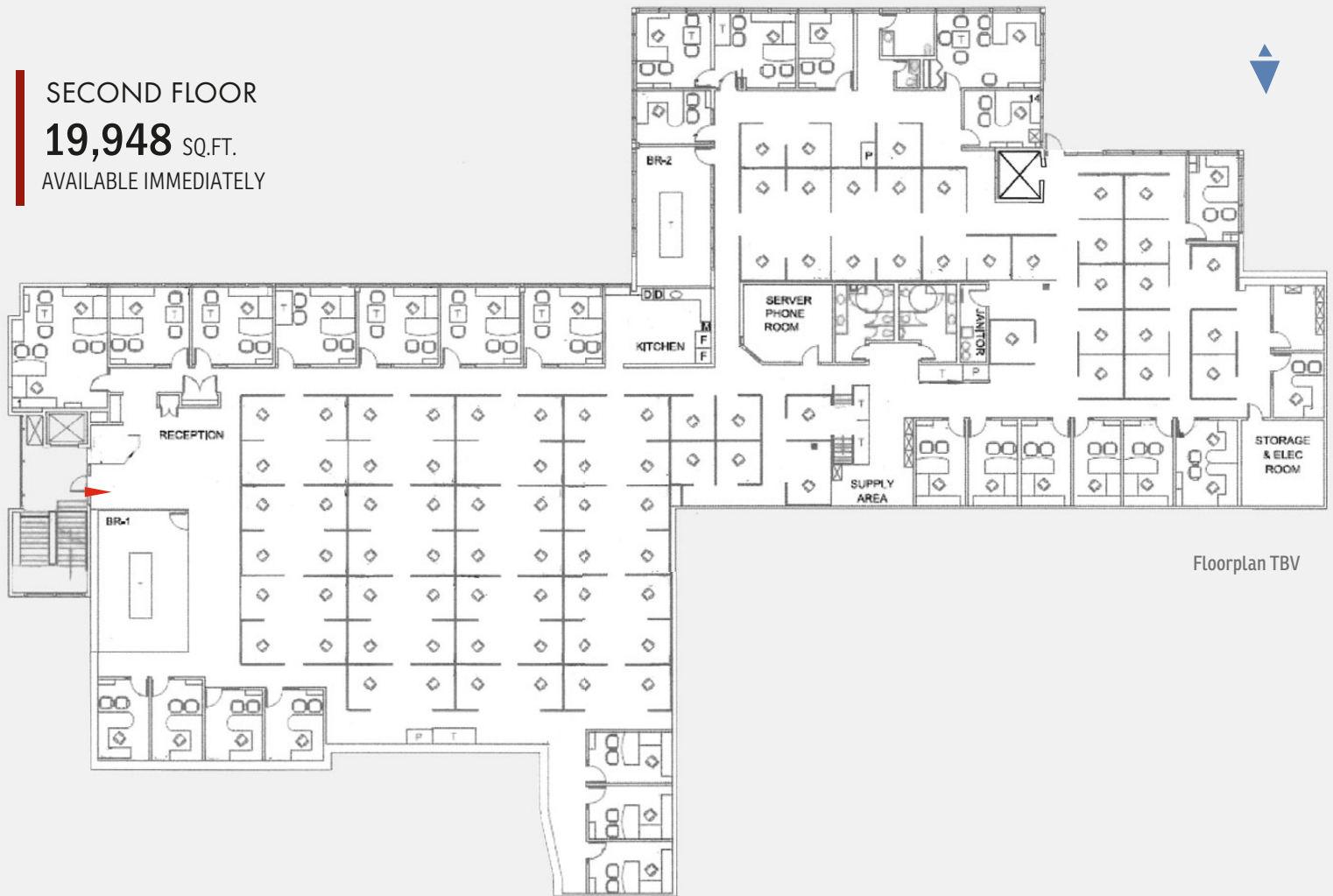
PARKING: Ample surface parking

OP. COSTS AND TAXES:
\$10.08 per sq. ft. (est.)

NET RENT: Market rates



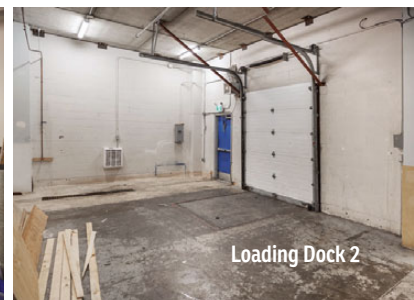
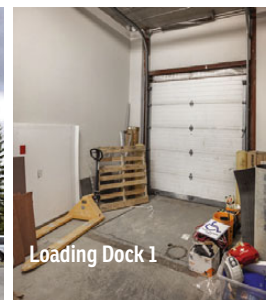
SECOND FLOOR
19,948 SQ.FT.
AVAILABLE IMMEDIATELY



Floorplan TBV



MAIN FLOOR
15,264 SQ.FT.



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LOCAL EXPERTISE MATTERS

