



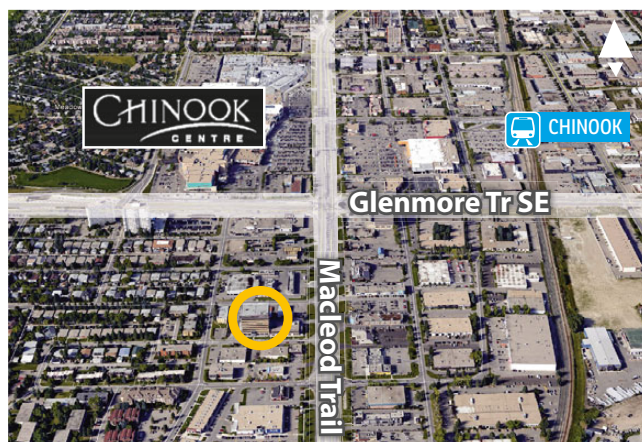
From 972 sf
to 12,915 sf

OFFICE SPACE ON MACLEOD TR. FOR LEASE

Centre 70

7015 Macleod Tr. SW, Calgary

» Landmark location. Short walk to Chinook Centre and many other amenities in the immediate area



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Ian Robertson, ASSOCIATE

d: **587-393-9332**

c: **403-860-2383**

irobertson@barclaystreet.com



LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023

- » Landmark location. Short walk to Chinook Centre and many other amenities in the immediate area.
- » Ample tenant parking and designated visitor parking stalls.
- » Chinook LRT station and numerous bus stops within short walking distance.
- » Very efficient floorplate with high ratio of windows to office space.
- » Medical and other professional services available in the building.

LEASE INFORMATION

AVAILABLE FOR LEASE:

- » 2,050 sq. ft. – Suite 510. Avail. August 1, 2024
- » 2,250 sq. ft. – Suite 600
- » 1,800 sq. ft. – Suite 602
- » 2,979 sq. ft. – Suite 603
- » 1,366 sq. ft. – Suite 604
- » 972 sq. ft. – Suite 605
- » 2,257 sq. ft. – Suite 610
- » 1,291 sq. ft. – Suite 618
- » 1,336* sq. ft. – Suite 700 [SHOW SUITE](#)

Up to
12,915 sq. ft.

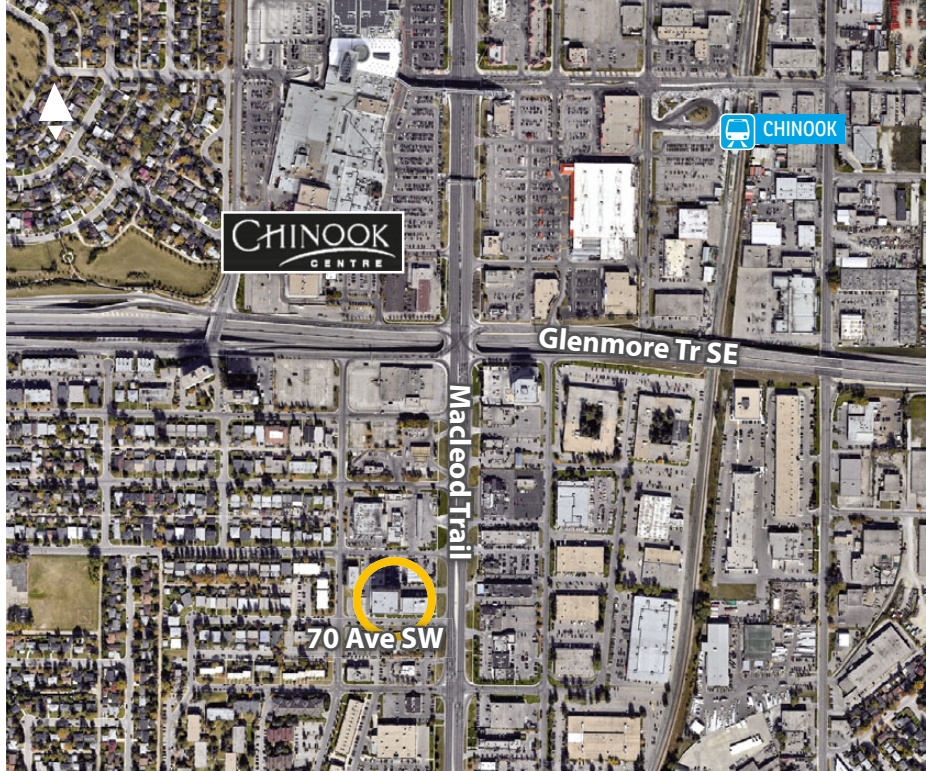
PARKING: • 1:440 sq. ft. ratio
• \$175/stall per mo rate

OP. COSTS & TAXES:

Op. Costs: \$14.70
Taxes: \$3.43 Total: \$18.13 (est., 2024)

NET RENT: Market rate

* Subject to measurement

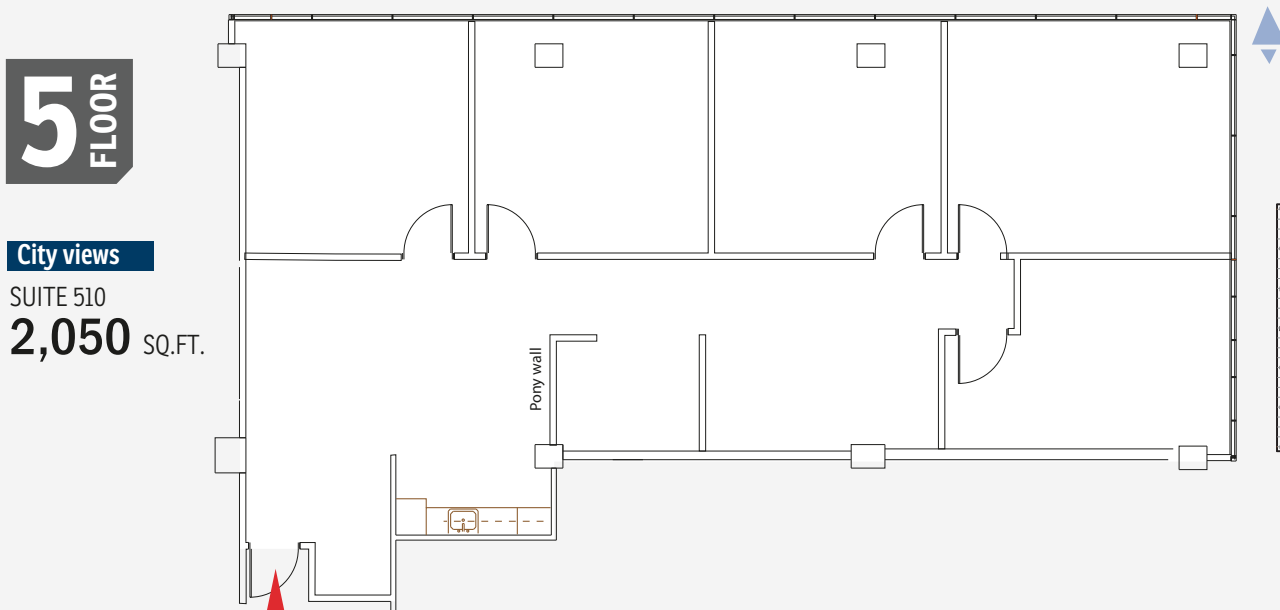


BUILDING INFORMATION

FLOORS: 8

FLOORPLATE: 12,511 sq. ft.

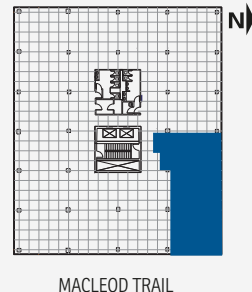
ELEVATORS: 2 fully refurbished and renovated



5 FLOOR

City views

SUITE 510
2,050 SQ.FT.



MACLEOD TRAIL

Corner suite
Mountain views

SUITE 602
1,800 SQ.FT.

Mountain views

SUITE 604
1,366 SQ.FT.

Corner suite
City and mountain views

SUITE 603
2,979 SQ.FT.

Potential Demising

Potential Demising

BREAK ROOM

DATA STORAGE

DATA

Elec

Tele

UP

DN

DN

UP

City views

SUITE 605
972 SQ.FT.

Corner suite
City views

SUITE 610
2,257 SQ.FT.

Leased

Corner suite

SUITE 618
1,291 SQ.FT.

SUITE 600
2,250 SQ.FT.

6TH FLOOR CONTIGUOUS

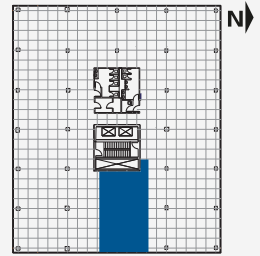
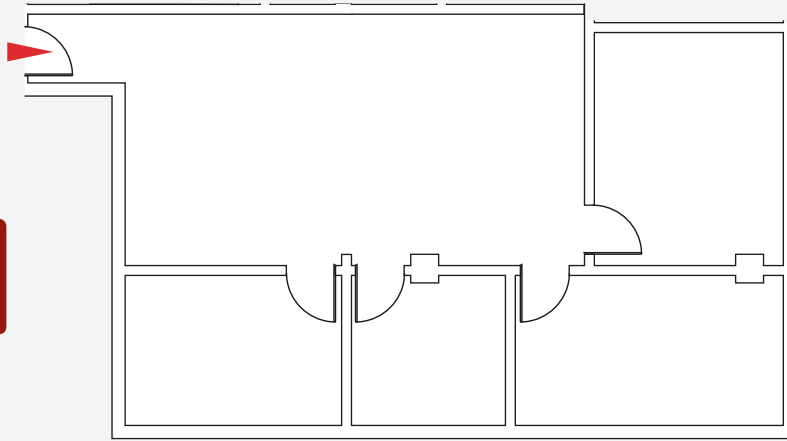
UP TO **12,915** SQ.FT.

7
FLOOR

SUITE 700
1,336* SQ.FT.

**SHOW
SUITE**

** Subject to measurement*



MACLEOD TRAIL



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2024 Barclay Street Real Estate Ltd. All rights reserved.



CELEBRATING
50 YEARS
1973-2023

