

OFFICE SPACE FOR LEASE

Centre 89

8989 Macleod Trail S, Calgary

- » 4-storey office tower shadow-anchored by Save-on-Foods.
- » Walking distance to Heritage LRT Station.
- » On-site landlord.
- » Great Tenant parking ratio: 1:400 (reserved). Mix of underground and covered at \$100.00/stall per mo.
- » Free Visitor surface parking on site (2 hr).
- » HVAC hours: available 24 hours per day on workdays, Saturdays and Sundays at no extra charge.
- » Building access hours: 6:30 am to 8:00 pm (M-F).



**GREAT RESERVED
PARKING RATIO
1:400 sf**



**SECURE
UNDERGROUND
BIKE STORAGE**
COMING SOON



**ELECTRIC CAR
CHARGING
STATION**

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**BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS

1973-2023

LEASE INFORMATION

MUNICIPAL ADDRESS: 8989 Macleod Trail S, Calgary

AVAILABLE FOR LEASE:

5,107 sq. ft. – Suite 206

- » Demisable from 800 to 5,107 sq. ft.
- » Undeveloped. New turnkey provided.
- » Nice greenspace views.

800 sq. ft. – Suite 207

- » 3 window offices, kitchen.
- » Furniture may be available.
- » Available on 3 to 4-month notice.
- » Minimum 4 year term.

2,779 sq. ft. – Suite 306.

- » Former child psychologist office with play area.
- » 7 offices, play area, reception, kitchen, washroom.
- » Nicely finished, works for medical/counselling offices.

1,688 sq. ft. – Suite 308

- » 6 offices, reception, kitchen.

2,175 sq. ft. – Suite 309

- » Available April 15, 2024.
- » Demisable to approx. 1,100 & 1,075 sq. ft.
- » 5 offices, boardroom, reception, kitchen, storage.

2,896 sq. ft. – Suite 401

- » Demisable to approx. 1,000 & 1,896 sq. ft.
- » 6 offices, boardroom, open area, reception, kitchen, storage.

1,500 sq. ft. – Suite 407

- » Undeveloped. New turnkey provided.

1,963 sq. ft. – Suite 409

- » Demisable to approx. 1,525 sq. ft.
- » 8 offices, reception, kitchen.

~~850 sq. ft. – Suite 205~~ **LEASED**

~~850 sq. ft. – Suite 209~~ **LEASED**

~~2,615 sq. ft. – Suite 408~~ **LEASED**

- » 7 offices, open area, reception, kitchen, storage.

PARKING:

- Ratio 1:400 (reserved). Mix of underground and covered at \$100.00/stall per mo.
- Free Visitor surface parking on site (2 hr).
- Parking ceiling height 6'2"
- Secure underground bike storage – coming soon
- Electric car charging station.

T.I.: Negotiable

OP. COSTS AND TAXES: \$14.93/sq. ft. (est.)

NET RENT: Competitive market rate



BUILDING INFORMATION

NUMBER OF FLOORS: 4

BUILDING AREA: 65,750 sq. ft.

TYPICAL FLOOR: 13,500 sq. ft.

HVAC HOURS: Available 24 hours per day on workdays, Saturdays and Sundays at no extra charge

BUILDING ACCESS HOURS:
6:30 am to 8:00 pm (M-F).





► Shadow-anchored by Save-on-Foods and the Shops at Heritage.

► Retailers on the main floor



Great parking ratio:
1:400 sq. ft. (reserved)

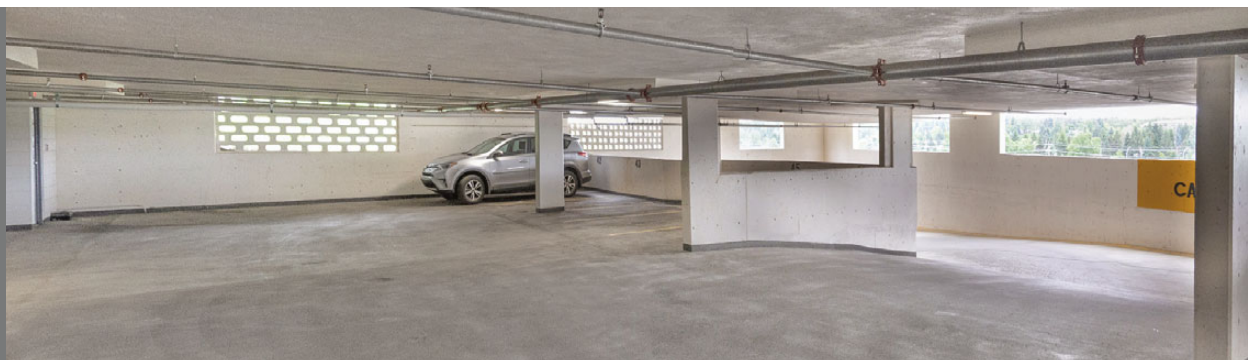
Covered, reserved,
secured stalls.



Electric car charging
station.

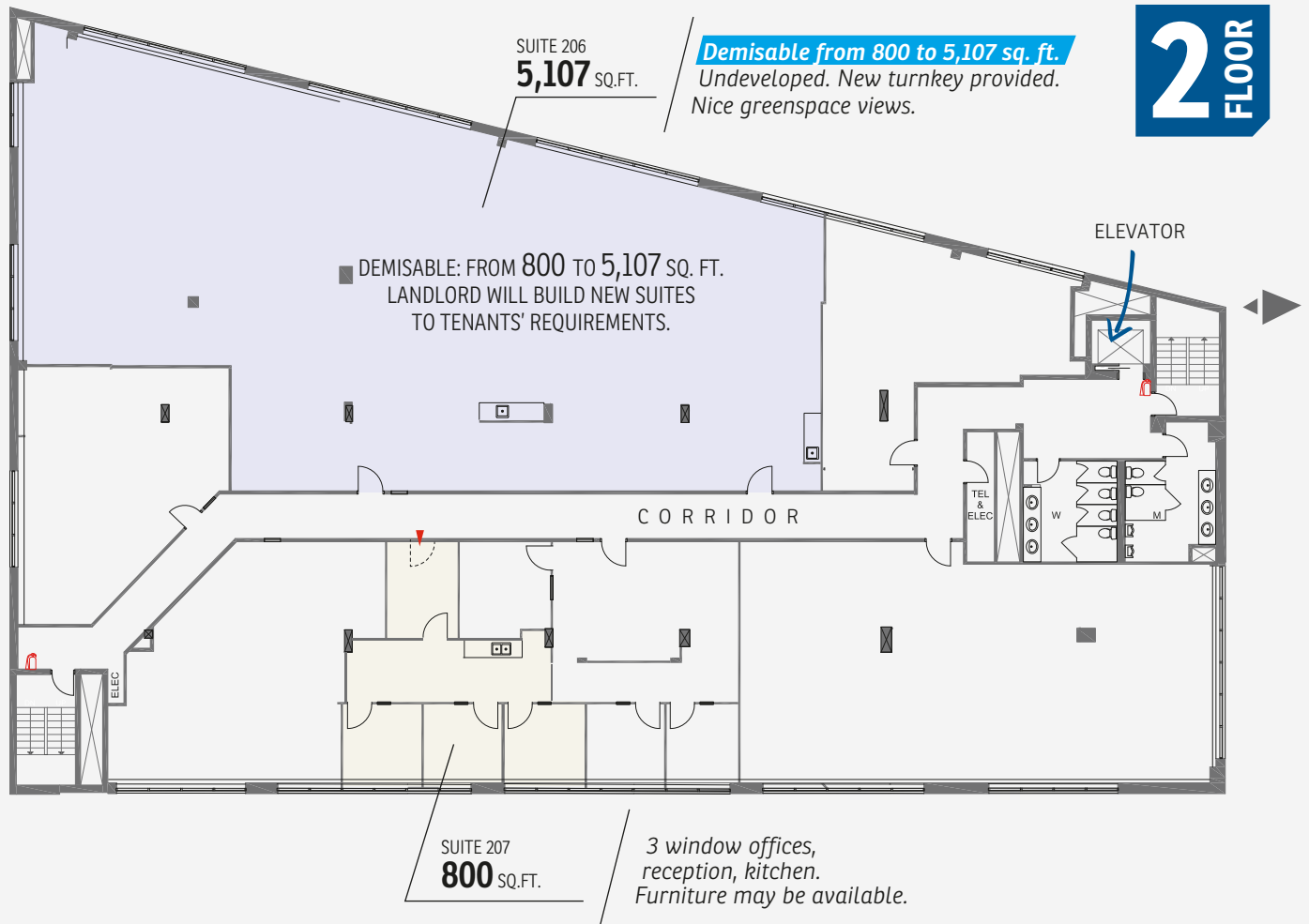


Coming soon:
secure underground
bike storage.



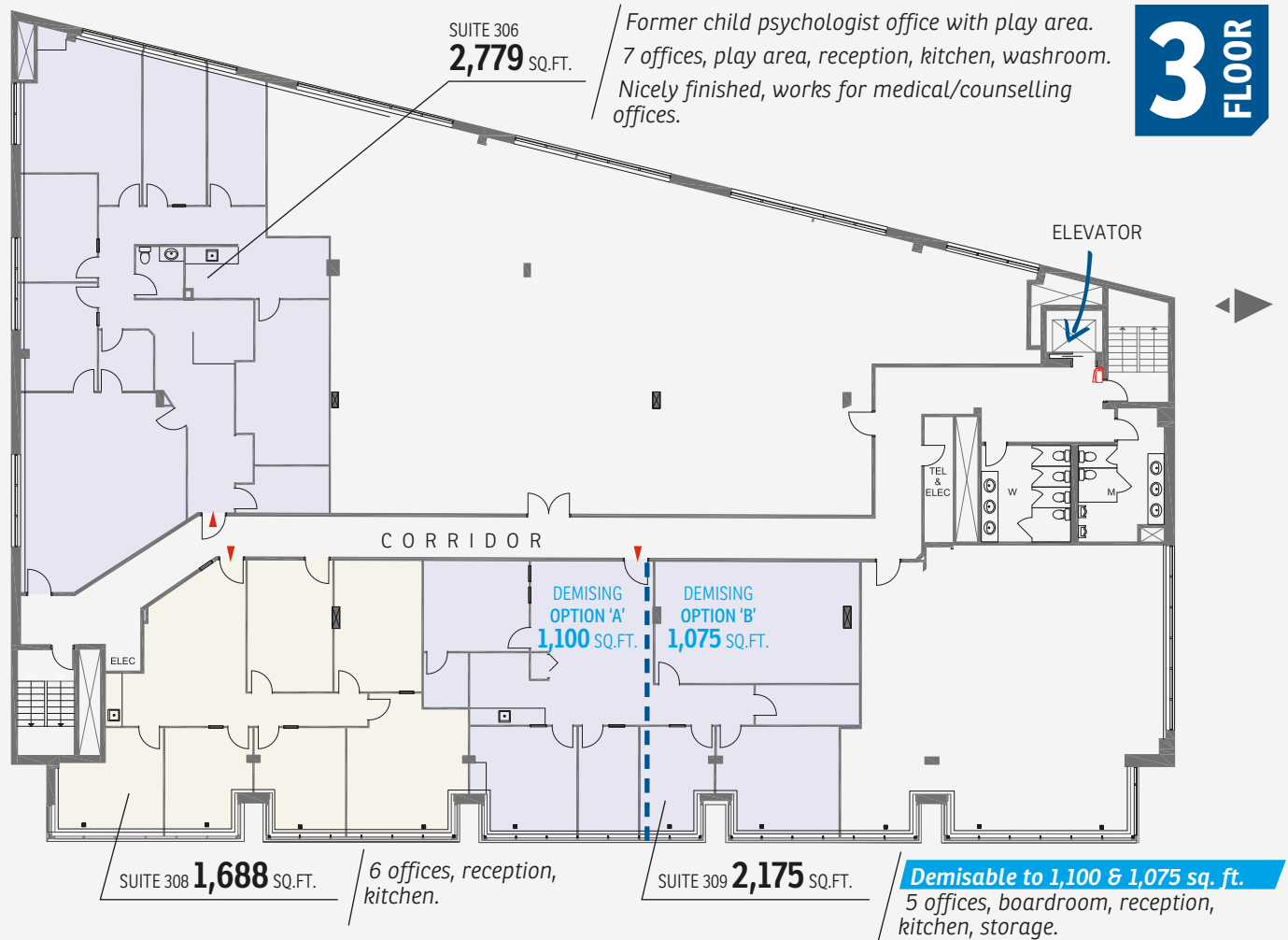
EXAMPLE OF LANDLORD'S
NEW STANDARD
FOR TURN-KEY SPACES



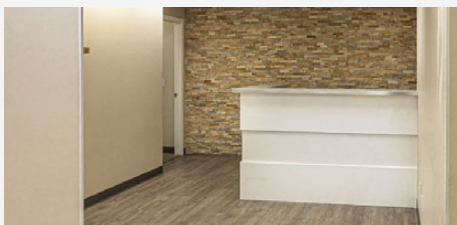


SUITE 207

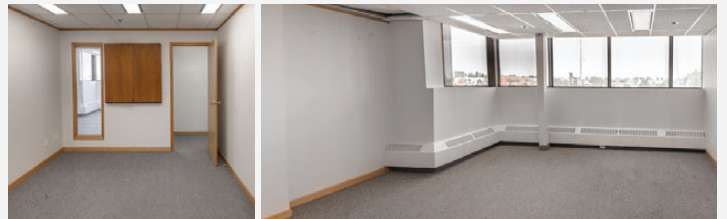




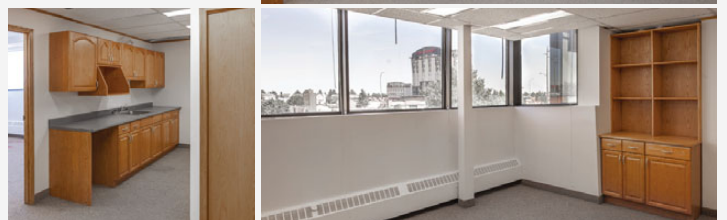
SUITE 306



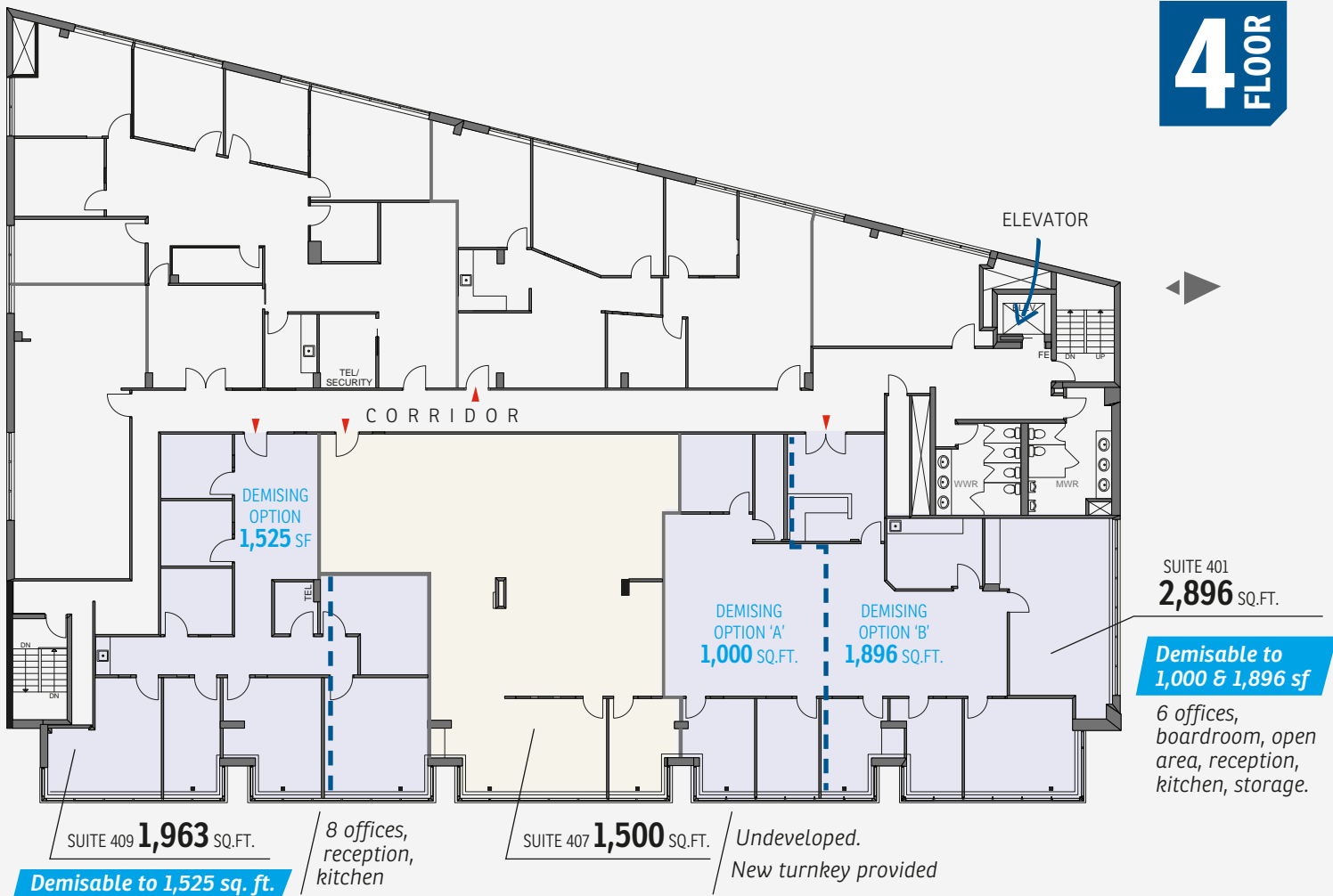
SUITE 308



SUITE 309



4 FLOOR



SUITE 401



SUITE 409 →



SUITE 409



SUITE 404



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LOCAL EXPERTISE MATTERS

