



3916 MACLEOD TRAIL SE

MEDICAL / OFFICE SPACE FOR LEASE

CONSTRUCTION STARTED



OCCUPANCY MARCH 2018



COLLIERS INTERNATIONAL

900, 335 8th Avenue SW
Calgary, AB T2P 1C9
www.colliers.com/calgary

CHRIS LAW

Senior Vice President | Partner
403 571 8769
chris.law@colliers.com

BRITTANY BLOCK

Associate
403 571 8756
brittany.block@colliers.com

BUILDING LOCATION



DOWNTOWN CORE
MISSION

MACLEOD PROFESSIONAL CENTER

39TH AVENUE LRT STATION

BRITANNIA

CHINOOK MALL

CLOSE TO THE LRT, CLOSE TO EVERYTHING

Highly visible medical and healthcare focused centre with office and retail space available



Surface and heated underground parkade for tenant and customer use.



2 minute walk to the 39th Avenue C-Train Station



8 minute drive from the Downtown Core

macleod
professional
centre

3916 MACLEOD TRAIL SE



PROPERTY HIGHLIGHTS

AVAILABLE SPACE:

Main Floor Retail:	1,542 SF	} Under Contract
Main Floor Office:	6,484 SF	
Main Floor Total:	8,026 SF	
2 nd Floor Office / Medical:	5,260 SF	
3 rd Floor Office / Medical:	9,299 SF	
4 th Floor Office / Medical:	4,269 SF	

TOTAL BUILDING SIZE:

30,893 SF

ASKING RENT:

Market Rates

OPERATING COSTS:

Office Levels:	\$13.75 per SF
Main Floor:	\$12.25 per SF

PARKING:

4 STALLS PER 1,000 SF
SURFACE AND UNDERGROUND VISITOR STALLS

Surface Parking:	21 Stalls
Underground (2 level):	99 Stalls
Total:	120 Stalls

Reserved Stalls:	\$225.00
Unreserved Stalls:	\$185.00

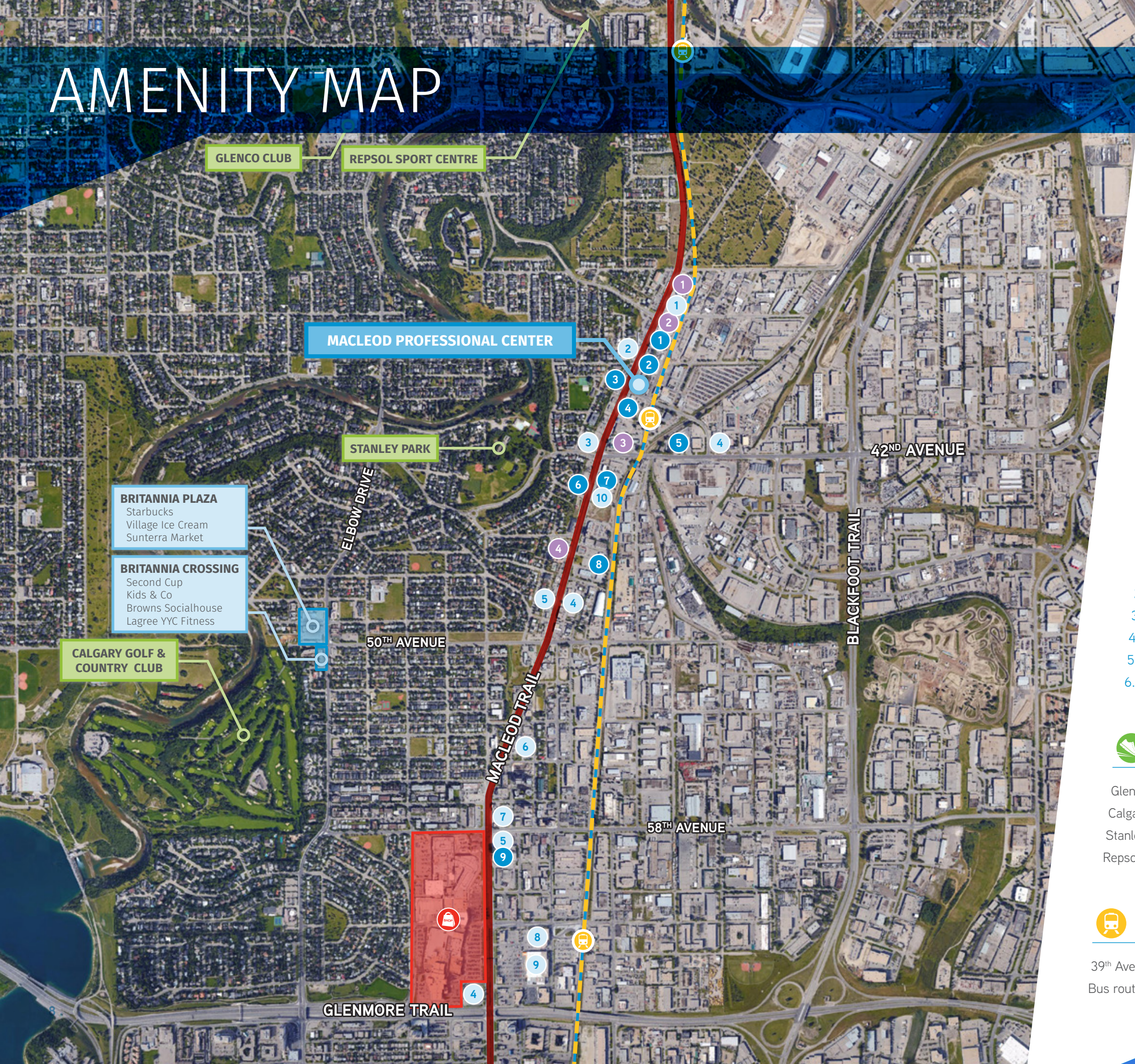
PENTHOUSE & PATIO

HIGHLIGHTS

- › Medical focused development with plenty of parking for patients
- › One minute walk to 39th Avenue LRT Station and bus stop in front of site
- › All transit stops within 3 minute walk
- › Eight minute drive to the Downtown Core
- › Located on a high visibility corner of Macleod Trail
- › Pylon Signage available



AMENITY MAP



NEARBY AMENITIES

Food

1. Tim Horton's
2. McDonald's
3. Taco Time
4. Sushi Ichiban Japanese Restaurant
5. Alloy Fine Dining
6. Salt & Pepper Mexican Food
7. Seoul Korean BBQ
8. Marquee Beer Market
9. Gaucho Brazilian Barbeque

Services

1. Toyota
2. 7-Eleven
3. Husky Gas
4. Kal Tire
5. Bubbles Car Wash
6. Porsche
7. Hakim Optical
8. Staples
9. Home Depot
10. World Health Fitness

Chinook Centre

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Food Court 2. Clothing Stores 3. Shoppers Drug Mart 4. Bowling 5. Movie Theatre 6. Jewellery | <ol style="list-style-type: none"> 7. RESTAURANTS <ul style="list-style-type: none"> > Chop > Double Zero Pizza > Globefish Japanese Bistro > Joey > State & Main > Boston Pizza |
|--|--|

Parks & Recreation

- Glenco Club
- Calgary Golf & Country Club
- Stanley Park
- Repsol Sport Centre

Hotels

1. Best Western Plus
2. Days Inn
3. Holiday Inn
4. Comfort Inn & Suites

Nearby Transit

- 39th Avenue LRT Station
- Bus routes 10, 30, 419, 771

DEMOGRAPHICS



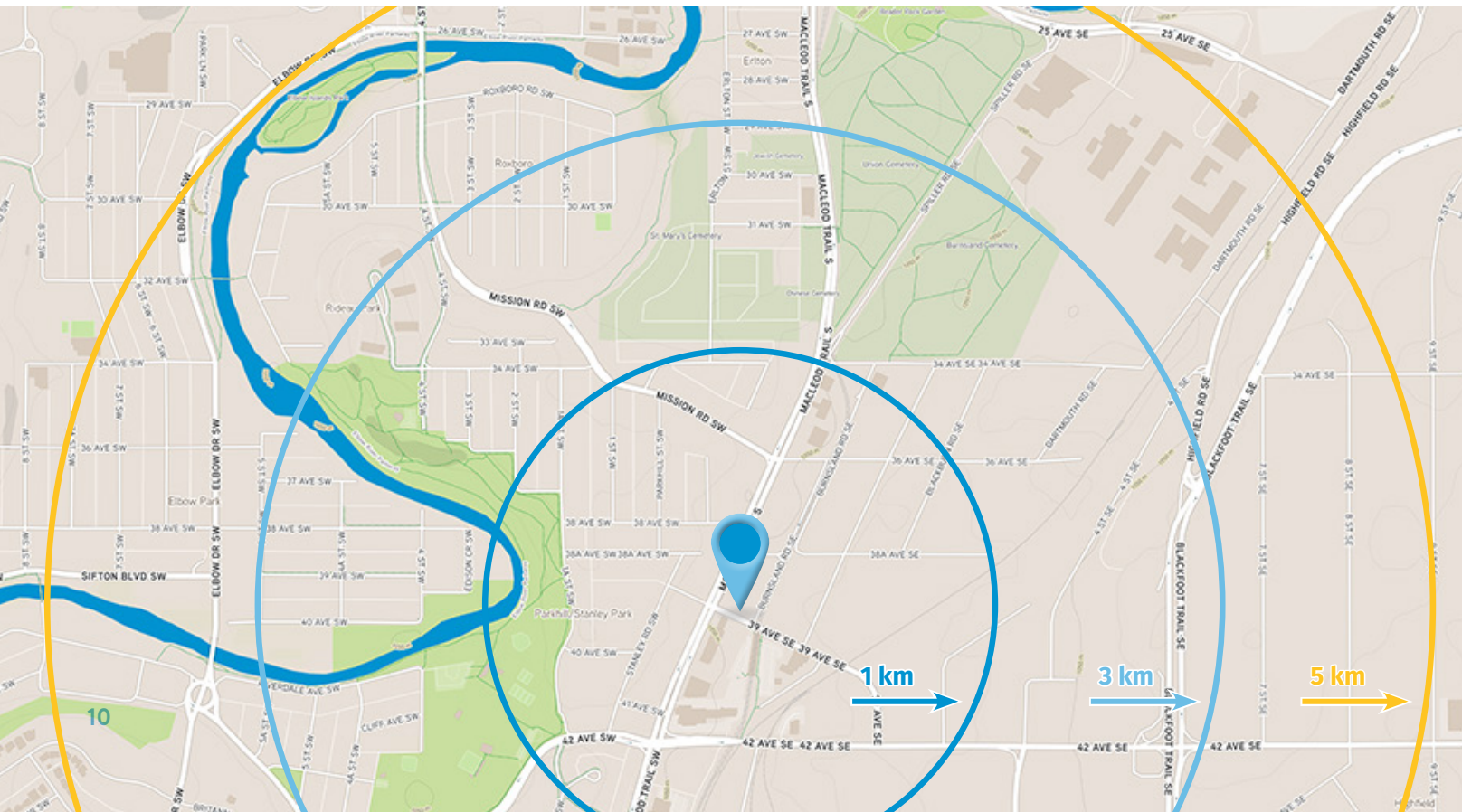
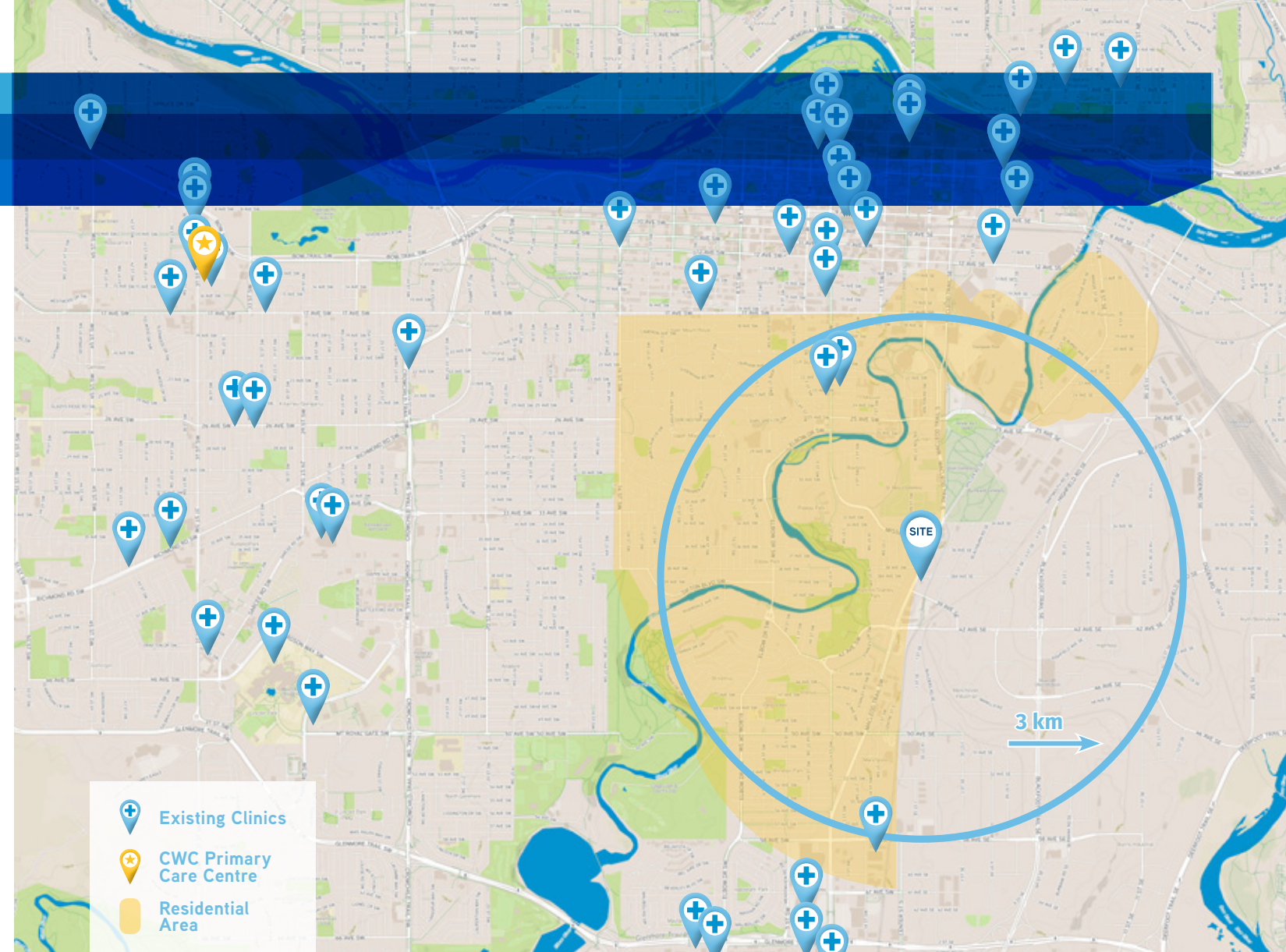
POPULATION 0-5 KM from site

- > 172,225 Residents
- > 11.8% Growth (2010 - 2015)
- > 17.5% Projected Growth (2015 - 2020)

INCOME 0-5 KM from site

- > Average Household Income of \$123,486
- > 29.6% of Households earn more than \$100K
- > 18.7% of Households earn \$60K - \$100K

2015 SNAPSHOT	0-3 KM from site		0-5 KM from site	
POPULATION	NO. OF PEOPLE	%	NO. OF PEOPLE	%
TOTAL POP.	55,882		172,225	
0-4 YEARS OF AGE	2,123	3.8%	7,811	4.5%
5-19 YEARS OF AGE	5,325	9.5%	17,905	10.4%
20-24 YEARS OF AGE	4,287	7.7%	12,202	7.1%
25-34 YEARS OF AGE	14,879	26.6%	41,688	24.2%
35-44 YEARS OF AGE	10,084	18.0%	30,722	17.8%
45-54 YEARS OF AGE	7,288	13.0%	22,840	13.3%
55-64 YEARS OF AGE	6,236	11.2%	19,422	11.3%
65-74 YEARS OF AGE	3,218	5.8%	10,227	5.9%
75+ YEARS OF AGE	2,442	4.4%	9,408	5.5%
MEDIAN AGE	36.2		36.9	
HOUSEHOLDS	30,785		89,438	
PERSONS PER HOUSEHOLD	1.7		1.8	
AVERAGE HSHLD. INCOME	\$155,137		\$123,486	



COMMUNITY DEMOGRAPHICS & SOCIO-ECONOMIC INDICATORS

- > Calgary Centre West population is 63,958
- > Individuals 65 years of age and older are accounted for 11.8% of the population vs. 11.3% in Alberta
- > The percentage of female single-parent families is 13.8% vs. 11.1% in Alberta
- > The dollar gap between actual and predicted community and primary care per capita billings during 2008/2009 was \$5.20 per capita in Calgary Centre West compared to the \$1.19 per capita of metro provincial average

<http://open.alberta.ca/dataset/44674701-36d9-49d1-a184-2eae3f7e66a6/resource/777df213-9314-456b-a139-1de7f3ae0c3/download/PHC-Pro%1Fle-CalgaryCentreWest-2015.pdf>

3 KM RADIUS CANADA POST

APARTMENTS	4,383
HOUSES	2,307
BUSINESSES	1,801

DEVELOPER EXPERIENCE FLOOR PLANS

OPUS is a Calgary based full service commercial real estate developer that has been operating in Western Canada almost 35 years. Since we opened our doors in 1983, we have emerged as a leader in real estate, developing over 25 million square feet of attractive and functional buildings and premises.

OPUS[®]

OPUS projects span the country from British Columbia to Ontario where we have delivered quality premises for the mixed-use, office, industrial and retail sector for numerous national and international tenants (GM, Panasonic, Cineplex and others).

The OPUS advantage? Our seasoned experience and our single source delivery method creates spaces via a unique process that has proven to deliver great results. Our clients benefit from this full service integrated process that can oversee all aspects of commercial development from concept to completion.

OPUS's in house expertise in mixed use commercial, office, industrial, retail and institutional projects ensure our projects always reflect stakeholders values and beliefs. Our approach is to clearly understand project objectives and use our experience to achieve them in the most efficient manner. We emphasize teamwork, collaboration and cooperation with all project stakeholders while utilizing our resources and expertise to deliver projects on time and on budget.



MICROWATT CONTROLS



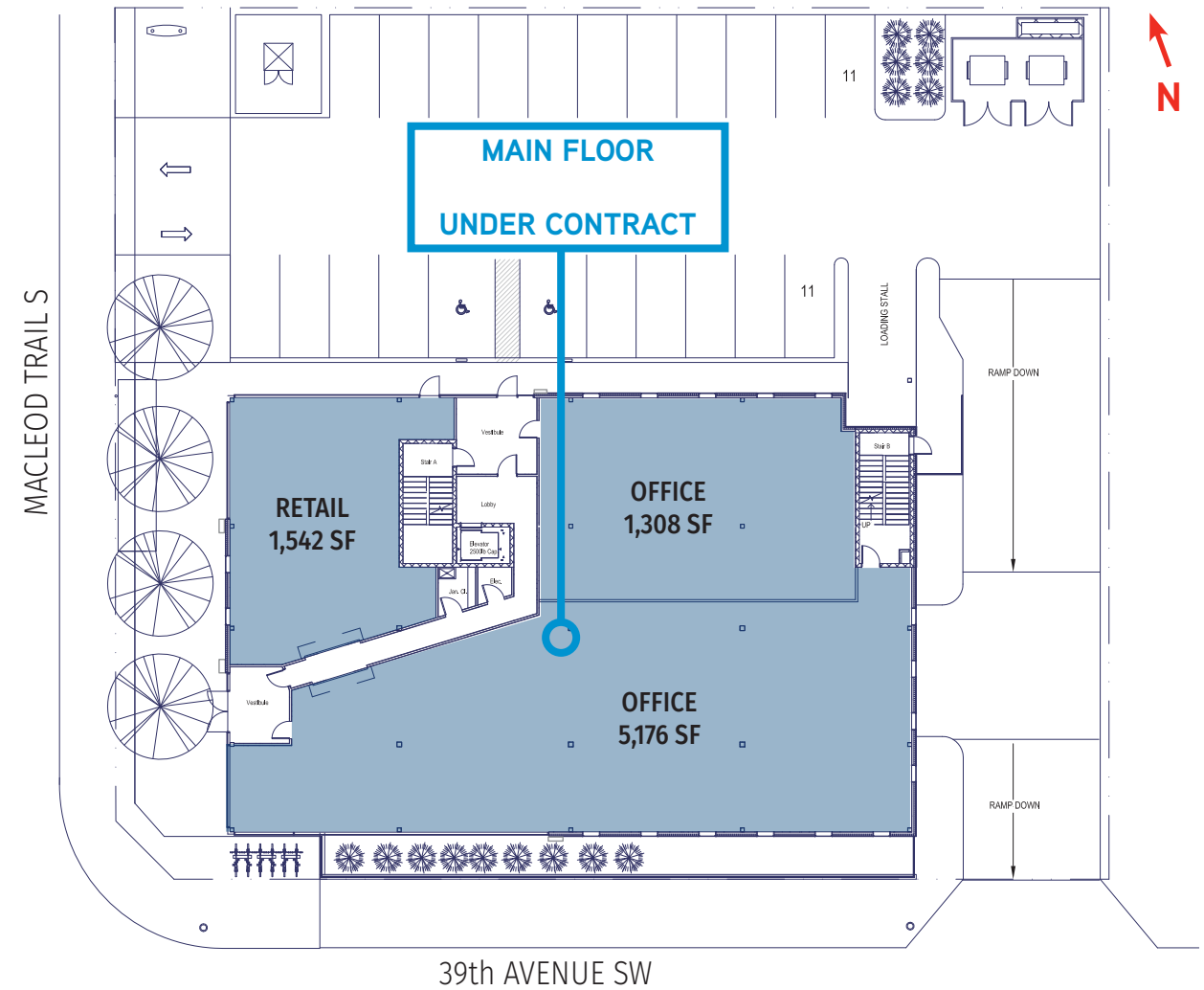
PUREFORM RADIOLOGY



BRITANNIA CROSSING

MAIN FLOOR

UP TO 8,026 SF
Under Contract

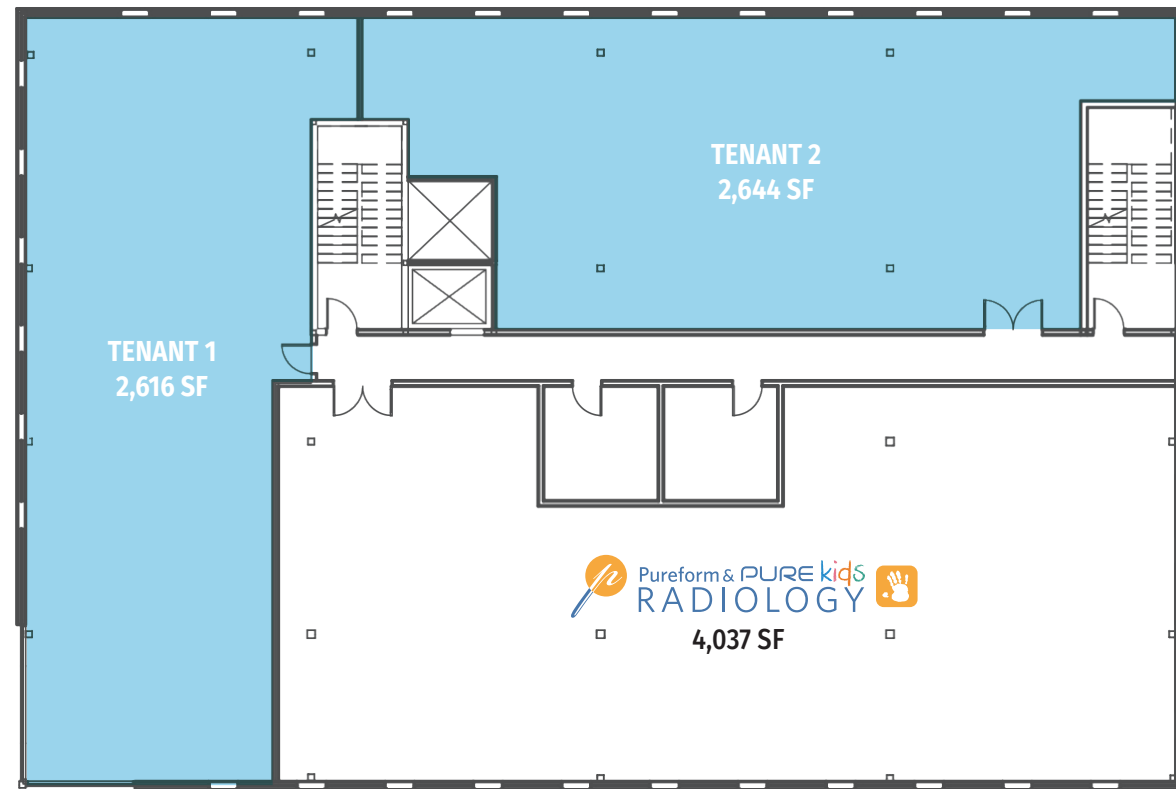


CONDITIONALLY LEASED
 UNDER OFFER
 AVAILABLE
 LEASED

FLOOR PLANS

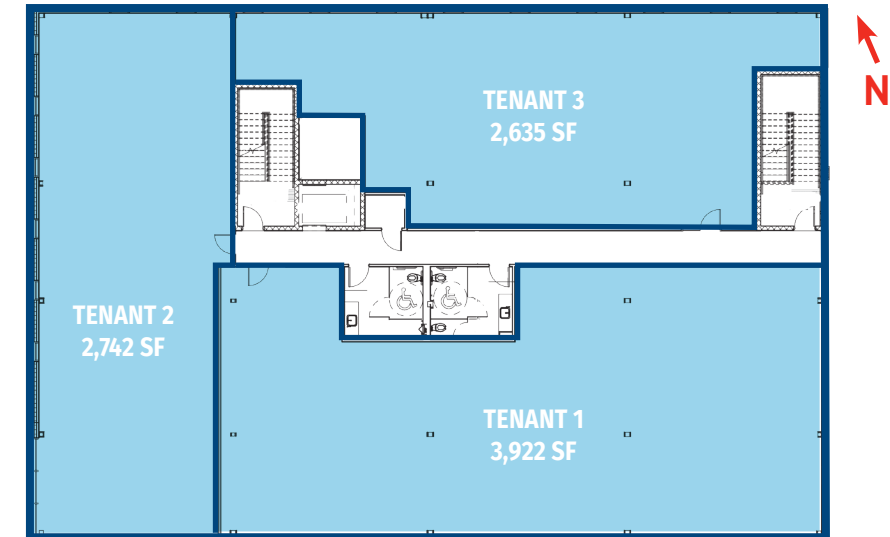
SECOND FLOOR

UP TO 5,260 SF AVAILABLE



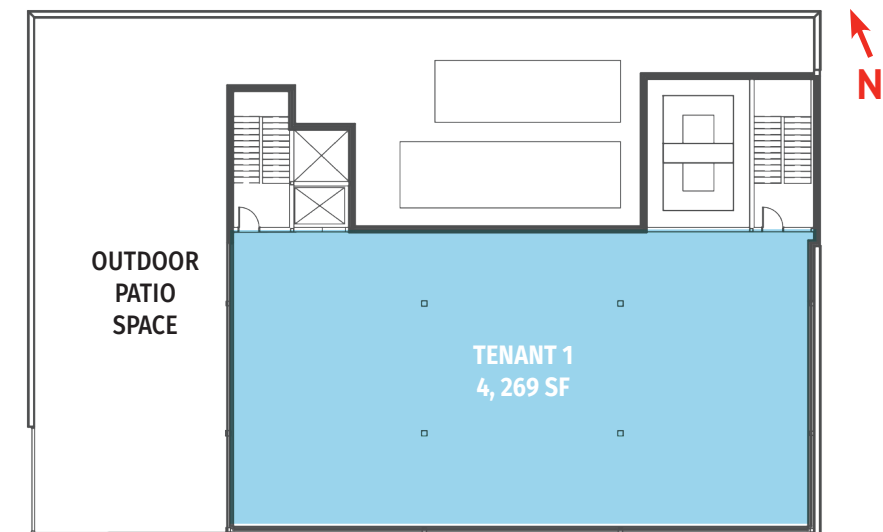
THIRD FLOOR

UP TO 9,299 SF AVAILABLE



FOURTH FLOOR

4,269 SF AVAILABLE



CONDITIONALLY LEASED
 UNDER OFFER
 AVAILABLE
 LEASED

macleod professional centre

CONTACT US

CHRIS LAW

Senior Vice President | Partner
403 571 8769
chris.law@colliers.com

BRITTANY BLOCK

Associate
403 571 8756
brittany.block@colliers.com



COLLIERS INTERNATIONAL
900, 335 8th Avenue SW
Calgary, AB T2P 1C9
www.colliers.com/calgary

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.