

FOR LEASE

# HERITAGE COMMERCIAL TOWNHOUSE

8855

MACLEOD TRAIL SW

Calgary, AB



## PROPERTY HIGHLIGHTS

- + Four storey townhouse units with low gross up
- + Two move-in ready town houses
- + 28,000 SF total of professional office space anchored by a 40,000 SF Save-On-Foods and 80,000 SF of retail space
- + Neighboring amenities include Co-Operators, Tim Hortons, Citizen Salon and Lasik MD
- + 700 residential units on site with up to 600 more planned
- + Connection to the Heritage LRT Station via a pedestrian foot bridge
- + 20 minute train ride into downtown
- + Parking available at a ratio of 3 stalls per 1,000 SF
- + Surface and underground parking available for visitors



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**CBRE**

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## PROPERTY DESCRIPTION:

<b>Space Available</b>	Suite 105: 2,113 SF Suite 107: 2,154 SF Suite 109: 2,144 SF Suite 111: 2,123 SF
<b>Available Date:</b>	Immediately
<b>Basic Rent:</b>	Market
<b>Operating Costs:</b>	\$22.38 per SF
<b>Term:</b>	5 - 10 years
<b>Parking:</b>	3 parking stalls per 1,000 SF Surface: 200 stalls Underground: 470 stalls at \$150/stall/month



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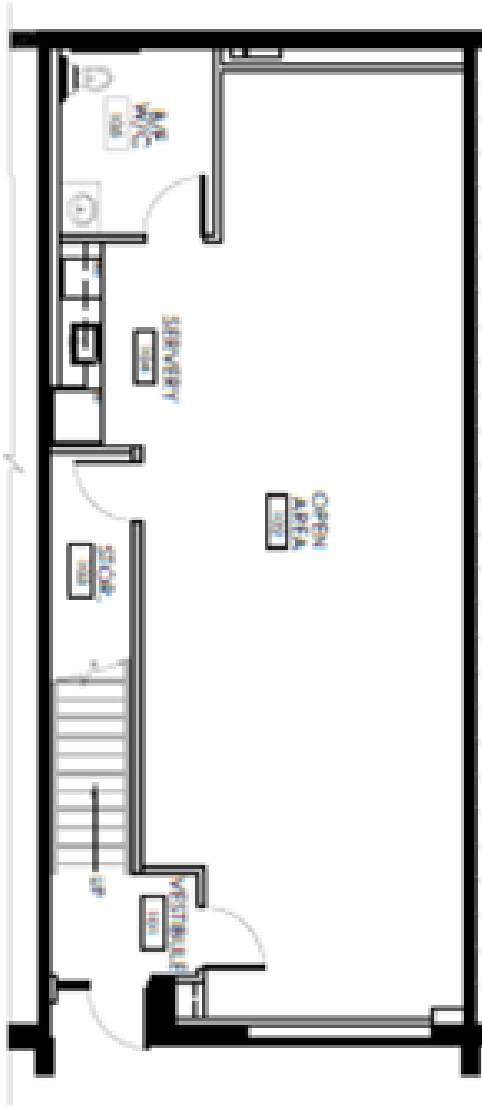
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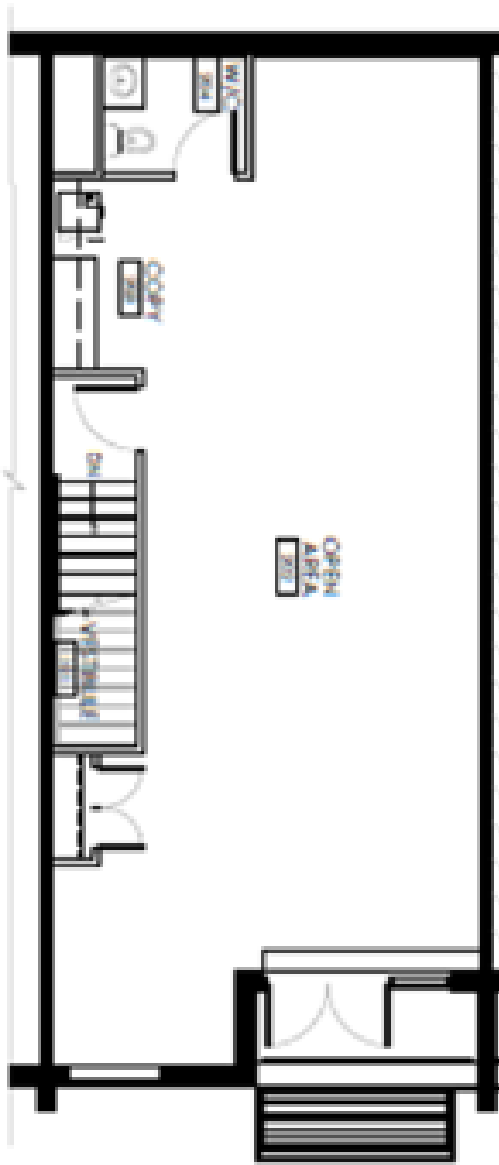
**UNIT 107**  
**Ground Floor**



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**UNIT 107**  
**Second Floor**



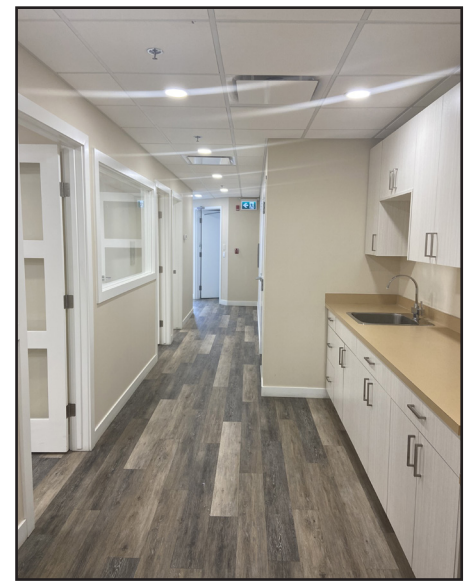
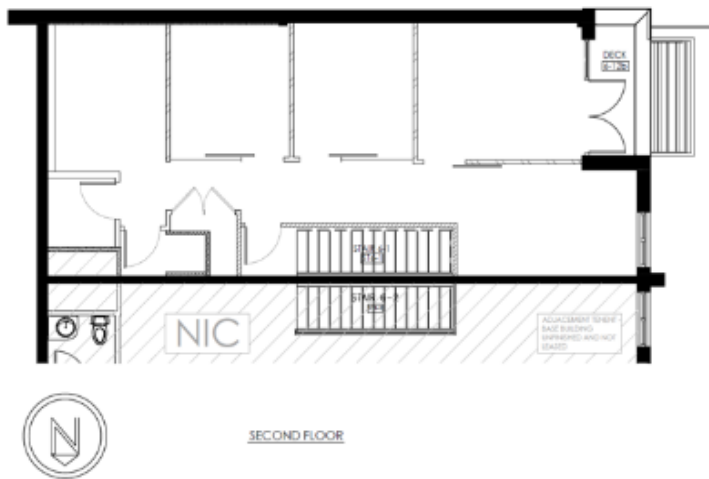
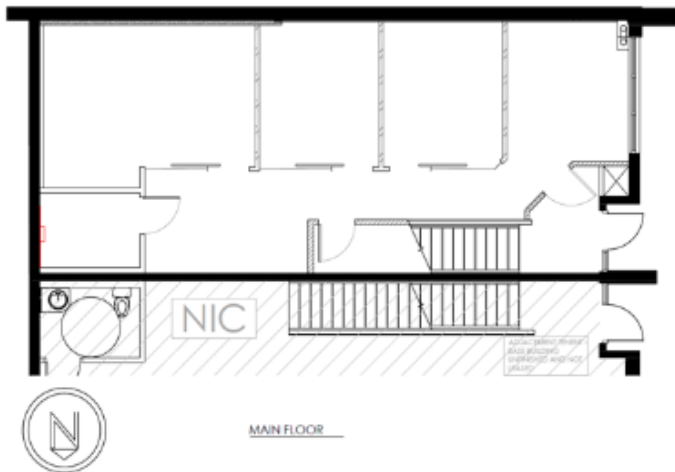
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## SUITE 111: 2,123 SF

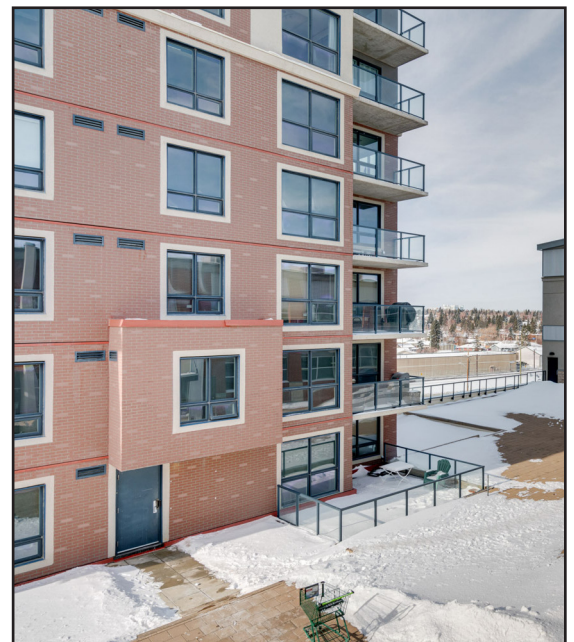
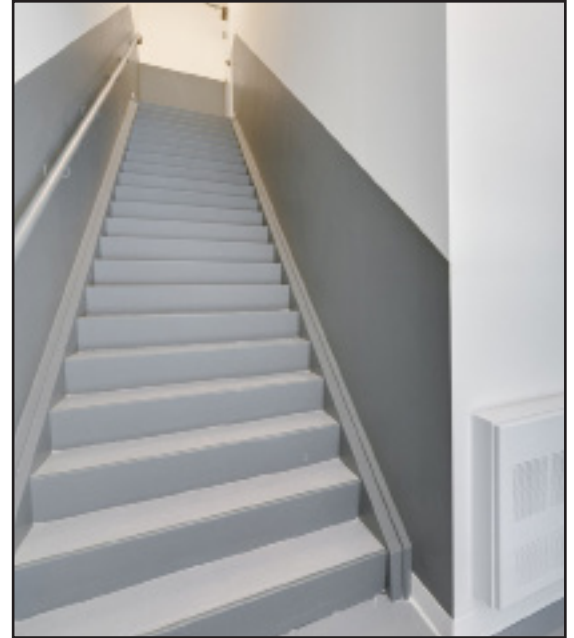
### MOVE-IN READY SPACE

- GROUND FLOOR RECEPTION, 2 OFFICES, MEETING ROOM, KITCHENETTE, WASHROOM
- SECOND FLOOR WITH 3 OFFICES, KITCHEN WITH WASHER AND DRYER CONNECTIONS/VENTING, WASHROOM AND SHOWER.



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