



FOR LEASE

Stampede Station

1331 MACLEOD TRAIL SE
CALGARY, AB

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PROPERTY OVERVIEW

Suite 200: 12,959 SF
*Demisable to 6,357 SF

AVAILABLE SPACE

Main Floor Retail Space Available
Suite 102: 5,498 SF
Suite 104: 3,431 SF
**Listed by Taurus Property Group*

OCCUPANCY

Immediately

NET RENT

Market Rates

OPERATING COSTS (2026 ESTIMATE)

CAM: \$16.86 PSF/Annum
Tax: \$4.85 PSF/Annum
Total: \$21.71 PSF/Annum

TERM

5-10 Years

PARKING

1 Stall Per 1,000 SF (2 Stalls Per 1,000 SF Promotional Parking Ratio)
\$350/Stall/Month // Underground Reserved
\$295/Stall/Month // Underground Unreserved
Surface Parking Also Available

BIKE STORAGE

Secure Bike Storage in Underground Parkade

YEAR BUILT

2009

FLOORS

10

BUILDING HOURS

7:00 a.m. to 4:30 p.m. // Monday to Friday // Card Access After Hours

HVAC HOURS

6:00 a.m. to 6:00 p.m. // Monday to Friday

FIBRE PROVIDER

Telus

SECURITY

24/7 On-Site Security With SafeWalk Program

HIGHLIGHTS



LRT Station
Across the
Street



Numerous
Amenities in
Surrounding Area



Pet
Friendly
Building



Underground and
Adjacent Surface
Parking Available



Fitness
Centre
on Site



24/7
On-Site
Security

BUILDING PHOTOS

Lobby



Fitness Centre



Suite 200



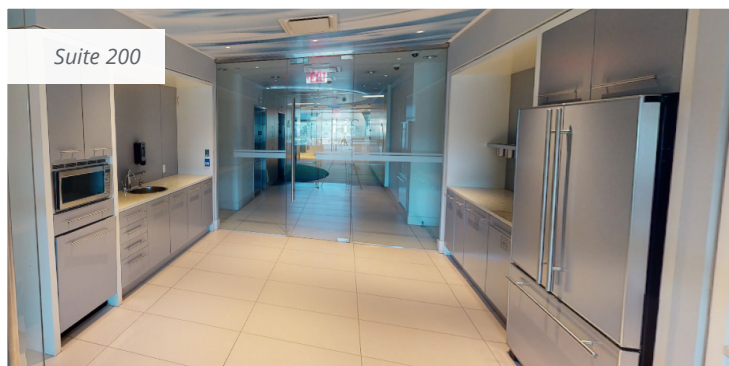
Suite 200



Suite 200



Suite 200



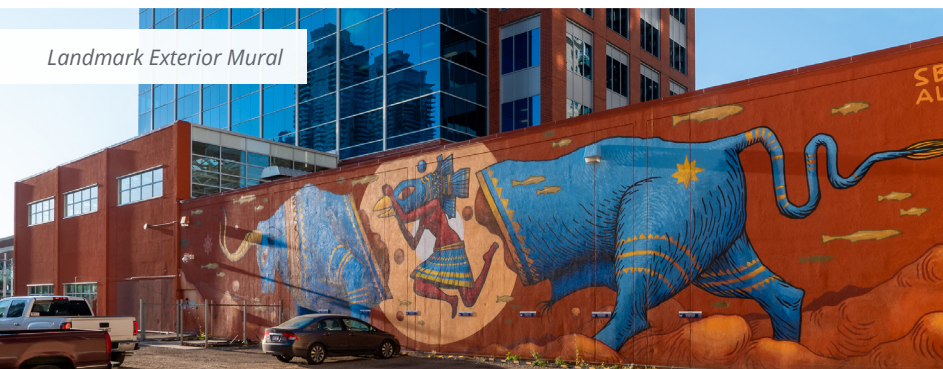
Suite 200



Fitness Centre



Landmark Exterior Mural



Building Entrance



FLOORPLAN

SECOND FLOOR | UP TO ±12,959 SF AVAILABLE



SUITE 200 | UP TO ±12,959 SF AVAILABLE VIRTUAL TOUR

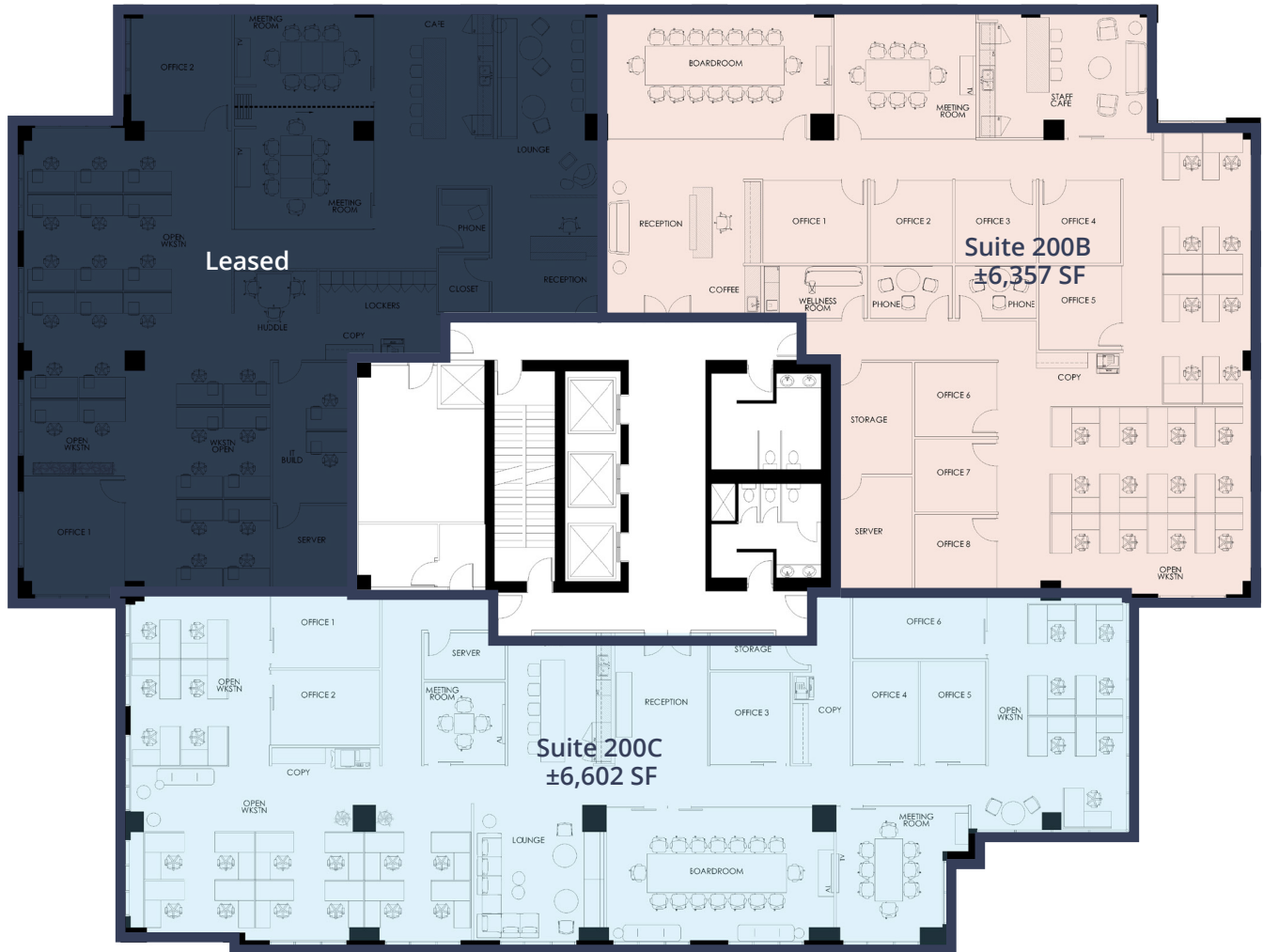
- 13 Offices
- 2 Boardrooms
- 2 Meeting Rooms
- Kitchen
- Open Area
- Reception



Demising Options and Test Fits Available on Next Page

FLOOR PLAN

SECOND FLOOR | DEMISING OPTION TEST FITS



SUITE 200B | ±6,357 SF

- 8 Offices
- 1 Boardrooms
- 1 Meeting Rooms
- 1 Kitchen
- Reception
- Open Area for 20 workstations

SUITE 200C | ±6,602 SF

- 6 Offices
- 1 Boardrooms
- 2 Meeting Rooms
- 1 Kitchen
- Reception
- Open Area for 25 workstations

BEAT THE RUSH TO STAMPEDE PARK



*Not to Scale

Rendering | Scotia Place



Newly Expanded BMO Centre



Rendering | 17th Ave Extension & Stampede Station LRT Redesign

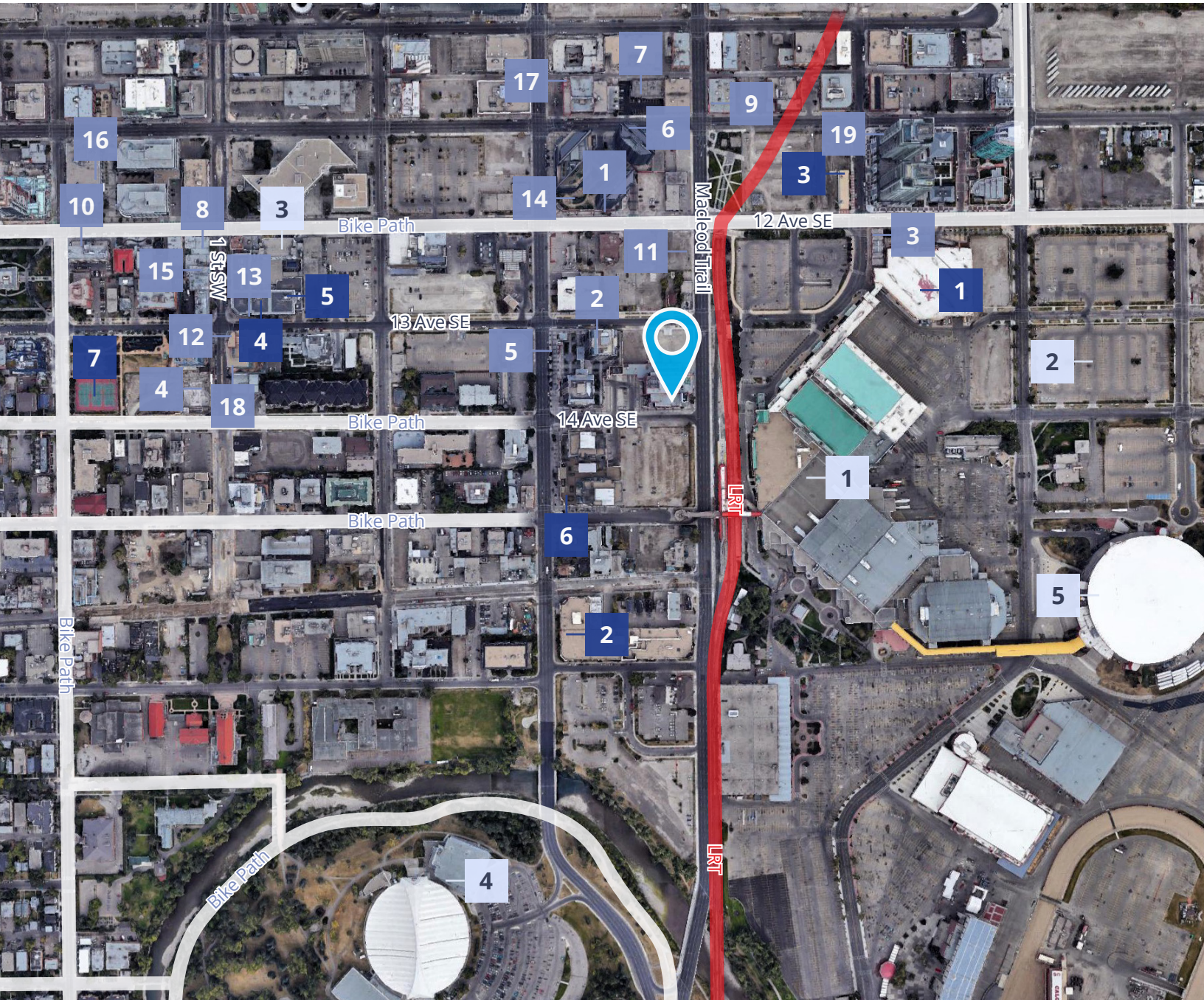
New Improved LRT Station



Rendering | Victoria Park Stampede Station LRT Redesign



SURROUNDING AMENITIES



RESTAURANTS, CAFÉS & MARKETS

1. 5 Vines
2. bb.q Chicken & Pub
3. Cardinale
4. First Street Market
5. H Mart
6. Haru Sushi
7. Jane Bond BBQ
8. Leopold's Tavern
9. Lotus Vietnamese
10. Native Tongues
11. Pizza Letty
12. Proof Bar
13. Starbucks
14. Sunterra Market
15. Ten Foot Henry
16. The District Food Hall
17. Velvet Bike & Ski Cafe
18. Vine Arts
19. Zcrew Café



WELLNESS & ENTERTAINMENT

1. Cowboys Casino
2. Elbow River Casino
3. Firda Beauty
4. Hedkandi Salon
5. Hotshop Yoga
6. Shoppers Drug Mart
7. City of Calgary Tennis Courts



URBAN AMENITIES & MAJOR VENUES

1. BMO Centre
2. Future Scotia Place
3. Hotel Arts
4. MNP Community & Sport Centre
5. Scotiabank Saddledome

CONTACT US

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VIEW LISTING

