

# FOR LEASE 10440 MACLEOD TRAIL

**Prime retail opportunity offering flexible available uses including; Grocery, General Retail, Medical, Pharmacy, Restaurants, Liquor Store, Financial**



## Highlights ...

Prime space available for Grocery, Liquor store, Retail , Medical, Pharmacy, Financial General Retail and other possible use's

Size & Flexibility: Up to 10,192 sq. ft. of space, with potential for subdivision based on the tenant's requirement.

Location & Visibility: Prime space located with high exposure to Macleod Trail and Bonaventure Drive, ensuring significant traffic and visibility. The property includes prominent pylon signage.

Renovations & Upgrades: Recent major renovations and upgrades to the shopping Centre, improving overall aesthetics and functionality.

Parking: Excellent parking options, including surface and upper deck parking, providing ample space for visitors and employees.

Existing Tenant's: Taco Time, Samwon Garden, Tea Funny, Dollar Tree, Willow Park Child Care, Macleod Thrift Store, Jennifer Nail Studio, Scissor Works, Edward Jones

Design Features: Bright space featuring tall glass storefront and high ceilings creating an attractive and open environment for various business types.

Ideal location for businesses seeking highly visible flexible space on one of Calgary's busiest traffic corridors.

**PAUL LOUITT**  
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**Retail, Industrial, Investment Sales & Leasing**

# FOR LEASE

ADDRESS:	Century Park Plaza 10440 Macleod Trail SE, unit 10408
AVAILABLE SIZE:	Up to 10,192 sq. ft., can be subdivided
MINIMUM RENT :	Starting at \$32.00 per sq. ft. per Annum
ADDITIONAL RENT:	(2025) \$14.25 per sq. ft. per Annum
UTILITIES:	Extra and payable by Tenant
CEILING HEIGHT:	10'4" to T-bar ceiling
ELECTRICAL:	To be confirmed
LEASE TERM:	5 -10 Year Term
OPTION TO RENEW:	Yes
ZONING:	Direct Control District 14Z81, (Pre IP2007) Bylaw 2P80 C-2 Guidelines
SIGNAGE:	Fascia signage and Pylon available at market rates and subject to availability

**COMMENTS:** Exciting retail opportunities are now available within Century Park Plaza. Up to 10,192 sq. ft. of flexible space can accommodate a wide range of uses, including grocery, retail, medical, pharmacy, financial, professional, and many other possibilities. Located in the highly sought-after and affluent community of Willow Park, this space can also be subdivided to suit a new tenant's requirements.

## Key Highlights Include:

- Prime exposure and high visibility with excellent signage opportunities along a major high-traffic corridor.
- Impressive, recently renovated Centre featuring tall glass storefronts, high ceilings, and a bright, modern open layout.
- Convenient and ample parking, including upper-level parking for added accessibility.
- Strong customer traffic driven by established tenants, surrounding residential communities, and exceptional exposure along Macleod Trail and Bonaventure Drive.

## Existing Tenants

Jennifer Nail Studio, Dollar Tree, Edward Jones, Macleod Thrift Store, Samwon Garden Korean Barbeque Scissorworks & Co, Taco Time, Tea Funny, Willow Park Child Care

NOTE! Information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.



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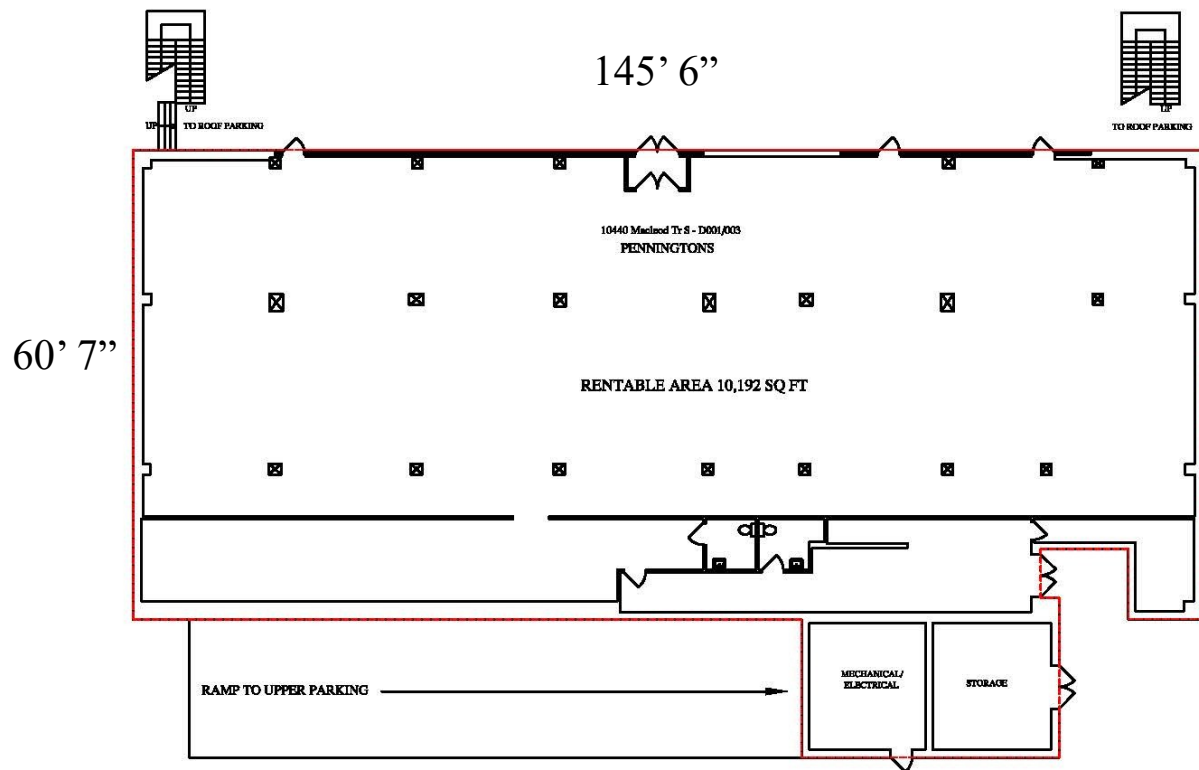


# FOR LEASE



**CENTURY PARK**  
**10440 MACLEOD TR SE**  
**CALGARY, AB**  
**PENNINGTONS**

MEASURED: FEB 18 - 24, 2016  
per EXTERIOR WQALL METHODOLOGY



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PREPARED for:  
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