



New show suite



New elevators completed



Boardroom updated



Op. costs reduced



OFFICE SPACE ON MACLEOD TR. FOR LEASE

Centre 70

7015 Macleod Tr. SW, Calgary

1,311 sf – 13,474 sf



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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LOCAL EXPERTISE MATTERS

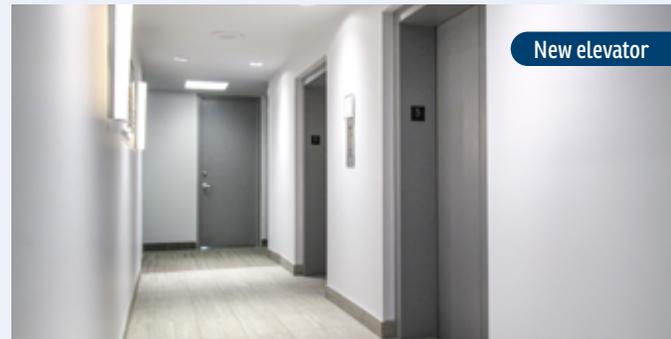

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Op. Costs
Reduced

- » Landmark location. Short walk to Chinook Centre and many other amenities in the immediate area.
- » Ample tenant parking and designated visitor parking stalls.
- » Chinook LRT station and numerous bus stops within short walking distance.
- » Very efficient floorplate with high ratio of windows to office space.
- » Medical and other professional services available in the building.
- » Tenant-specific intercom for after-hours access.



LEASE INFORMATION

AVAILABLE FOR LEASE:

- » 13,474 sq. ft. – Suite 200
- » 2,752 sq. ft. – Suite 218. *Avail. June 1'26 (or sooner)*
- » 2,873 sq. ft. – Suite 603 **NEW SHOW SUITE**
- » 1,982 sq. ft. – Suite 600
- » 1,311 sq. ft. – Suite 705 **C/L**
- » 9,106 sq. ft. – Penthouse suite 900

PARKING:

1:440 sq. ft. ratio; \$175/stall per mo rate

OP. COSTS & TAXES:	Op. Costs:	\$13.52	Total: \$16.95 (est.)
	Taxes:	\$3.43	

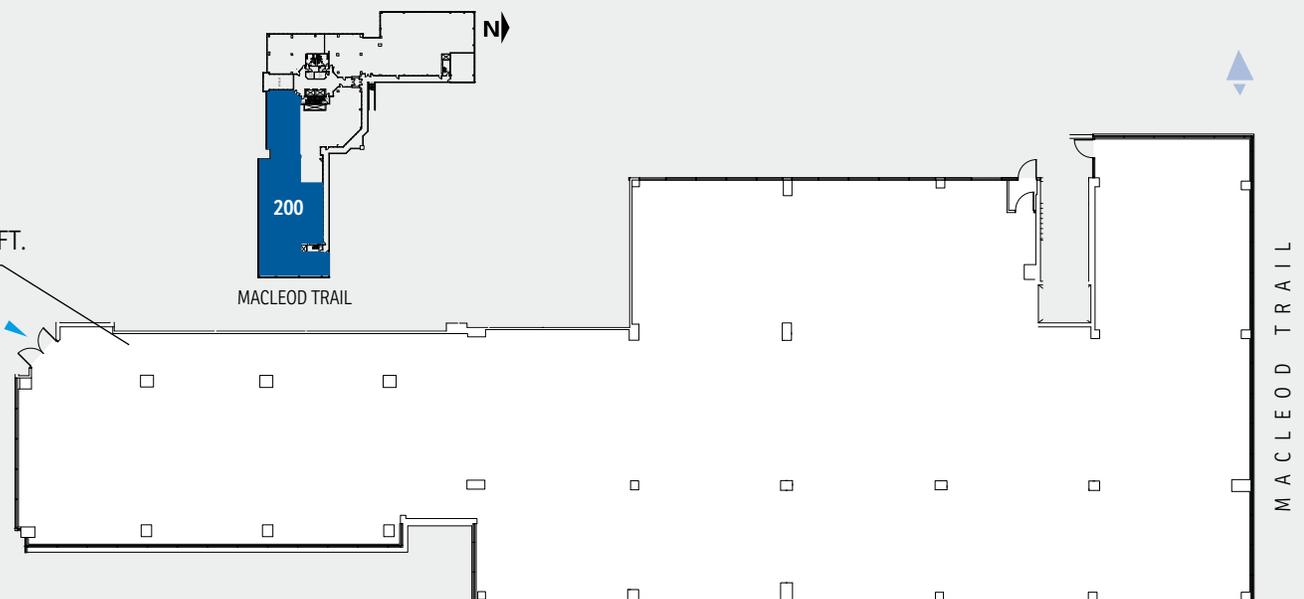
HVAC HOURS:	Mon.-Fri.:	6:00 am to 9:00 pm
	Sat.-Sun.:	8:00 am to 6:30 pm

NET RENT: Market rate

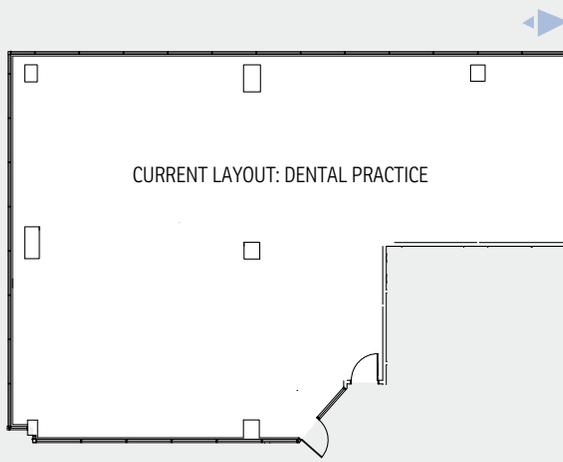
2
FLOOR

SUITE 200
13,474 SQ.FT.

- Easy-access second floor premises.
- High density work station office.
- High ratio of windows to office space.
- Predominant high exposure Macleod Trail signage available.



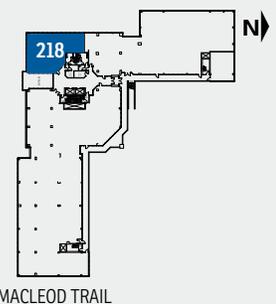
2 FLOOR



Corner suite

SUITE 218
2,752 SQ.FT.

- Available June 1, 2026 (or sooner).
- Current layout: dental practice.
- Excellent natural light.



Move-in ready

SUITE 600
1,982 SQ.FT.

MACLEOD TRAIL

Corner suite
City and mountain views
Move-in ready

SUITE 603
2,873 SQ.FT.

MACLEOD TRAIL

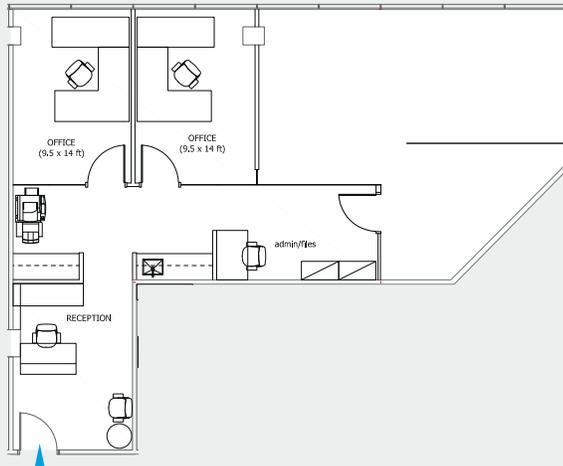
6 FLOOR

NEW SHOW SUITE

- » New LED lighting
- » New commercial roller blinds
- » New paint
- » New carpet (TBD)



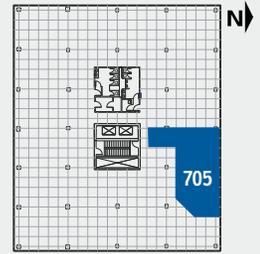
7 FLOOR



City views

SUITE 705
1,311 SQ.FT.

C/L



MACLEOD TRAIL

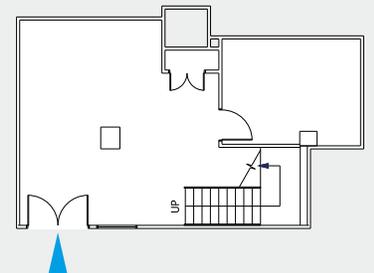
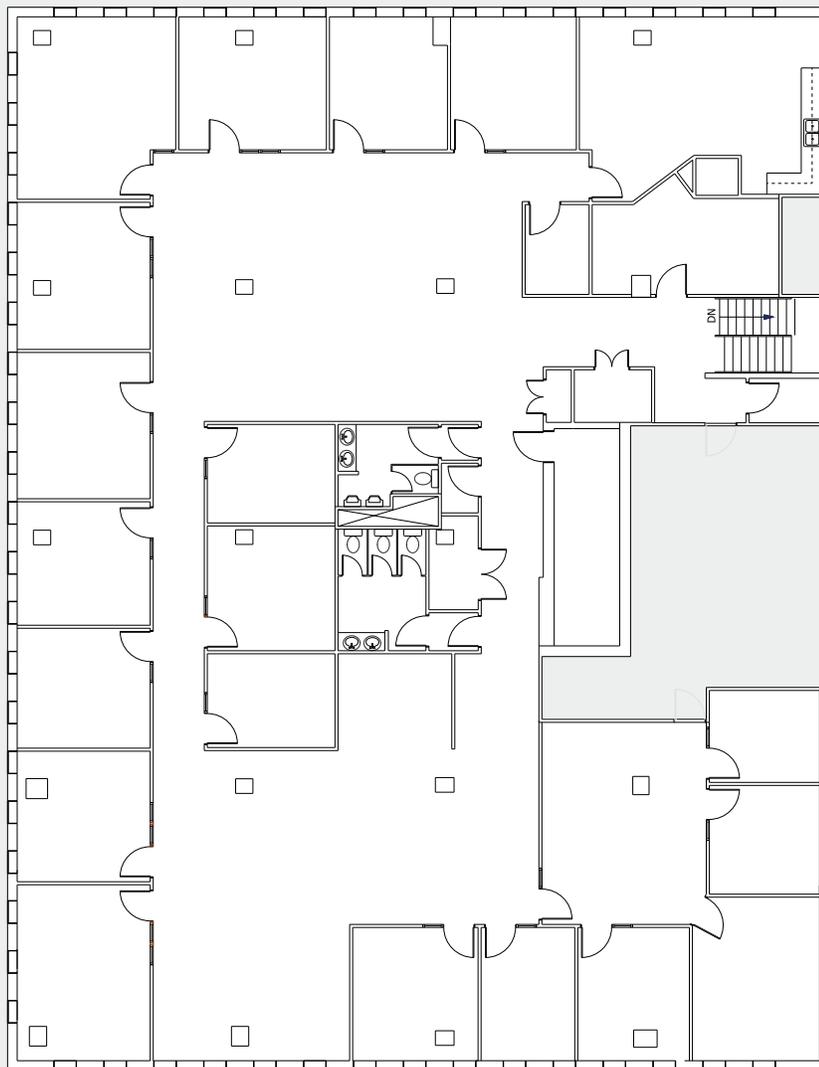
9 FLOOR



City and mountain views

PENTHOUSE
 SUITE 900
9,106 SQ.FT.

- Unique option with private washrooms
- Entrance from the 8th floor



Entrance to the premises is located on the 8th floor.

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LOCAL EXPERTISE MATTERS