

# OFFICE SPACE FOR LEASE

## Centre 89

8989 Macleod Trail S, Calgary

- » 4-storey office tower.
- » Walking distance to Heritage LRT Station.
- » On-site landlord.
- » Great Tenant parking ratio: 1:400 (reserved). Mix of underground and covered at \$125/stall per mo.
- » Free Visitor surface parking on site (2 hr).
- » HVAC hours: available 24 hours per day on workdays, Saturdays and Sundays at no extra charge.
- » Common boardroom.



GREAT RESERVED  
PARKING RATIO  
**1:400 sf**



SECURE  
UNDERGROUND  
BIKE STORAGE  
*COMING SOON*



ELECTRIC CAR  
CHARGING  
STATION

FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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**BARCLAY  
STREET**  
REAL ESTATE

LOCAL EXPERTISE MATTERS



*#not in my city*



## LEASE INFORMATION

**MUNICIPAL ADDRESS:** 8989 Macleod Trail S, Calgary

### AVAILABLE FOR LEASE:

**1,524 sq. ft. — Suite 204**

- » Undeveloped. New turnkey provided.
- » Mountain views.

**1,355 sq. ft. — Suite 206**

- » Undeveloped. New turnkey provided.
- » Mountain views.

**2,175 sq. ft. — Suite 304**

- » 5 offices, boardroom, reception, kitchen, storage.

**1,622 sq. ft. — Suite 307**

- » Mountain views.

~~965 sq. ft. — Suite 207~~ **LEASED**

~~408 sq. ft. — Suite 402~~ **LEASED**

### PARKING:

- Ratio 1:400 (reserved). Mix of underground and covered at \$125/stall per mo.
- Free Visitor surface parking on site (2 hr).
- Parking ceiling height 6'2"
- Secure underground bike storage — coming soon
- Electric car charging station.

**T.I.:** Negotiable

**OP. COSTS AND TAXES:** \$14.93/sq. ft. (est.)

**NET RENT:** Competitive market rate

## BUILDING INFORMATION

**NUMBER OF FLOORS:** 4

**BUILDING AREA:** 65,750 sq. ft.

**TYPICAL FLOOR:** 13,500 sq. ft.

**HVAC HOURS:** Available 24 hours per day on workdays, Saturdays and Sundays at no extra charge

**BUILDING ACCESS HOURS:**  
6:30 am to 6:00 pm (M-F).



Main Lobby



Great parking ratio:  
1:400 sq. ft. (reserved)

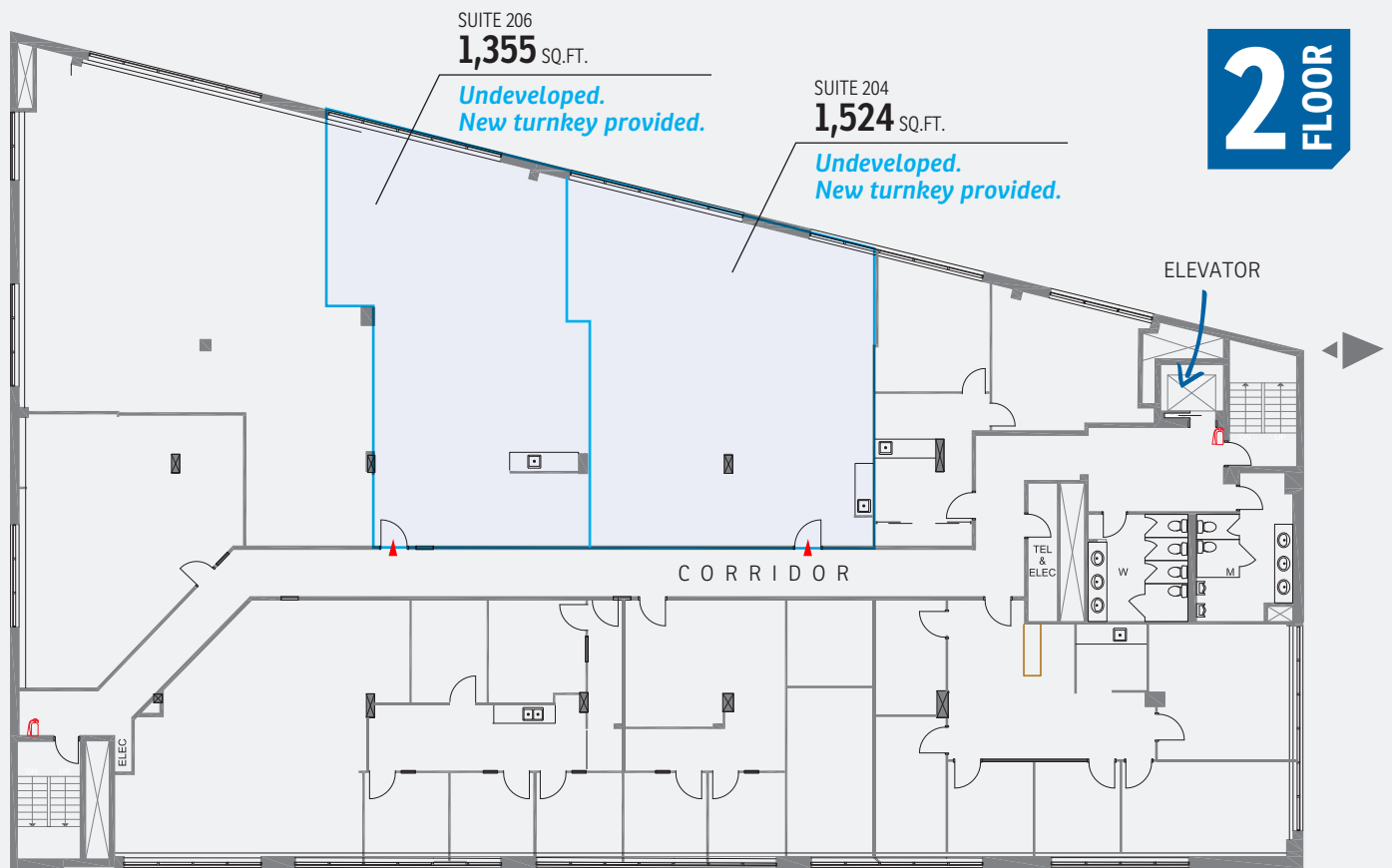


Electric car  
charging station.



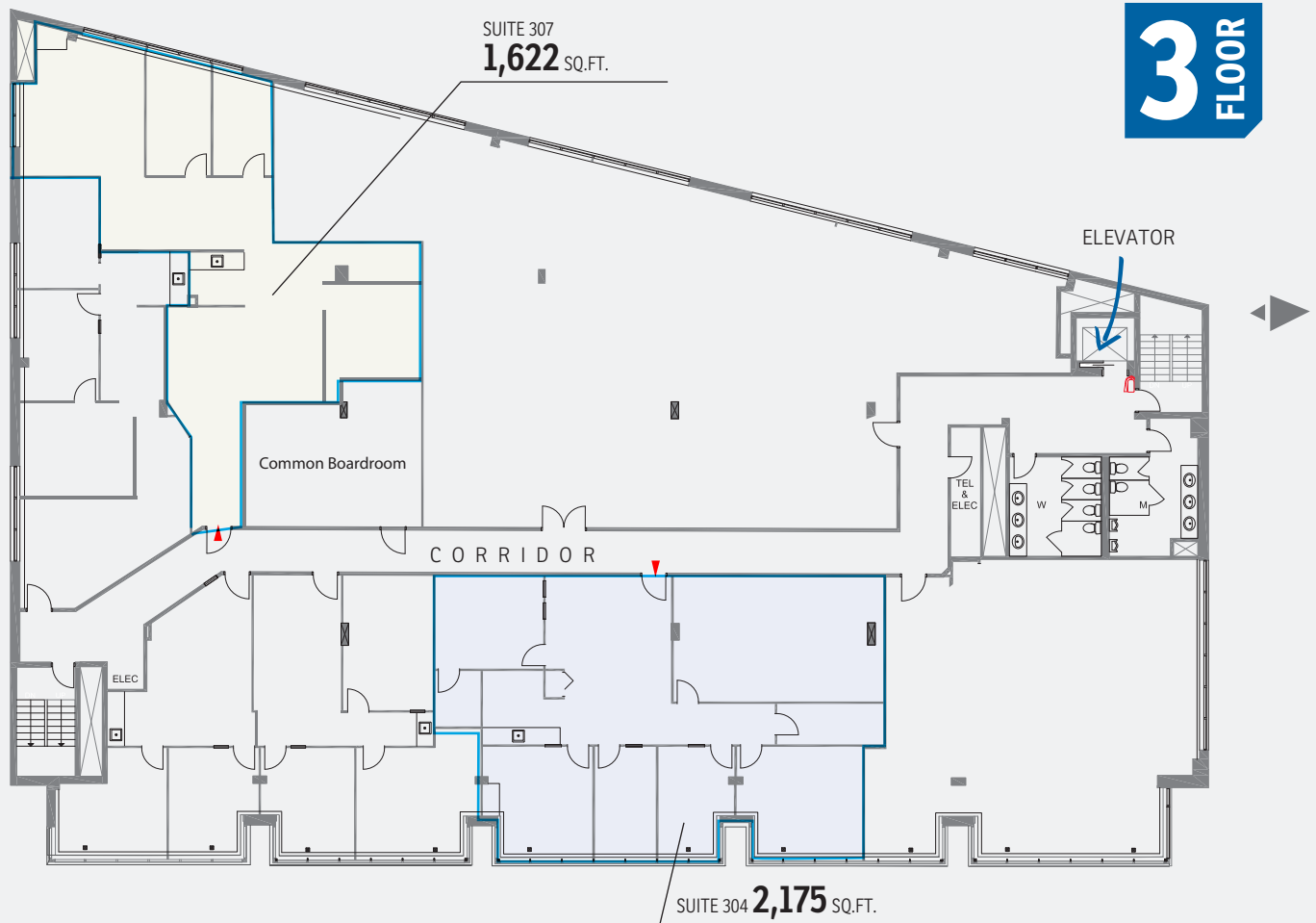
Coming soon:  
secure underground  
bike storage.





EXAMPLE OF LANDLORD'S  
NEW STANDARD  
FOR TURN-KEY SPACES





SUITE 304



SUITE 307



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