

macleod
professional
centre

93% Leased

FOR LEASE OPUS
403.209.5555

3916 MacLeod Trail SE

MEDICAL SPACE FOR LEASE

Occupancy
Immediate

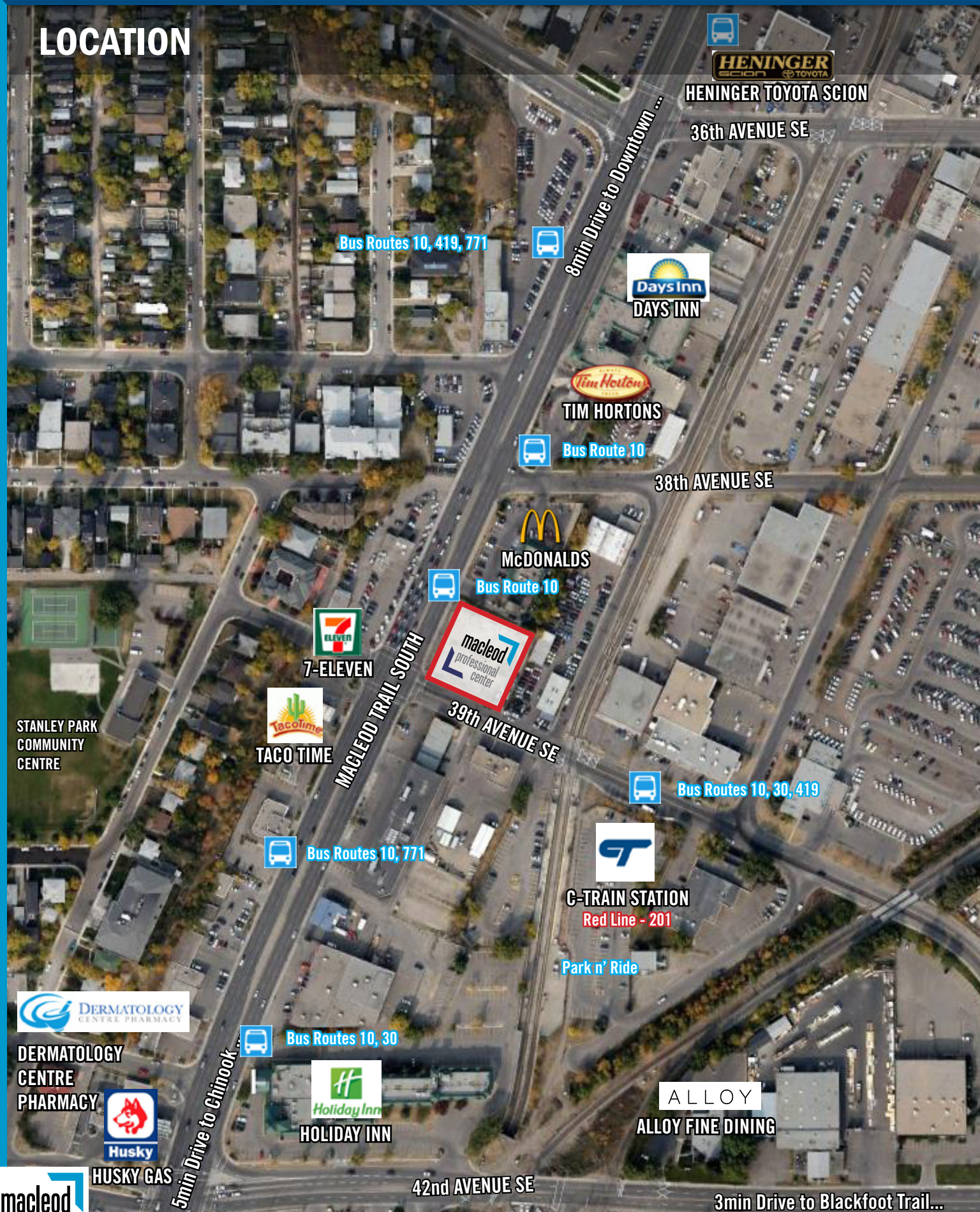


HIGHLIGHTS

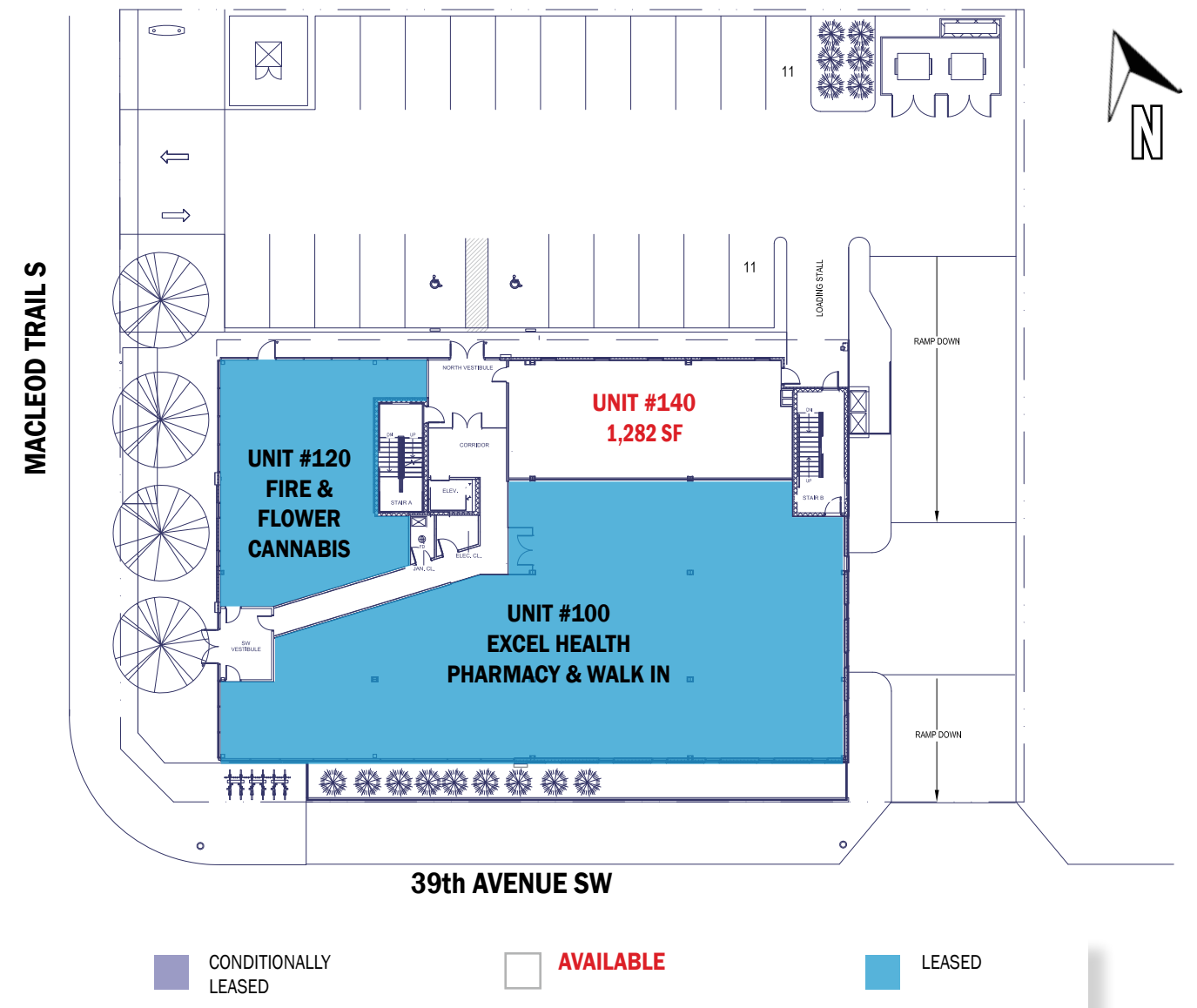
- Medical focused development with plenty of parking for patients
- One minute walk to 39 LRT Station and bus stop in front of site
- All transit stops within 3 minute walk
- Eight minute drive to the Downtown Core
- Located on a high visibility corner of MacLeod Trail
- Pylon Signage available

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LOCATION



FLOOR PLAN - MAIN FLOOR



BUILDING INFORMATION

MAIN FLOOR available	1,282 SF
2ND FLOOR medical available	1,018 SF
Remaining space	2,300 SF
ASKING RENT	Market

PARKING PROVIDED

SURFACE PARKING	22 Stalls
2 LEVEL UNDERGROUND	98 Stalls
TOTAL	120 Stalls

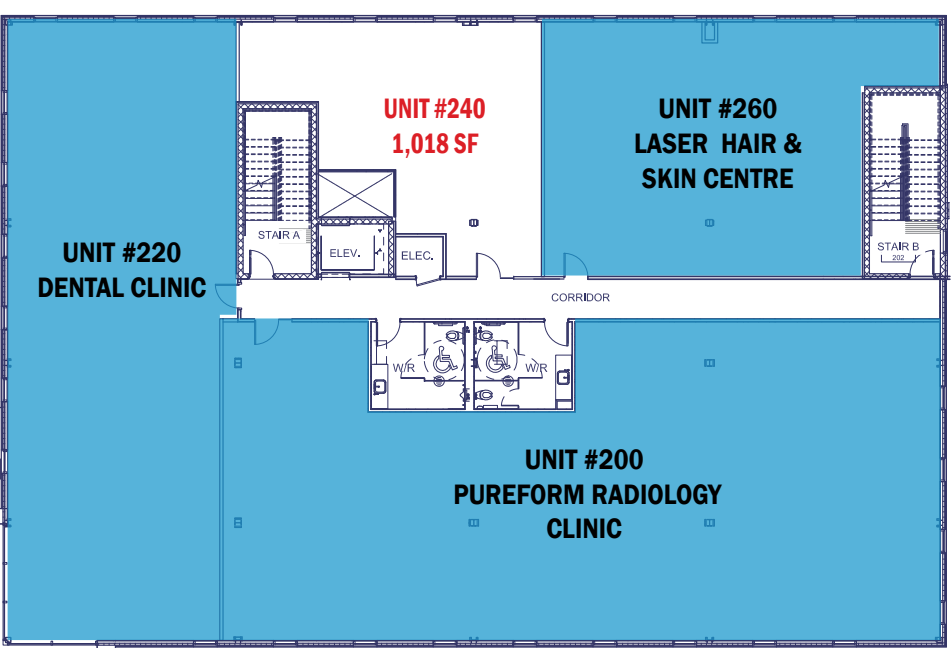
4 STALLS PER 1000 SF

*Medical/Health Care Focused Centre
With Office & Retail Space*

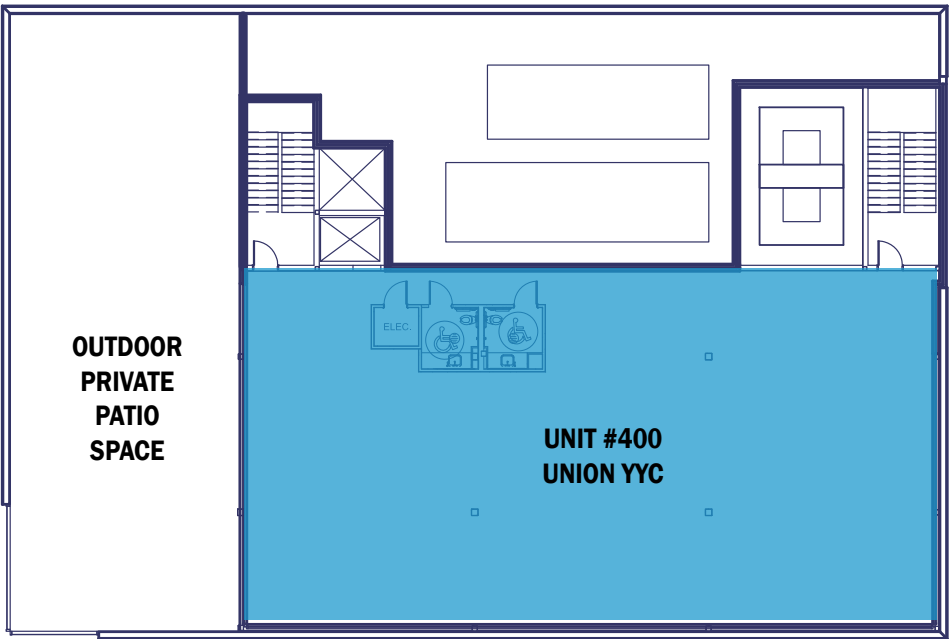
3916 MacLeod Trail SE

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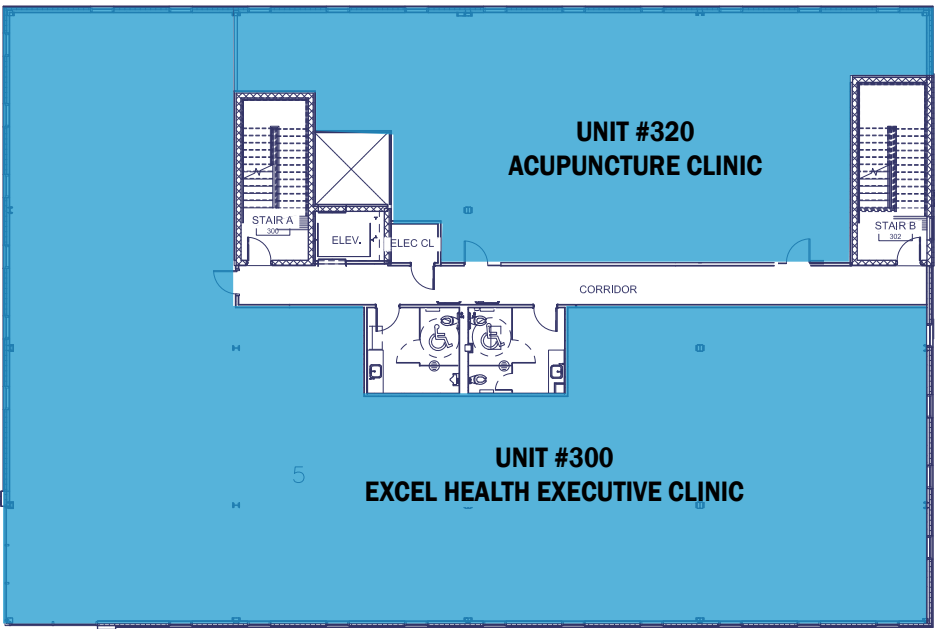
FLOOR PLAN - 2ND FLOOR



FLOOR PLAN - 4TH FLOOR PENTHOUSE WITH PRIVATE PATIO



FLOOR PLAN - 3RD FLOOR



CONDITIONALLY
LEASED

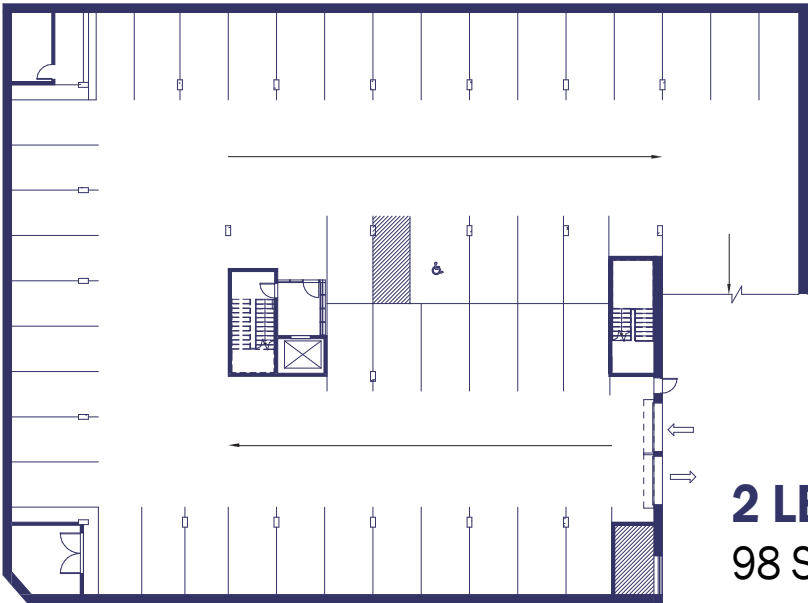
AVAILABLE

LEASED

AERIAL VIEW



FLOOR PLAN - PARKADE LEVEL 1



2 LEVELS UNDERGROUND
98 Stalls

DEMOGRAPHICS

	WITHIN 3 KM	WITHIN 5 KM
POPULATION		
2014 Estimate	76,311	178,600
2017 Estimate	78,891	184,391
MEDIAN AGE	35.23	7
TOTAL HOUSEHOLDS		
2014 Estimate	42,364	90,460
2017 Estimate	44,293	94,509
AVERAGE HOUSEHOLD INCOME		
2014 Estimate	\$131,846	\$118,532
2017 Estimate	\$142,379	\$127,317
TOTAL DAYTIME POPULATION	134,013	385,205

Ample parking for patients and staff



TENANTS INTERIORS





*Medical/Health Care Focused Centre
With Office & Retail Space*



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MEDICAL SPACE FOR LEASE

**Occupancy
Immediate**



For further information on this opportunity, please contact:

**403.209.5555
leasing@opuscorp.ca**

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