

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

Murray Ion, VICE PRESIDENT, PARTNER

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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

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).



Walking distance to Heritage LRT Station.



Main Lobby



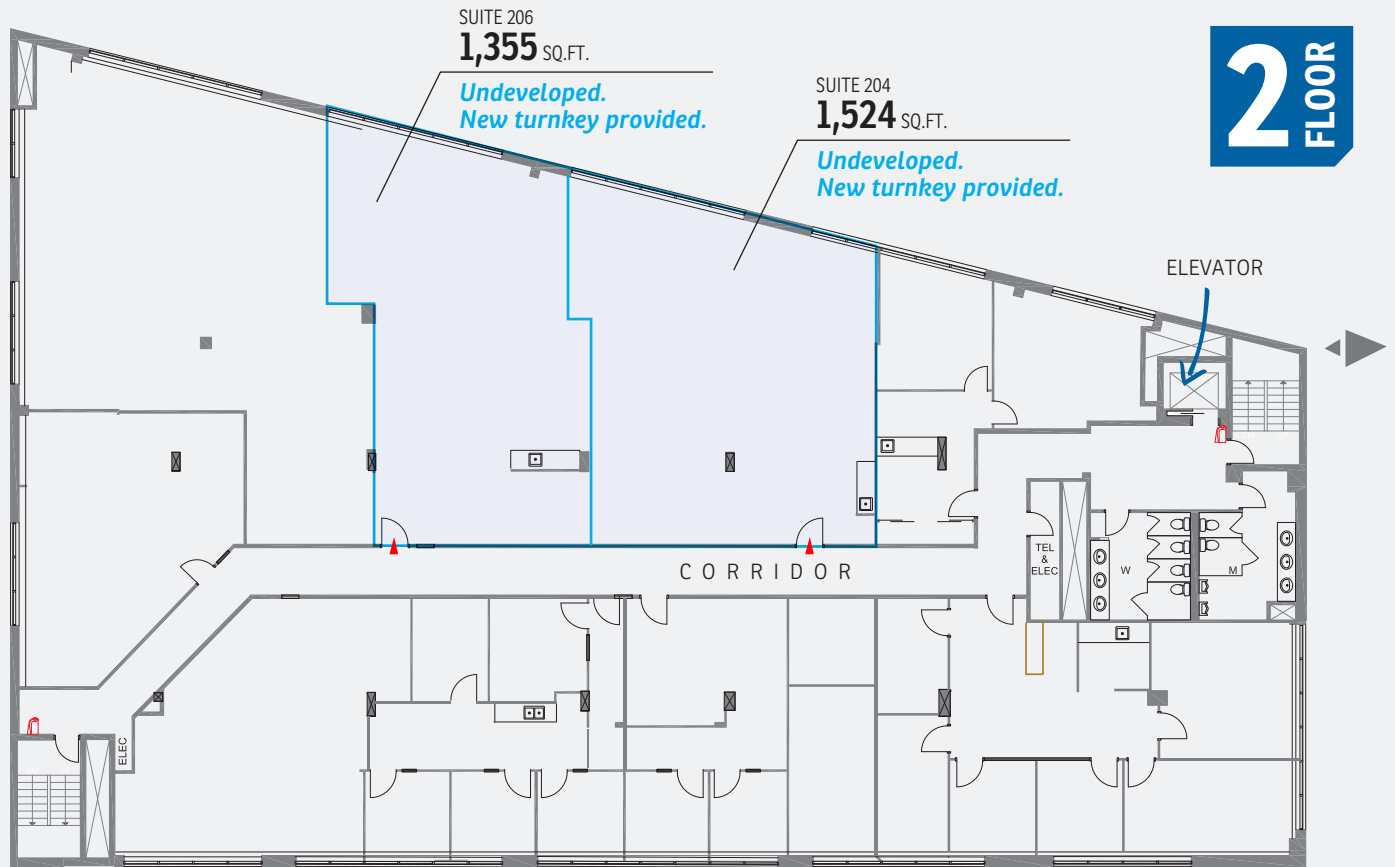
Great parking ratio:
1:400 sq. ft. (reserved)



Electric car
charging station.

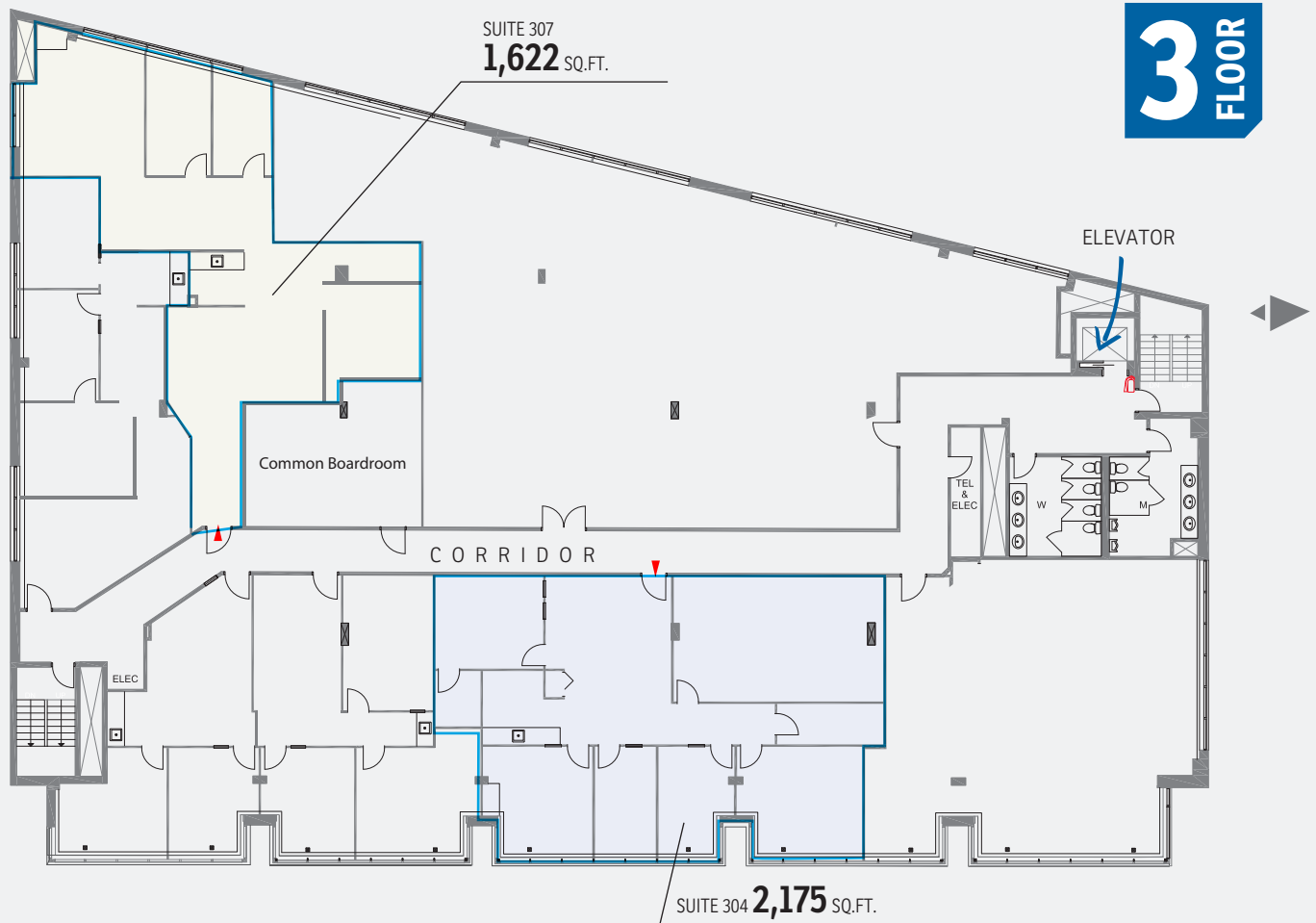


Coming soon:
secure underground
bike storage.



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





SUITE 304



SUITE 307



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