

 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

**1,336 sf – 13,474 sf**



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

 **TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS

  
New  
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New  
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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
- » 2,873 sq. ft. – Suite 603 **NEW SHOW SUITE**
- » 1,982 sq. ft. – Suite 600
- » 1,336 sq. ft. – Suite 700 **SHOW SUITE 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	

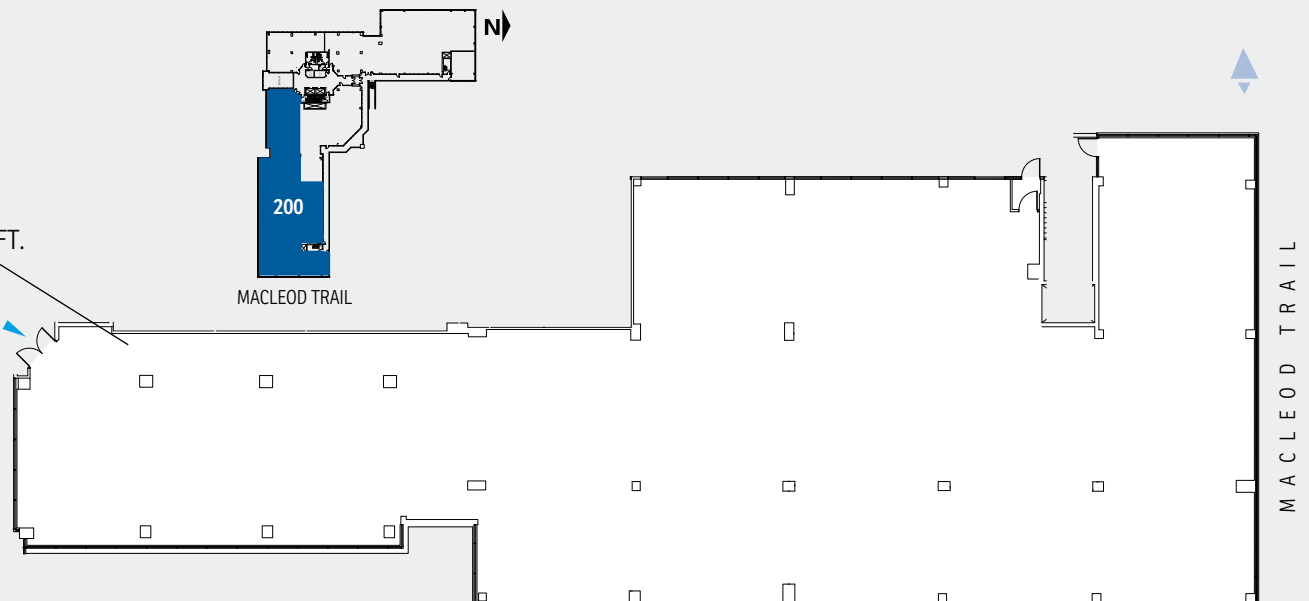
HVAC HOURS:	Mon.-Fri.:	6:00 am to 9:00 pm
	Sat.-Sun.:	8:00 am to 6:30 pm

NET RENT: Market rate

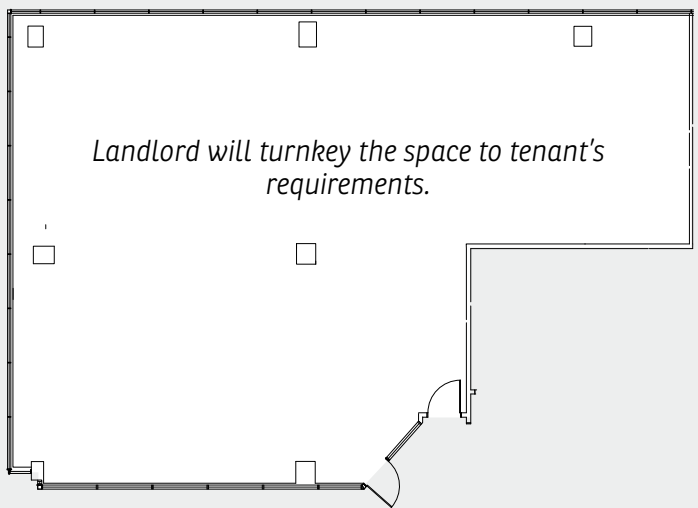
**2**  
FLOOR

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

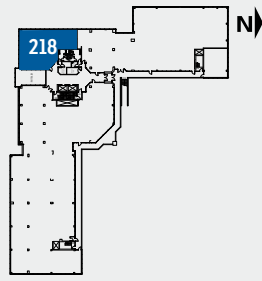


Landlord will turnkey the space to tenant's requirements.

### Corner suite

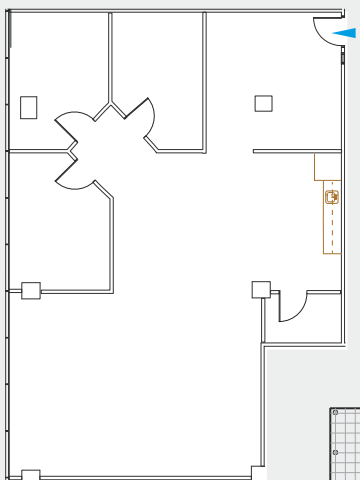
SUITE 218  
**2,752** SQ.FT.

- Landlord will turnkey the space to tenant's requirements.
- Excellent natural light.



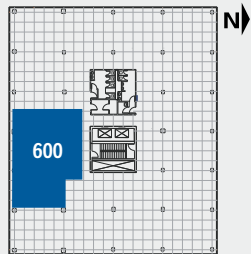
MACLEOD TRAIL

# 6 FLOOR

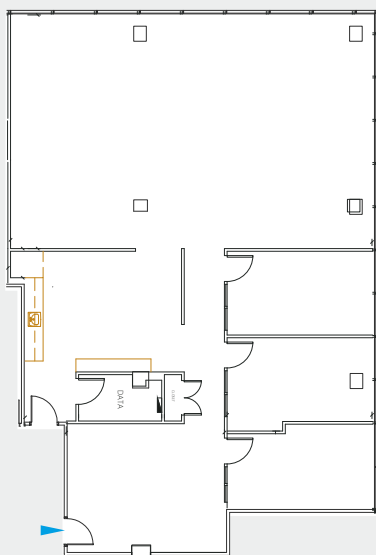


### Move-in ready

SUITE 600  
**1,982** SQ.FT.



MACLEOD TRAIL

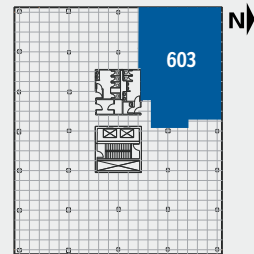


### Corner suite City and mountain views Move-in ready

SUITE 603  
**2,873** SQ.FT.

### NEW SHOW SUITE

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



MACLEOD TRAIL



Suite 600



Suite 603

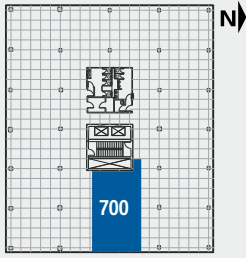


# 7 FLOOR

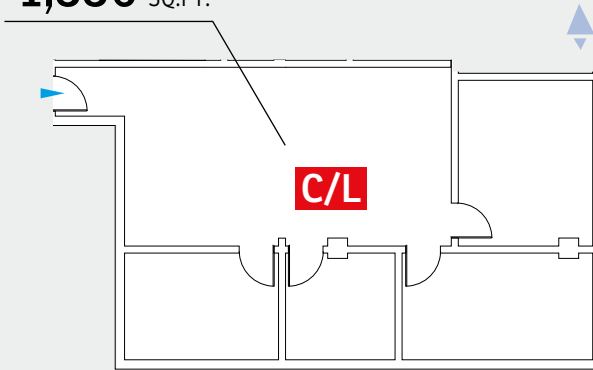
## SHOW SUITE

SUITE 700

**1,336** SQ.FT.



MACLEOD TRAIL



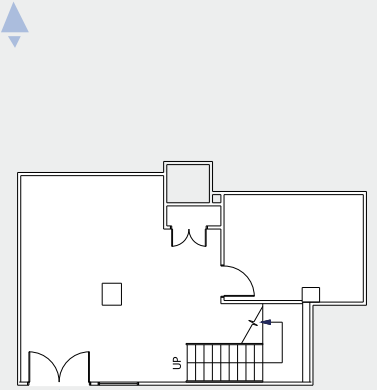
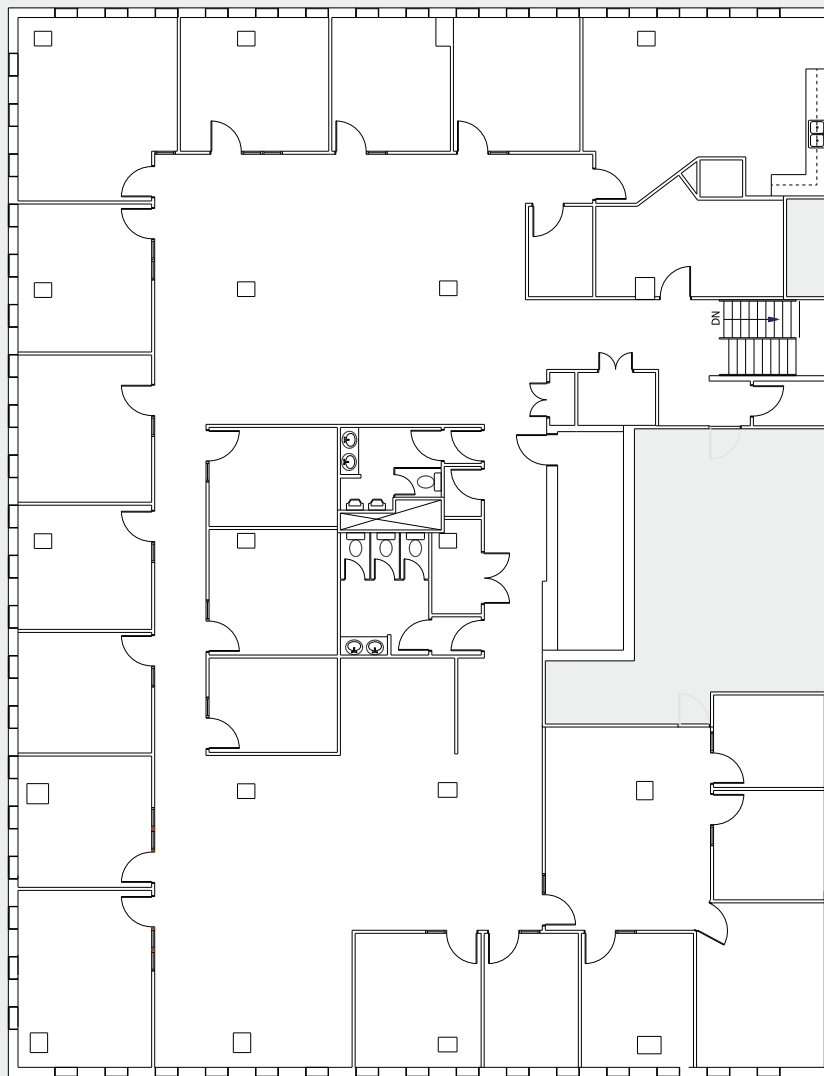
# 9 FLOOR

## 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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