

# For Lease

4014 Macleod Trail S | Calgary, AB



## Demographics (within 3 km)



NEIGHBORHOOD  
Manchester



POPULATION  
63,845



MEDIAN AGE  
340



HOUSEHOLD INCOME  
\$167,664

## Building Details



PARKING  
Street



YEAR BUILT  
1978



### TRAFFIC COUNT

51,000 VPD | Macleod Tr. & 39 Ave. W  
53,000 VPD | Macleod Tr. & 43 Ave. N



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344

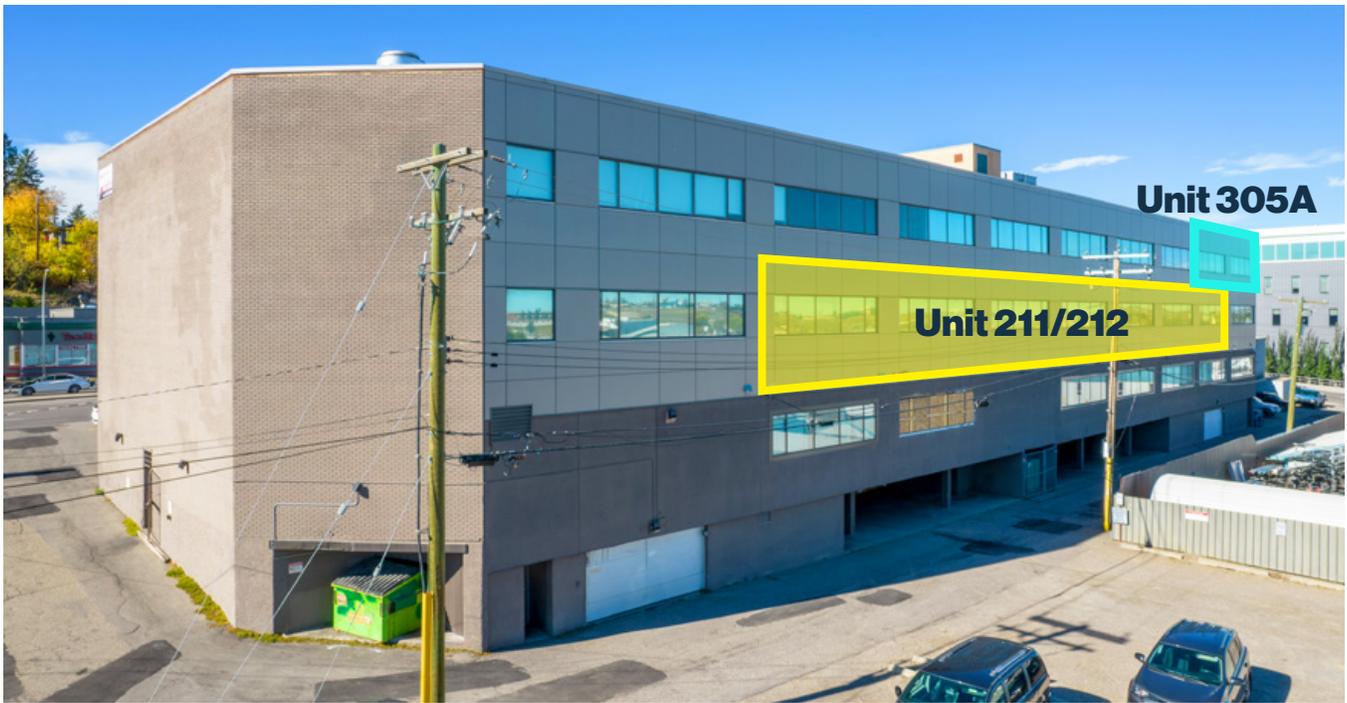
[blackstonecommercial.com](http://blackstonecommercial.com)

## Atrium Square

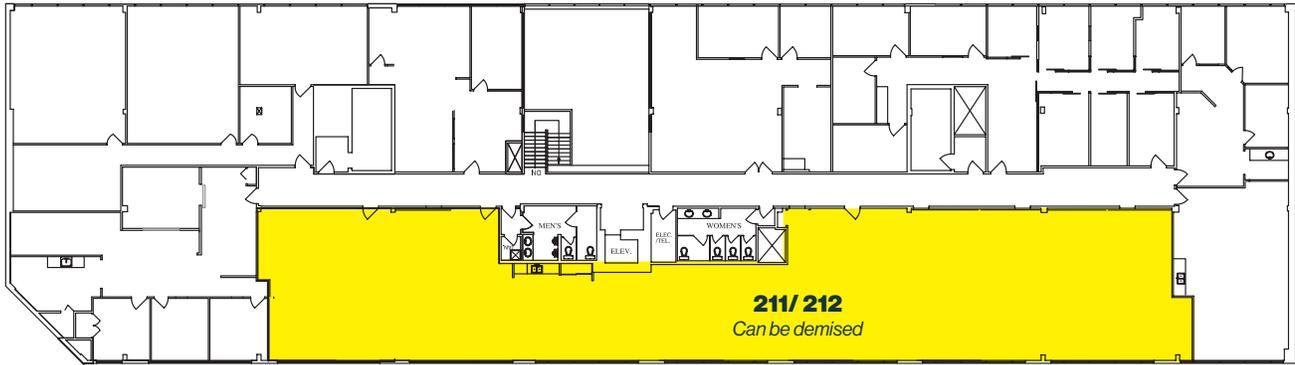
### PROPERTY DETAILS

Unit Size	Unit 211/212: 4,873 SF <small>Can be demised</small> Unit 305-A: 1,706 SF Unit 305-B: 1,695 SF <small>Brand New Show Suites</small>
Rental Rate	\$14.00 PSF
Op Costs	\$15.19 PSF (Est. 2026)
Availability	Immediate
Zoning	C-COR3
Parking	1 stall per 500 SF \$150/stall/month (underground) \$120/stall/month (covered) \$95/stall/month (surface)

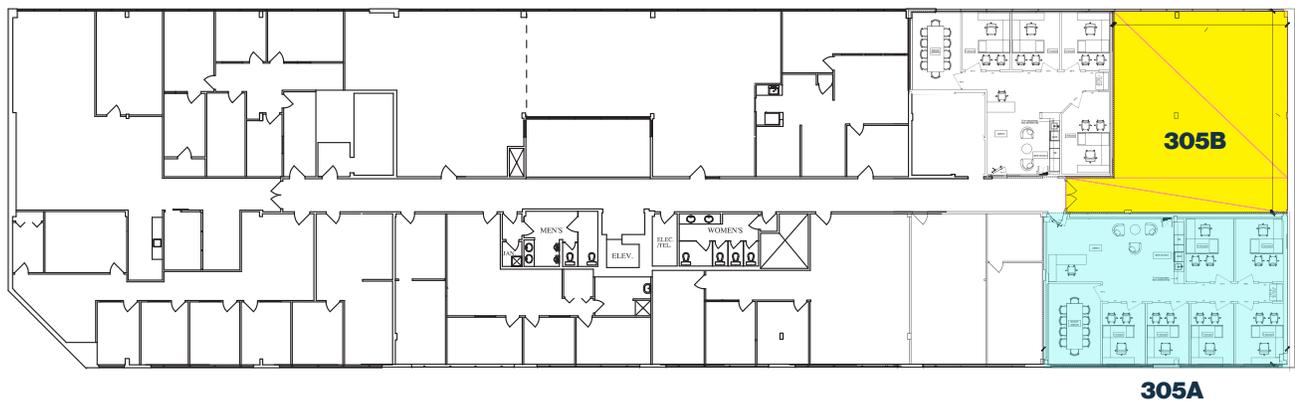
- \$30 PSF Tenant Allowance for base building space
- Prime Macleod Trail location, steps from 39th Ave LRT Station
- Renovated common areas, exterior, and atrium
- Centrally located office/retail flex space
- Operating Costs include utilities



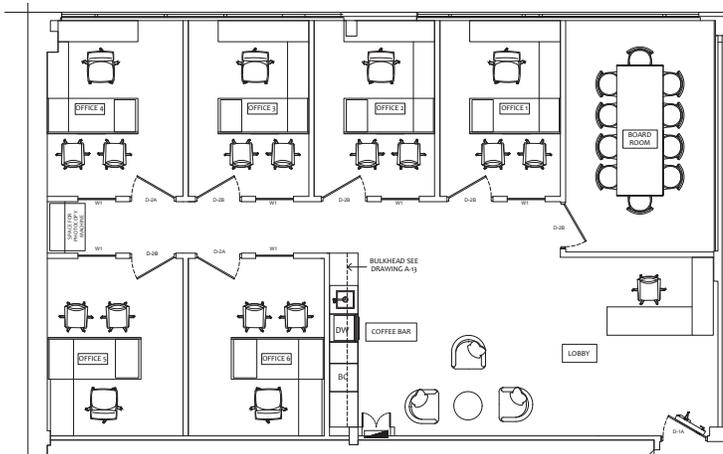
Second Floor



Third Floor



305A Floor Plan



Unit 305A Reception



Unit 305A Reception





# Thank you for your interest!

## For More Info.



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