

**EXTERIOR RENOVATION
OF OFFICE TOWER
ENTRANCE**

COMPLETION IN 2022



**GREAT
PARKING RATIO**
1:400 sf



**SECURE
UNDERGROUND
BIKE STORAGE**
COMING SOON



**ELECTRIC CAR
CHARGING
STATION**
COMING SOON

OFFICE SPACE FOR LEASE

Centre 89

8989 Macleod Trail S, Calgary

- 4-storey office tower shadow-anchored by Save-on-Foods.
- Walking distance to Heritage LRT Station.
- On-site landlord.
- Great Tenant parking ratio: 1:400 sq.ft. Covered, reserved, secured stalls.
- Visitor surface parking on site.
- HVAC hours: available 24/7 at no extra charge.
- Building access hours: 6:30 am to 8:00 pm (M-F).
- Fitness centre (coming soon).

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Wanda Eilers, SENIOR ASSOCIATE

d: 403-294-7175 c: 403-703-3070

weilers@barclaystreet.com

Talha Niazi, SENIOR ASSOCIATE

c: 587-228-8203

tniazi@barclaystreet.com



**BARCLAY
STREET**
REAL ESTATE



**Local
Businesses
Matter**

403-290-0178 • Toll Free 1-877-867-6334 • 200, 407 8th Avenue SW Calgary, AB T2P 1E5
www.barclaystreet.com

LEASE INFORMATION

ADDRESS: 8989 Macleod Tr., Calgary

AVAILABLE FOR LEASE:

- 2,900 sq. ft** – Suite 118
 - Available December 15, 2021
 - Modern finishes.
 - Leasable As Is.
- 2,500 sq. ft** – Suite 205
 - Furniture available
- 5,100 sq. ft** – Suite 206
 - Available November 1, 2021
 - Demisable.
 - Landlord will build new suites to Tenants' requirements.
- 2,779 sq. ft** – Suite 306.
 - Available October 1, 2021
 - Demisable.
- 2,175 sq. ft** – Suite 308
- 1,752 sq. ft.** – Suite 309
- 3,100 sq. ft.** – Suite 401
- TBV** – Suite 404
 - Available December 15, 2021
- 1,500 sq. ft.** – Suite 407 SHOWSUITE COMING SOON



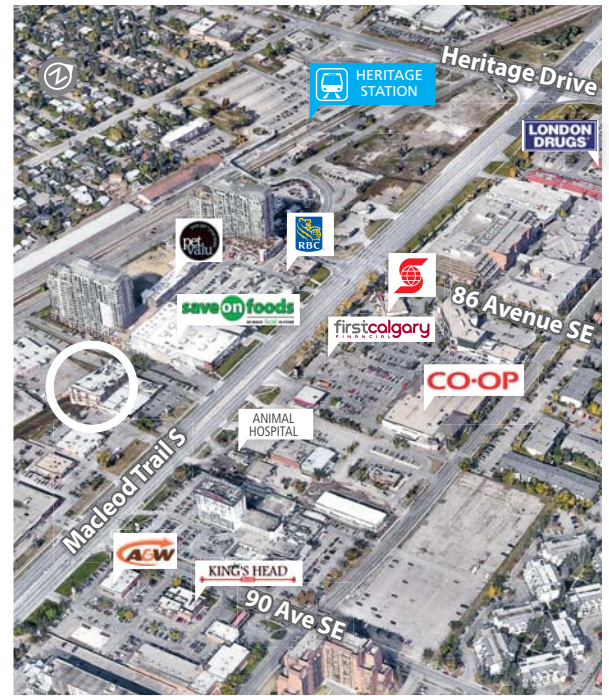
PARKING:

- Ratio 1:400. Underground and surface
- Parking ceiling height 6'2"
- Secure underground bike storage – coming soon
- Electric car charging station – coming soon

T.I.: Negotiable

OP. COSTS AND TAXES:
\$15.05 per sq. ft. (est., 2021)

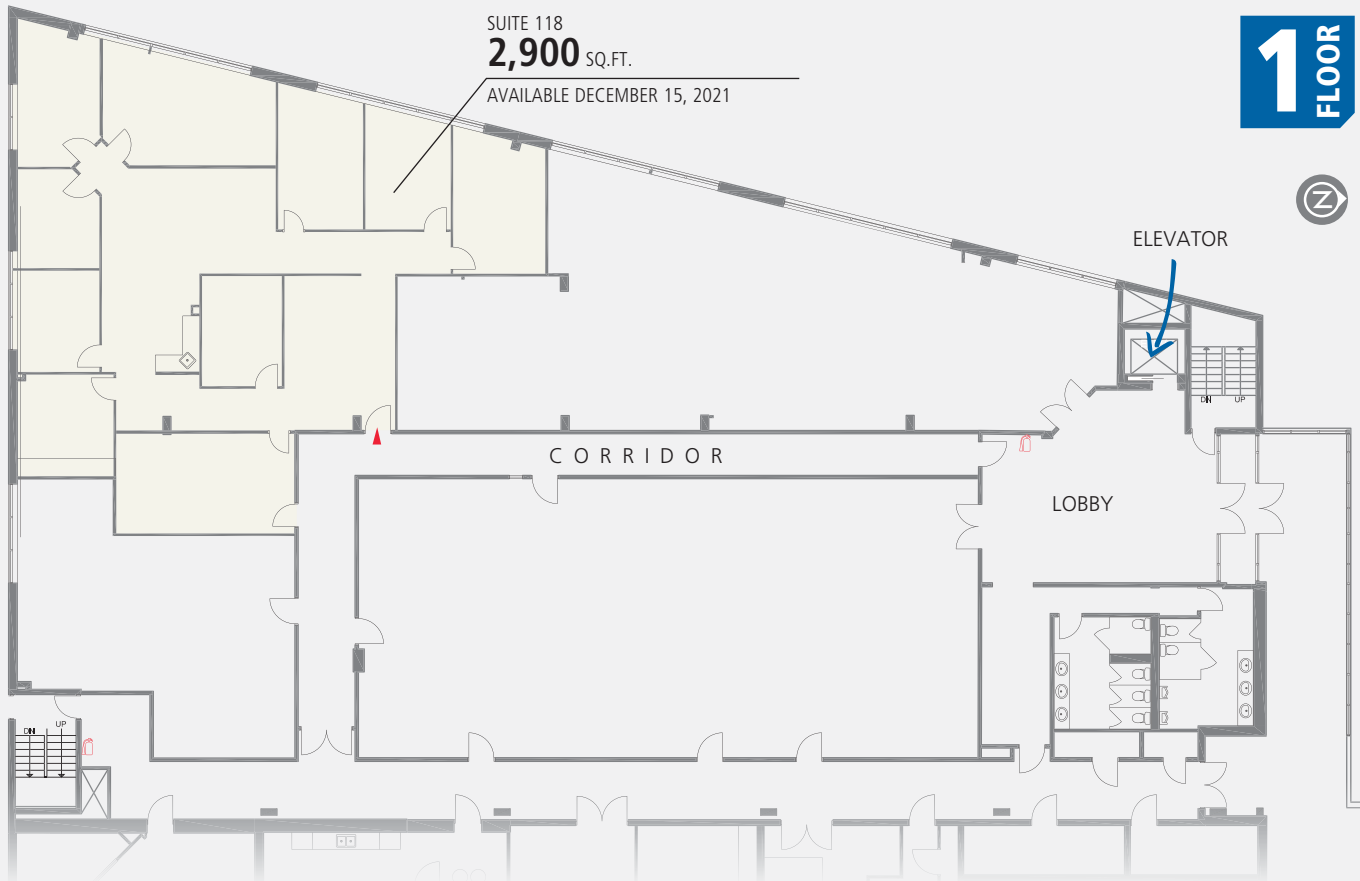
NET RENT:
Competitive market rate



MAIN FLOOR RETAILERS



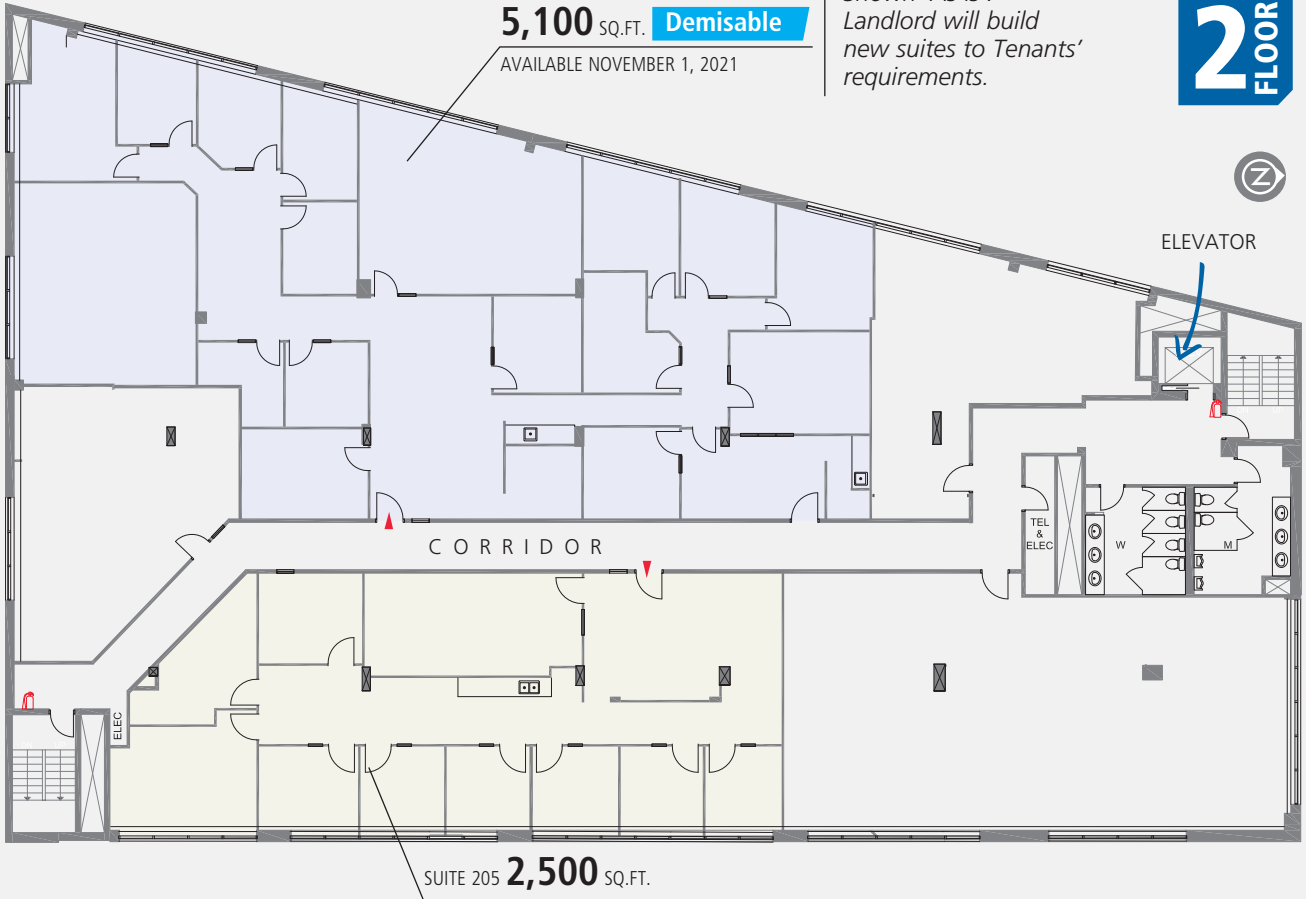
Brazilian Jiu Jitsu School



SUITE 206
5,100 SQ.FT. **Demisable**
AVAILABLE NOVEMBER 1, 2021

*Shown 'As Is'.
Landlord will build
new suites to Tenants'
requirements.*

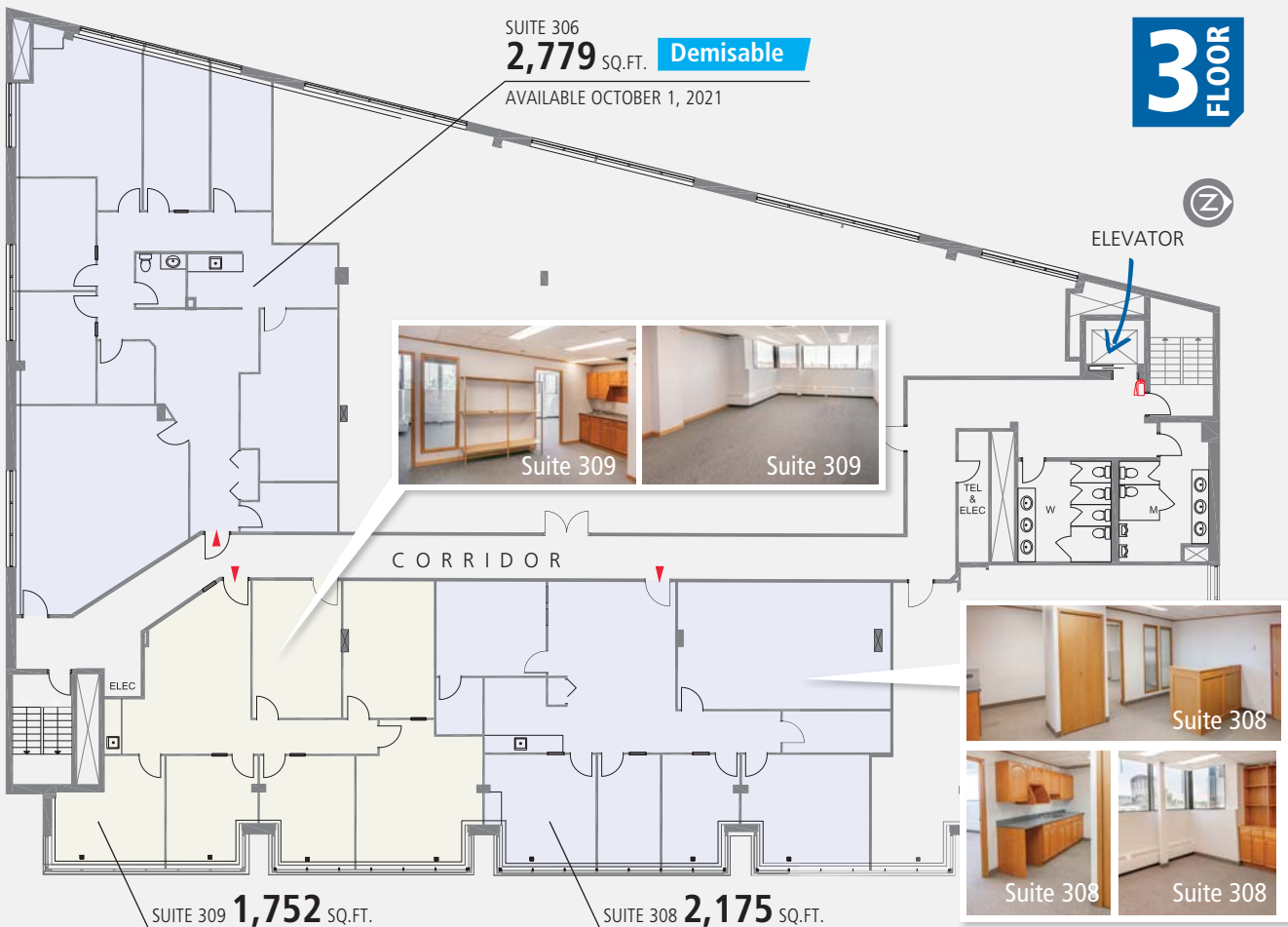
2
FLOOR



SUITE 205 **2,500** SQ.FT.

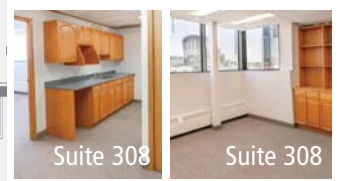
SUITE 306
2,779 SQ.FT. **Demisable**
AVAILABLE OCTOBER 1, 2021

3
FLOOR

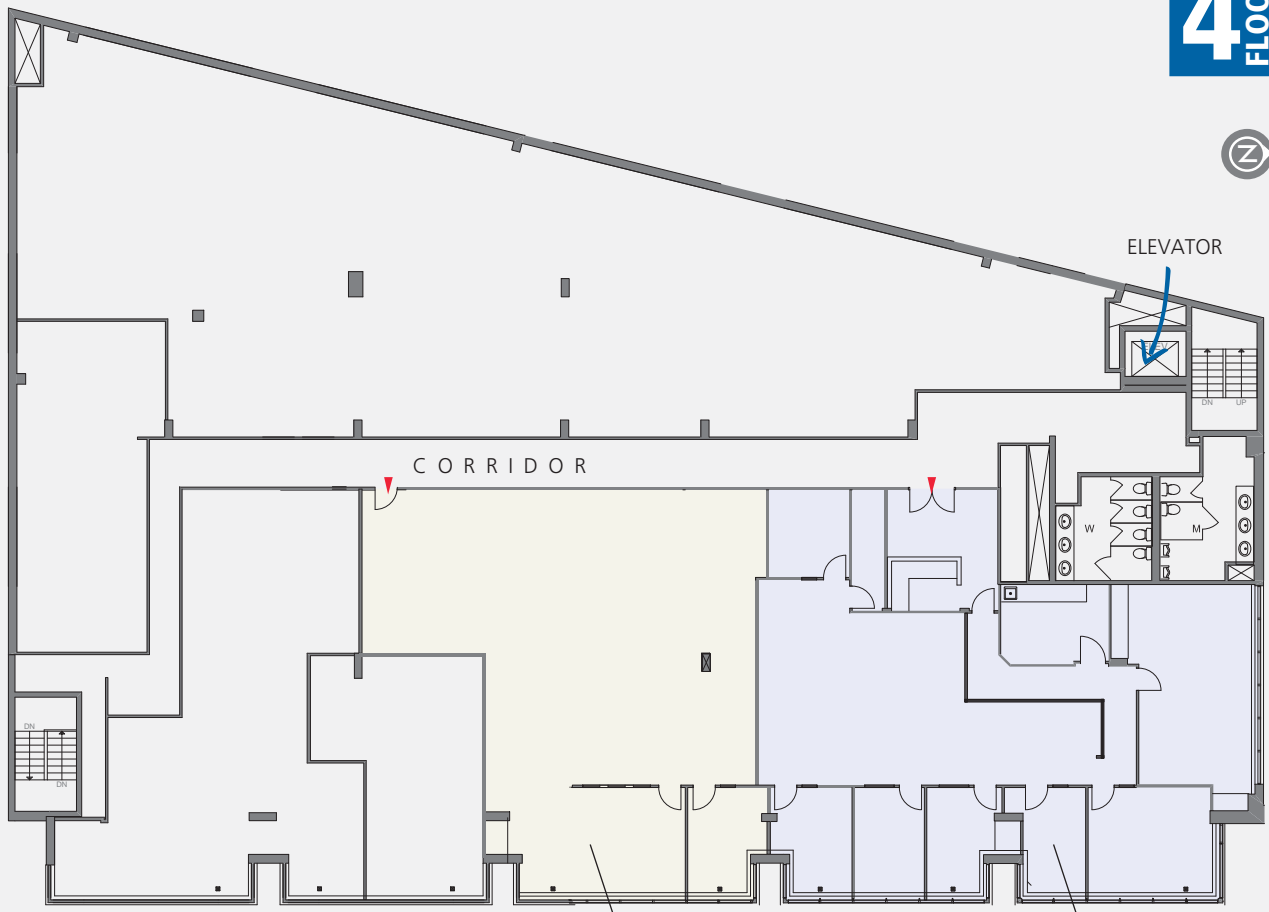


SUITE 309 **1,752** SQ.FT.

SUITE 308 **2,175** SQ.FT.



4
FLOOR



SUITE 407
1,500 SQ.FT.

**SHOW
SUITE
COMING
SOON**

SUITE 401
3,100 SQ.FT.



Suite 401



Suite 401



Suite 401



Suite 401



Suite 401

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES



LOCAL EXPERTISE MATTERS