



New
show suites



New elevator
completed



Boardroom
updated



OFFICE SPACE ON MACLEOD TR. FOR LEASE

Centre 70

7015 Macleod Tr. SW, Calgary

798 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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- » 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.



LEASE INFORMATION

AVAILABLE FOR LEASE:

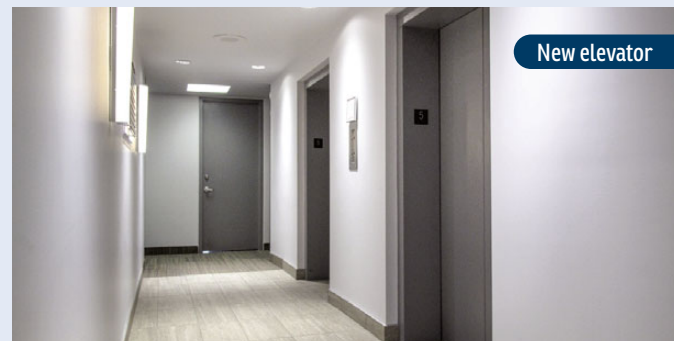
- » 13,474 sq. ft. – Suite 200
- » 798 sq. ft. – Suite 409
- » 2,873 sq. ft. – Suite 603 **NEW SHOW SUITE**
- » 1,982 sq. ft. – Suite 600
- » 1,336 sq. ft. – Suite 700 **SHOW SUITE**
- » 2,383 sq. ft. – Suite 702 **C/L**
- » 1,311 sq. ft. – Suite 705. Avail. Dec. 1, 2025
- » 2,281 sq. ft. – Suite 710
- » 1,627 sq. ft. – Suite 806 **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

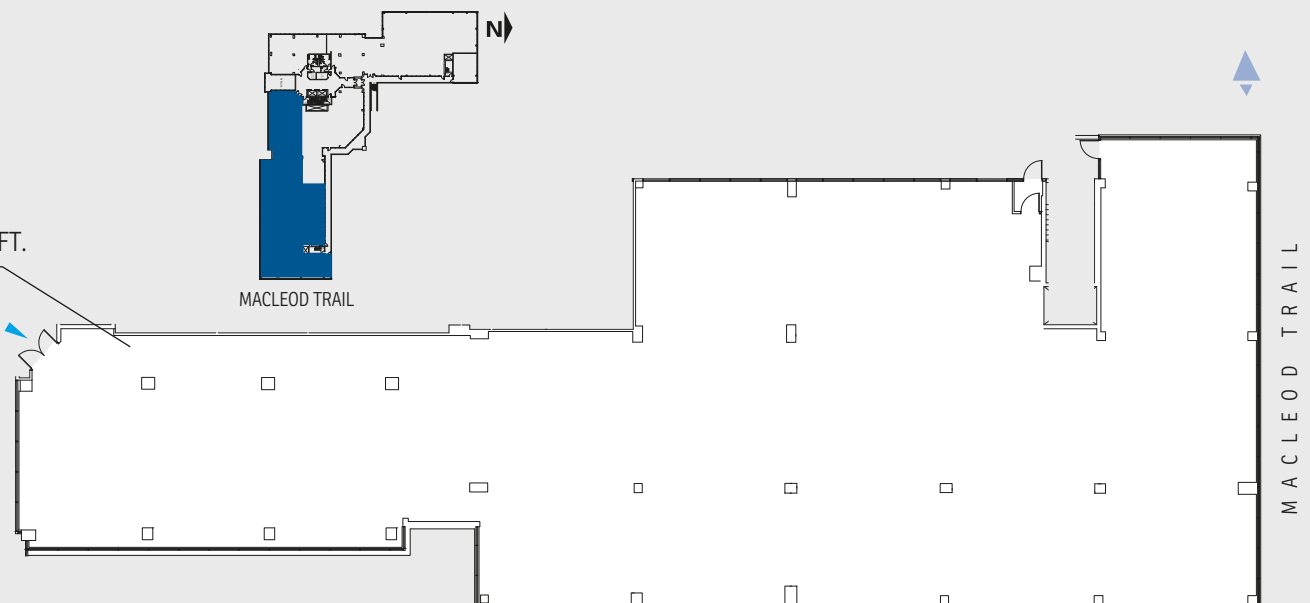
NET RENT: Market rate



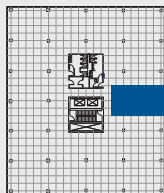
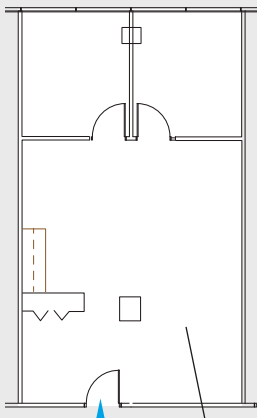
2
FLOOR

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.



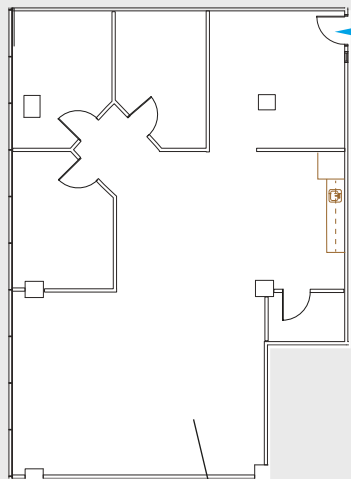
4
FLOOR



MACLEOD TRAIL

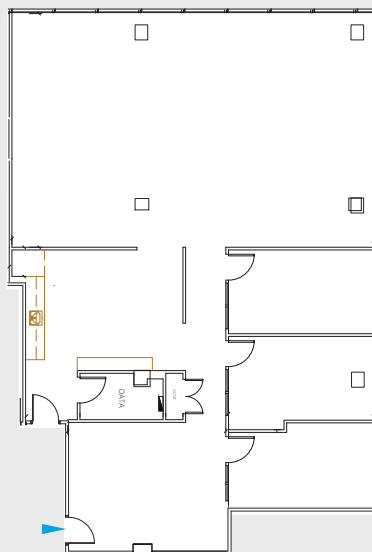
City views
Move-in ready

SUITE 409
798 SQ.FT.



Move-in ready

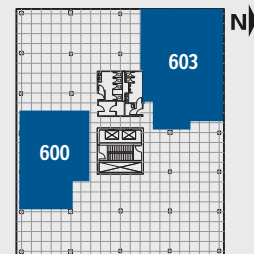
SUITE 600
1,982 SQ.FT.



Corner suite
City and mountain views
Move-in ready

SUITE 603
2,873 SQ.FT.

6
FLOOR



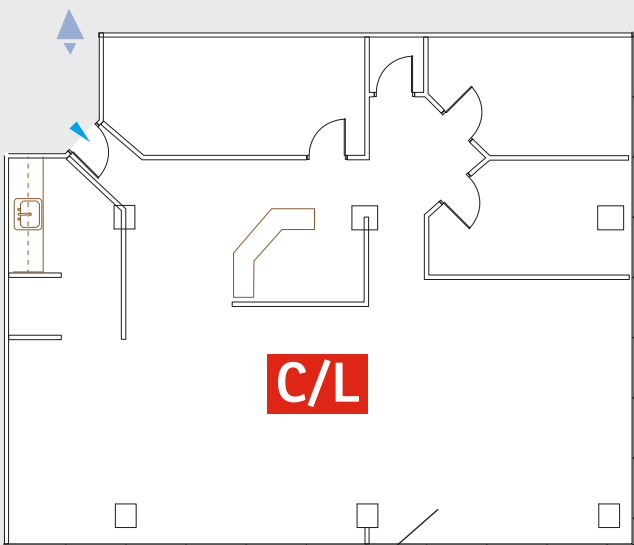
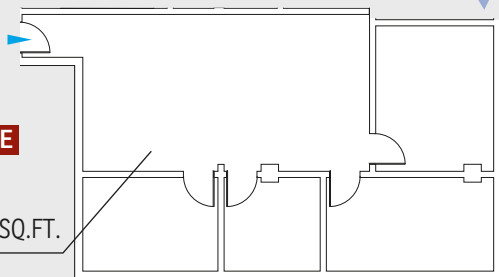
MACLEOD TRAIL

NEW SHOW SUITE

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

SHOW SUITE

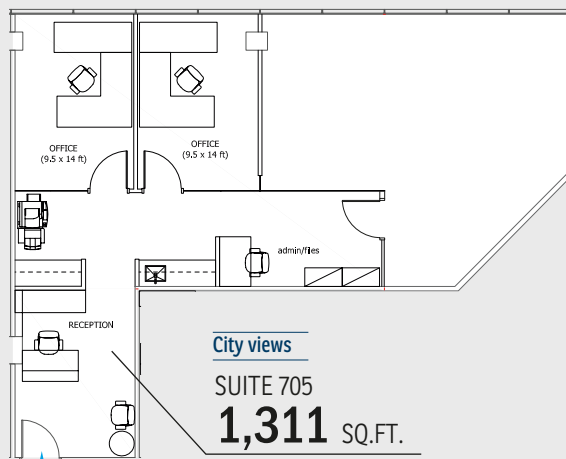
SUITE 700
1,336 SQ.FT.



C/L

Corner suite

SUITE 702
2,383 SQ.FT.

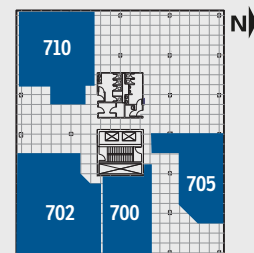


City views

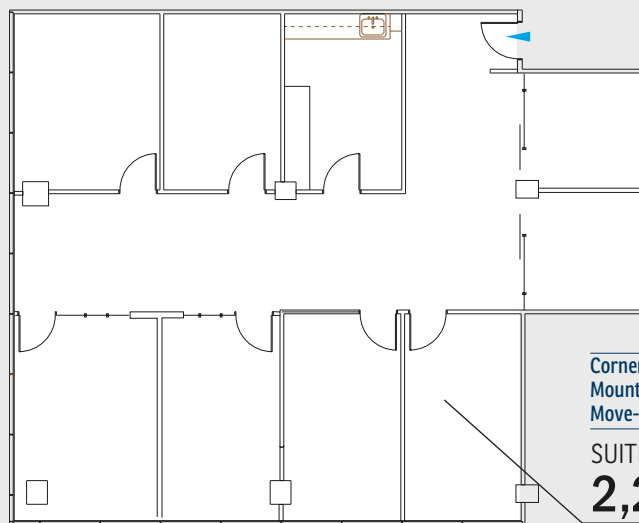
SUITE 705
1,311 SQ.FT.

• Avail. Dec. 1, 2025

7
FLOOR



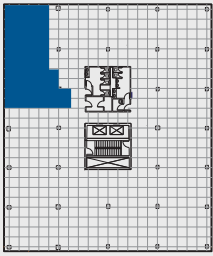
MACLEOD TRAIL



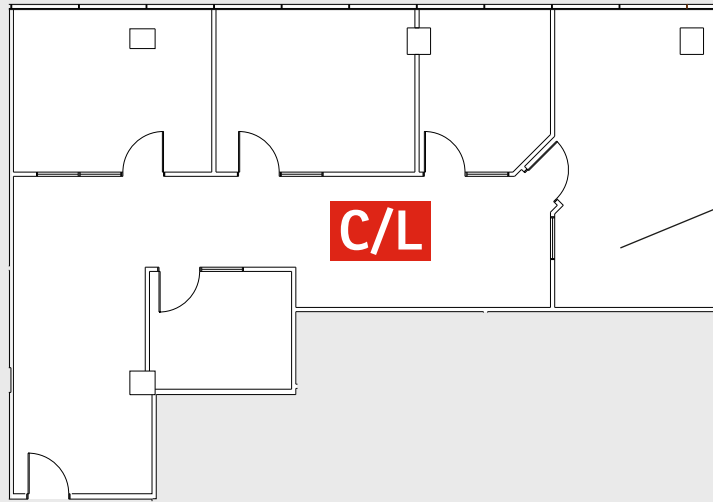
Corner suite
Mountain views
Move-in ready

SUITE 710
2,281 SQ.FT.

8
FLOOR



MACLEOD TRAIL



Corner suite
Mountain views

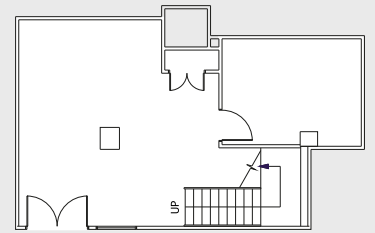
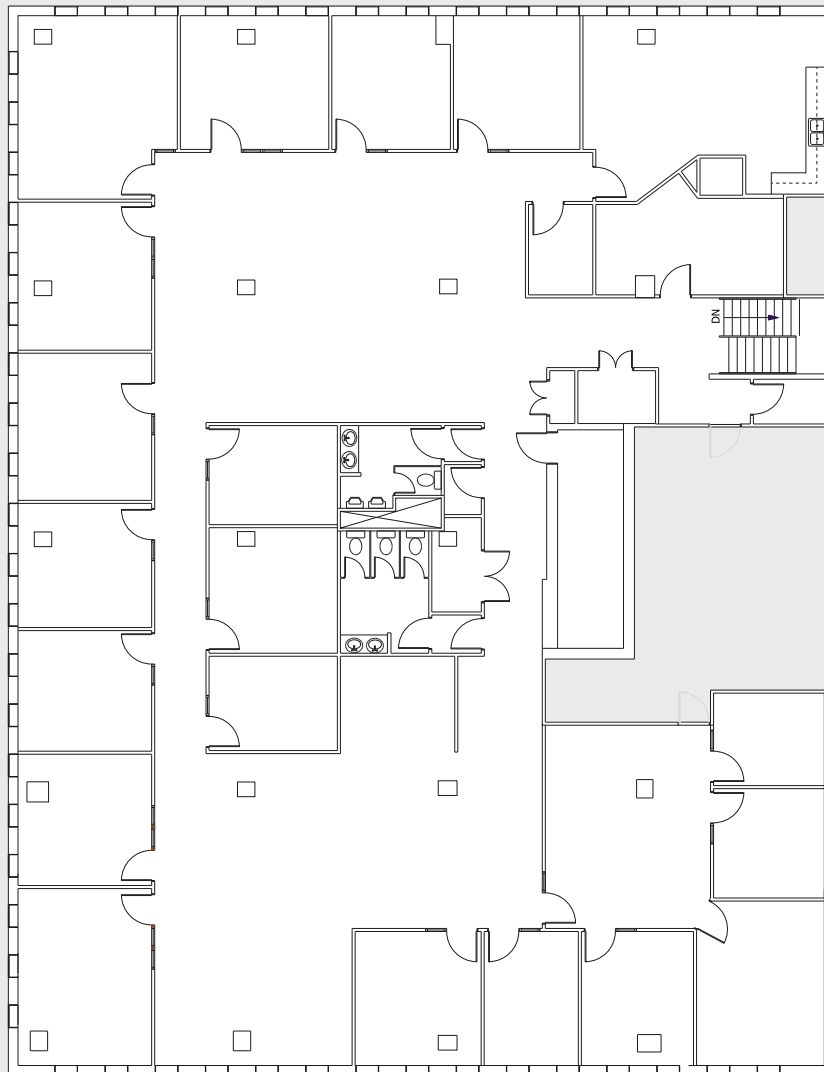
SUITE 806
1,627 SQ.FT.

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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