

# FOR LEASE

## SHAWNEE STATION

FREESTANDING EQUIPPED RESTAURANT  
CAN BE CONVERTED TO RETAIL  
ALSO MEDICAL AND AUTO SPECIALTY



## PRIME MACLEOD TRAIL LOCATION

### Highlights ...

- ✓ Excellent opportunity within Shawnee Station, direct visual and signage exposure to Macleod Trail and LRT station
- ✓ Freestanding Equipped Restaurant 4,267 sq. ft. available November 1, 2022, Can be converted to retail Turnkey Dental space 2,236 sq. ft. and 2,476 sq. ft. automotive specialty or retail Available
- ✓ Close proximity to LRT Station and Fish creek Park
- ✓ Anchor Tenants create great draw from surrounding communities for new Tenant's
- ✓ High Exposure signage visible to Macleod Trail South
- ✓ Great on site parking

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**Industrial, Retail, Investment Sales & Leasing**

# R E T A I L / M E D I C A L / O F F I C E L E A S E

**ADDRESS:** 14351–14315 Macleod Trail South, Calgary

**AVAILABLE SPACES:** 14315 Macleod Trail Freestanding Equipped Restaurant 4,267 sq. ft. Available  
14347 Macleod Trail, Former Evergreen Dental space, 2,239 sq. ft.  
14387 Macleod Trail, North portion of Carstar space 2,476 sq. ft.

**DESIGNATION:** Retail, Medical, Office, Automotive Specialty

**ZONING:** C - COR3: Commercial Corridor 3 (IP2007)

**LEASE TERM:** 5 Years

**OPTION TO RENEW:** 5 year renewal option

**MINIMUM RENT:** \$33.00 per sq. ft, per Annum

**ADDITIONAL RENT:** Estimated \$16.97 per sq. ft. per Annum for (2022)

**UTILITIES:** Extra, payable by Tenant

**TENANT INDUCEMENTS:** Negotiable

**SIGNAGE CHARGES:** Highly visible Fascia Signage and Pylon signage available at market rates

**PARKING:** Ample

**COMMENTS:** Freestanding Equipped Restaurant 4,267 sq. ft. Available, Former Dental Clinic 2,236 & 2,476 sq ft Auto specialty or Retail Space within high exposure Shawnee Station, 120,00 cars per day by the center and close proximity to LRT Station. Existing Tenants create great draw from surrounding communities. Available for any non competing Retail, Medical, Office or automotive uses. Low vacancy retail corridor, strong Tenant draw, excellent parking and strategic location create this opportunity for new Retail, Medical or office Tenants.

NOTE! information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.



RETAIL / MEDICAL / OFFICE  
LEASE





RETAIL / MEDICAL / OFFICE  
LEASE



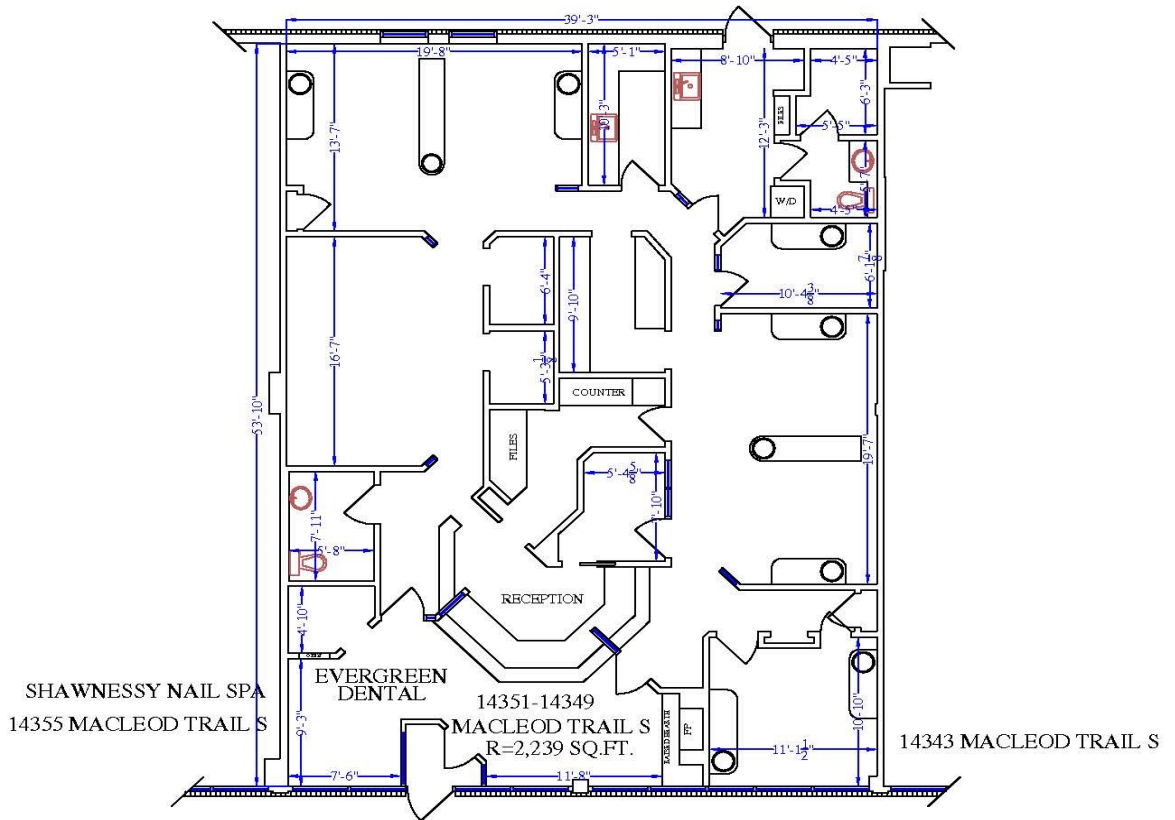


# RETAIL / MEDICAL / OFFICE LEASE



0 5 10FT  
1.52 3.05M

SHAWNEE STATION  
14351 - 14349 MACLEOD TRAIL S  
CALGARY, ALBERTA  
14335 - 14371 - MULTI-TENANT BUILDING  
MEASURED - FEB 18-23, 2016 per EXTERIOR WALL METHODOLOGY



MEASURE MASTERS™  
CALGARY  
(403)238-3555

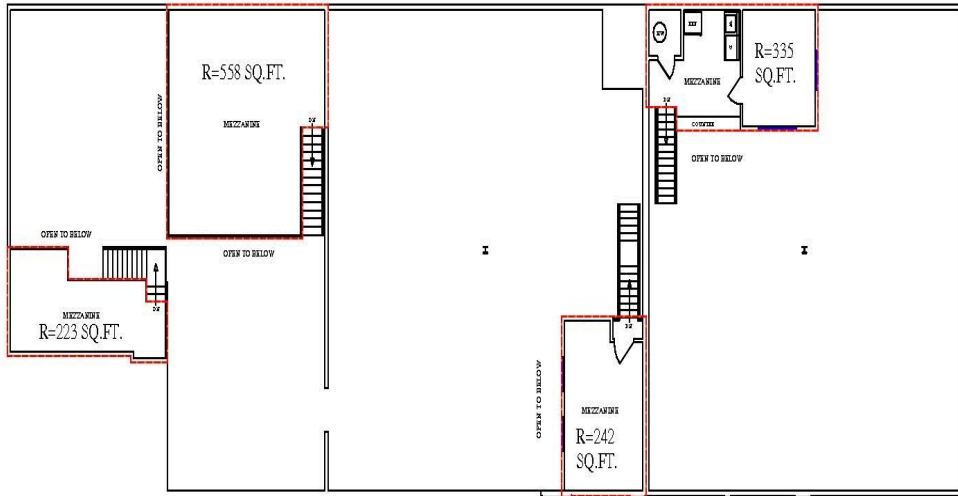
PREPARED for:  
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CALGARY, AB  
406-802-3899

# RETAIL / MEDICAL / OFFICE LEASE

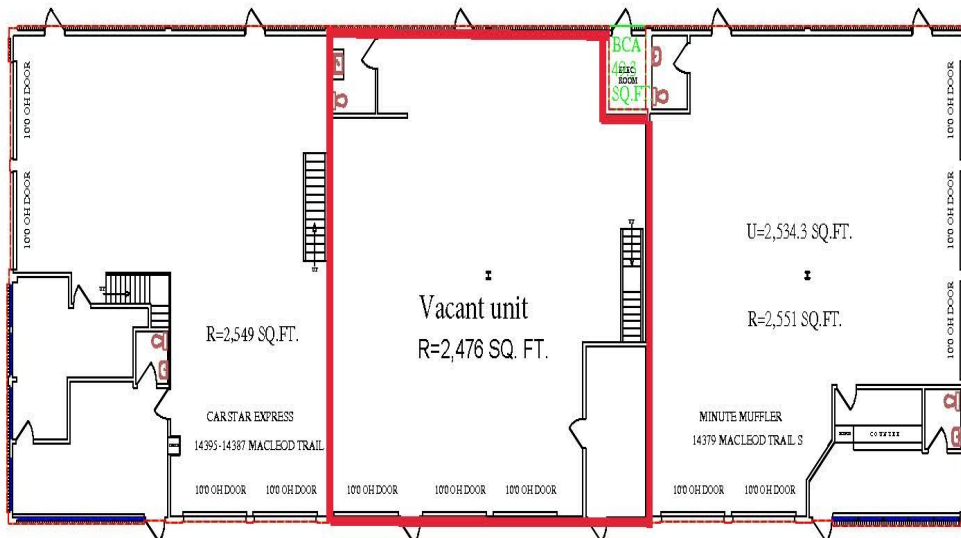


0 5 10 FT  
1.52 3.05M

SHAWNEE STATION  
14315 - 14395 MACLEOD TRAIL S  
CALGARY, ALBERTA  
14379 - 14395 - AUTOMOTIVE MULTI-TENANT BUILDING  
MEASURED - FEB 18-23, 2016 per EXTERIOR WALL METHODOLOGY



MEZZANINE LEVEL FLOOR PLANS

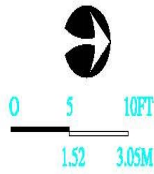


MAIN FLOOR PLAN

KEY

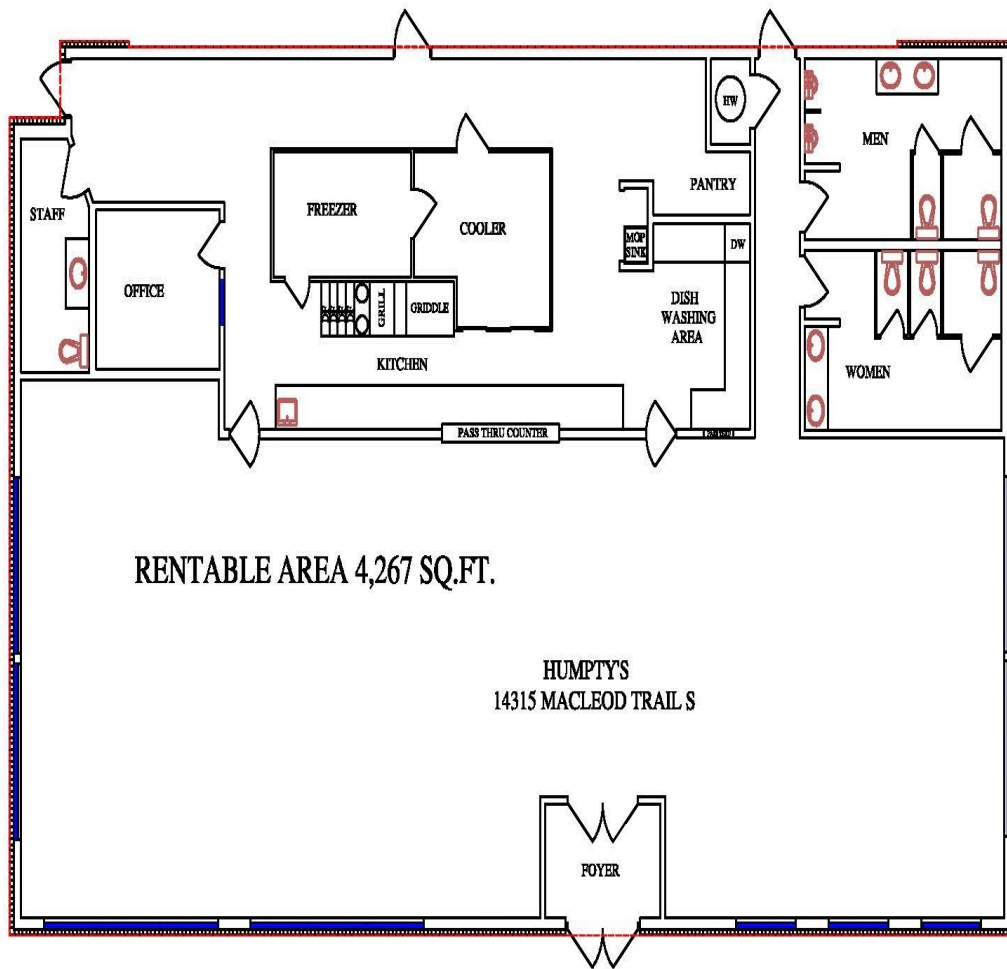
- U USABLE AREA
- R RENTABLE (LEASABLE) AREA
- VERT MAJOR VERTICAL PENETRATIONS
- FCA FLOOR COMMON AREA
- BCA BUILDING COMMON AREA
- GMA GROSS MEASURED AREA
- GBA GROSS BUILDING AREA
- R/U RATIO GROSS-UP FACTOR

RETAIL / MEDICAL / OFFICE  
LEASE



SHAWNEE STATION  
14315 - 14395 MACLEOD TRAIL S  
CALGARY, ALBERTA  
14315 - HUMPTY'S

MEASURED - FEB 18-23, 2016 per EXTERIOR WALL METHODOLOGY



MAIN FLOOR PLAN