

FOR LEASE 10440 MACLEOD TRAIL

PRIME ANCHOR GROCERY, RETAIL, MEDICAL, PHARMACY, FINANCIAL



Highlights ...

Prime space available for Anchor Grocery, Retail , Medical, Pharmacy, Financial and many other possible use's

Size & Flexibility: Up to 10,192 sq. ft. of space, with potential for subdivision based on the tenant's needs.

Location & Visibility: Prime space located with high exposure to Macleod Trail and Bonaventure Drive, ensuring significant traffic and visibility. The property includes prominent pylon signage.

Renovations & Upgrades: Recent major renovations and upgrades to the shopping Centre, improving overall aesthetics and functionality.

Parking: Excellent parking options, including surface and upper deck parking, providing ample space for visitors and employees.

Existing Tenant's: Taco Time, Samwon Garden, Tea Funny Dollar Tree, Willow Park Child Care, Macleod Thrift Store, Bona Nails Studio, Salon Scissor Works, Edward Jones

Design Features: Bright space featuring tall glass storefront and high ceilings creating an attractive and open environment for various Business types.

Ideal location for businesses seeking highly visible flexible space on one of Calgary's busiest traffic corridors.

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Retail, Industrial, Investment Sales & Leasing

FOR LEASE

ADDRESS:	Century Park Plaza 10440 Macleod Trail, unit 10408
AVAILABLE:	May 1, 2024 Freestanding anchor Tenant opportunity up to 10,192 sq. ft., can be subdivided
MINIMUM RENT :	Starting at \$32.00 per sq. ft. per Annum
ADDITIONAL RENT:	(2025) \$14.25 per sq. ft. per Annum
UTILITIES:	Extra and payable by Tenant
CEILING HEIGHT:	10'4" to T-bar ceiling
ELECTRICAL:	To be confirmed
LEASE TERM:	5 -10 Year Term
OPTION TO RENEW:	Yes
ZONING:	Direct Control District (Pre IP2007) Bylaw 2P80 C-2 Guidelines
SIGNAGE:	Fascia signage and Pylon available at market rates and subject to availability

COMMENTS: Exciting Anchor Tenant opportunity within Century Park Plaza, available May 1, 2025. Up to 10,192 sq. ft. of flexible space suitable for retail, medical, pharmacy, financial, professional or many other possible uses can benefit from this retail Centre within the highly sought after affluent community of Willow Park. The space can be subdivided to accommodate a new tenant. Key Highlights Include: Prime exposure high visibility location with signage opportunities along high traffic corridor. Impressive recently renovated Centre offering tall glass storefront, high ceilings and modern bright open space. Convenient ample parking including upper level parking. Draw to Centre with the strength of existing tenants, the local community and high traffic exposure along Macleod Trail and Bonaventure Drive.



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.

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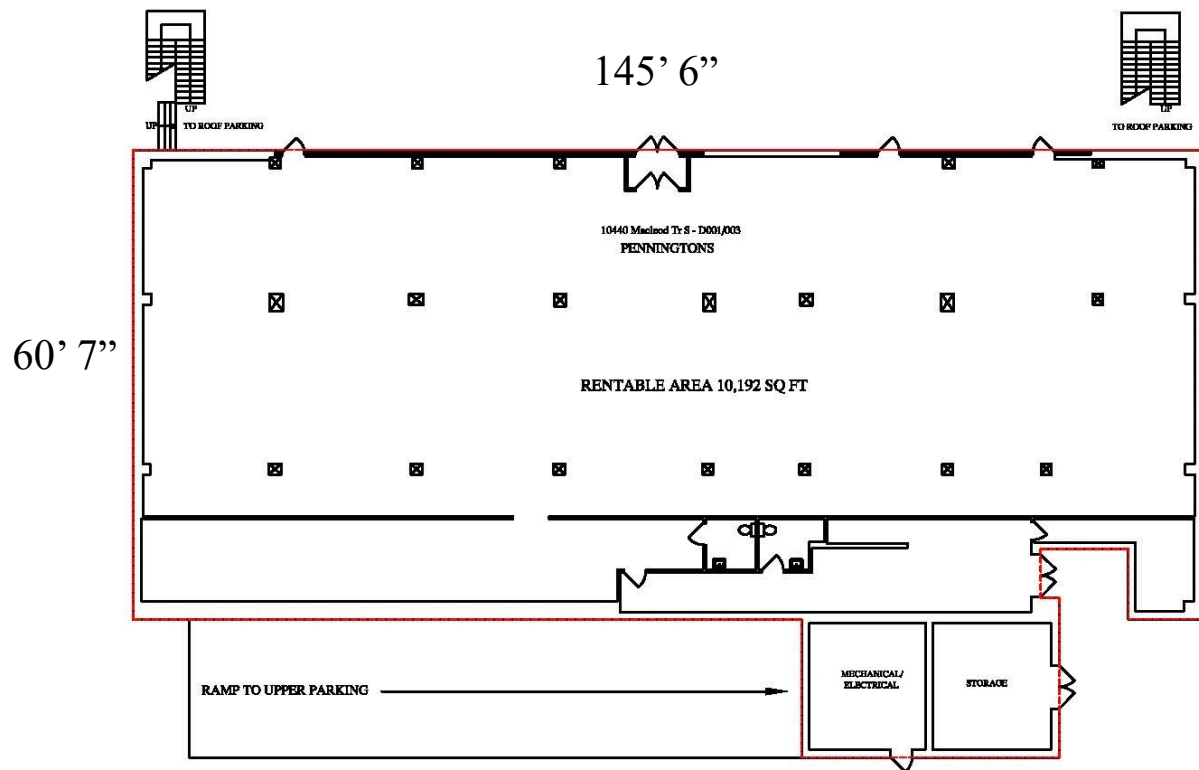


FOR LEASE



CENTURY PARK
10440 MACLEOD TR SE
CALGARY, AB
PENNINGTONS

MEASURED: FEB 18 - 24, 2016
per EXTERIOR WQALL METHODOLOGY



MEASURE MASTERS™
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PREPARED for:
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