

# **FOR LEASE**

## **SHAWNEE STATION**

### **RETAIL/MEDICAL/OFFICE**



## **PRIME MACLEOD TRAIL LOCATION**

### **H i g h l i g h t s ...**

- ✓ Excellent opportunity within Shawnee Station, direct visual and signage exposure to Macleod Trail and LRT station
- ✓ Freestanding Restaurant 4,267 sq. ft. available November 1, 2022, 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 Restaurant 4,267 sq. ft. Available Nov 1, 2022 14347 Macleod Trail, Former Evergreen Dental space, 2,239 sq. ft. 14387 Macleod Trail, North portion of Carstar space aprox. 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 Restaurant 4,267 sq. ft. Available Nov 1, 2022, turnkey dental space 2,236 & 2,476 sq ft retail, medical, automotive units available 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 This property may be withdrawn from the market at anytime without further notice.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





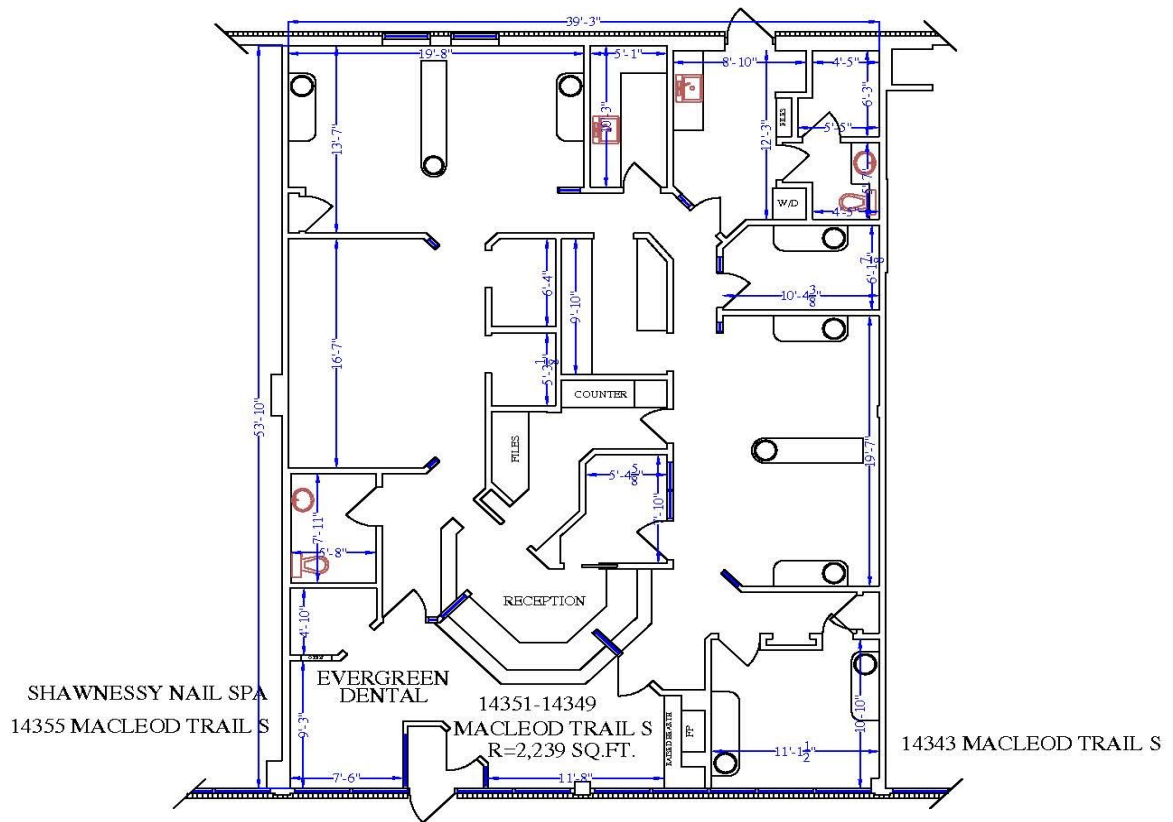
R E T A I L / M E D I C A L / O F F I C E  
L E A S E







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<sup>TM</sup>**  
**CALGARY**  
(403)238-3555

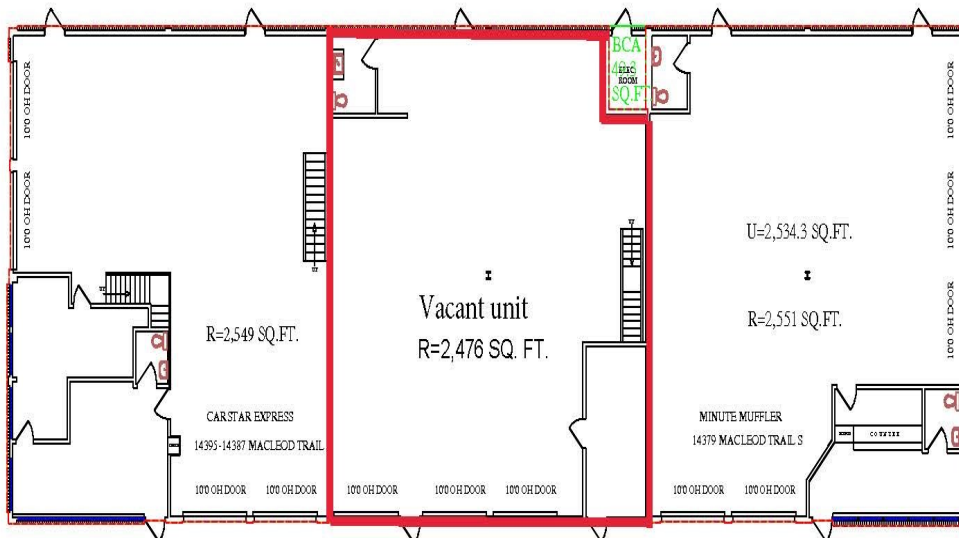
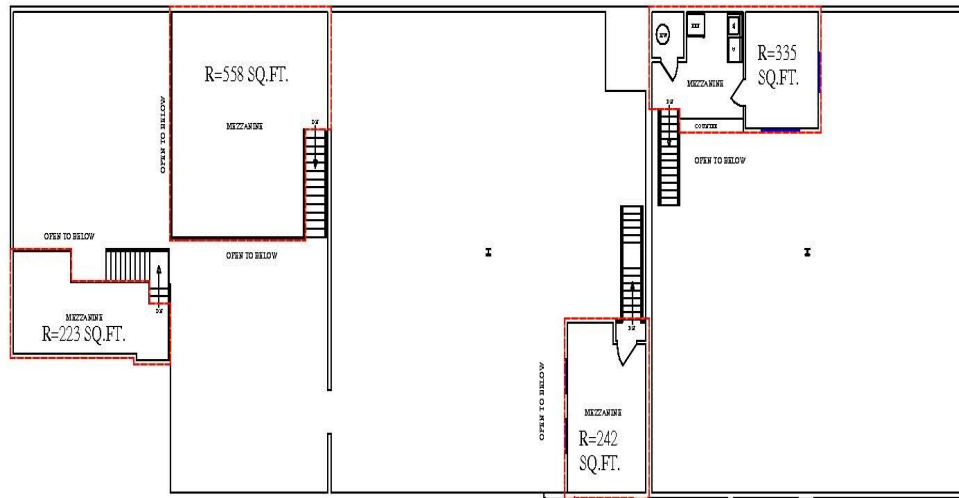
PREPARED for:  
ARLINGTON REALTY  
CALGARY, AB  
406-802-3899

# 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



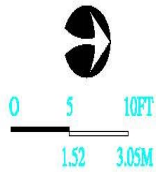
## KEY

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

**MEASURE MASTERS**  
CALGARY  
(403) 238-3555

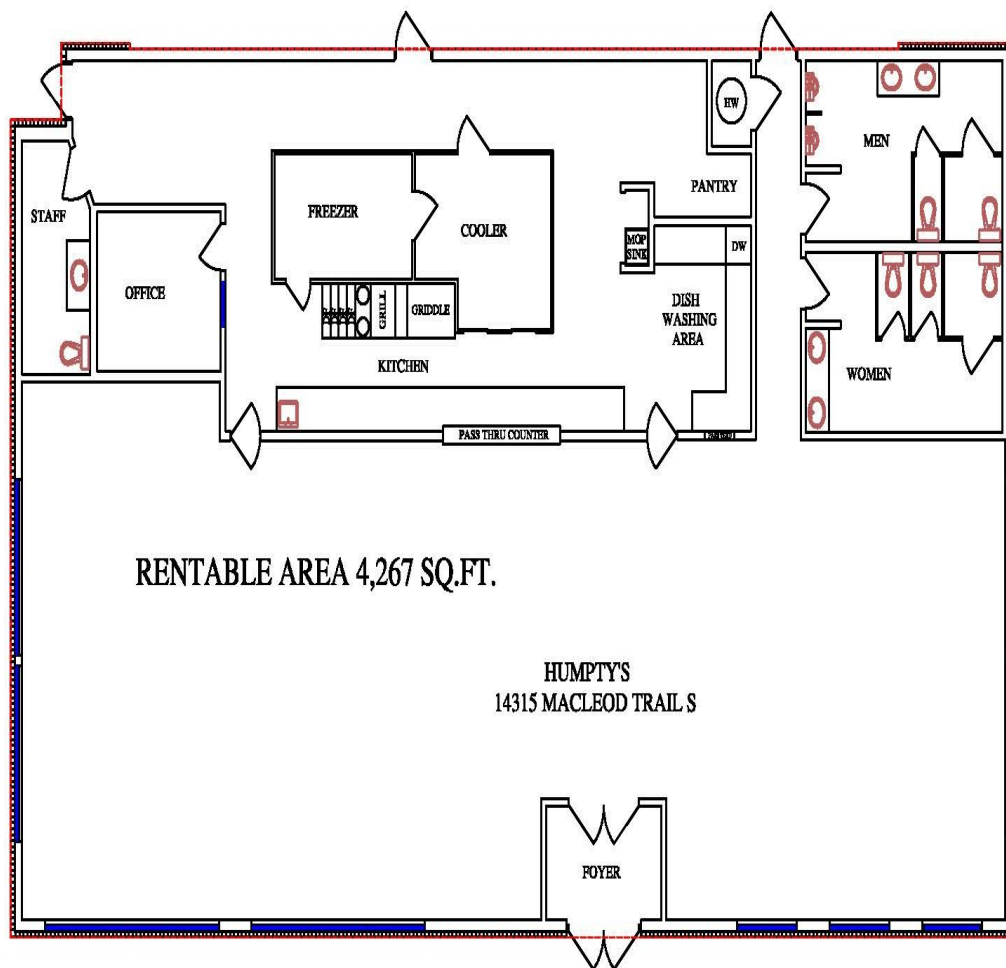
PREPARED for:  
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CALGARY, AB  
406-802-3899

# 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