

FOR LEASE OFFICE SPACE

Morguard

SOVEREIGN CENTRE

6700 MACLEOD TRAIL SE, CALGARY, AB



CLASS A OFFICE BUILDING WITH GREAT ACCESSIBILITY

Sovereign Centre is a Class A building located on Macleod Trail and Glenmore Trail. The immediate area offers a variety of restaurants, shopping, and public transit, Sovereign Centre offers excellent views and underground parking. The building benefits from pylon signage options providing exposure to one of the busiest intersections in Calgary (approx. 91,000 vpd).

Excellent views and situated amongst outstanding amenities

- 12 minute walk from Chinook LRT station

SOVEREIGN CENTRE

6700 MACLEOD TRAIL SE, CALGARY, AB

TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$14.99/SF	\$3.30 /SF	\$18.29/SF (2026 est.)

BUILDING DETAILS

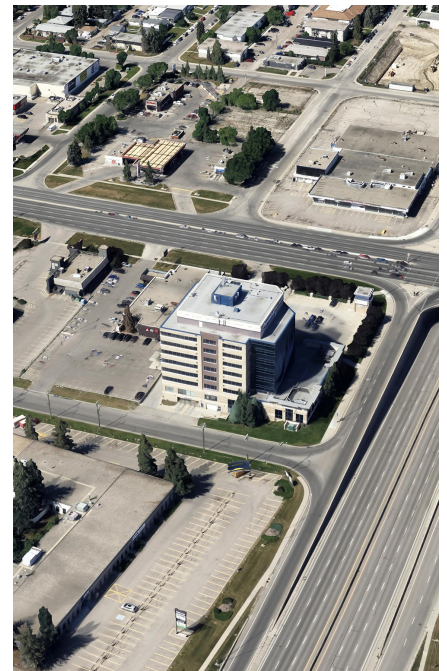
- Total Space: 103,241 SF +/-
- Total Office Space: 84,337 SF +/-
- Total Retail Space: 18,904 SF +/-
- Number of Floors: 9
- Year Built: 2003
- Office Class:A
- Leasing Zoned: Commercial-Office
- Sustainability: BOMA BEST Gold
- The building has met the BOMA BEST Level 1 criteria for industry approved environmental best practices in the management of Sovereign Centre
- Winner of the BOMA Canada 2003 National Office Building of the Year

BUILDING AMENITIES

- Located across from Chinook Centre, Chinook LRT is a 12 min walk and various other amenities in the immediate area.
- On-site building security and video surveillance throughout
- Pylon signage options available
- Parking available
 - 217 underground random stalls
 - Cost: \$125 / stall
 - Ratio: 1 stall / 500 SF
 - 57 surface stalls - Visitors & guests

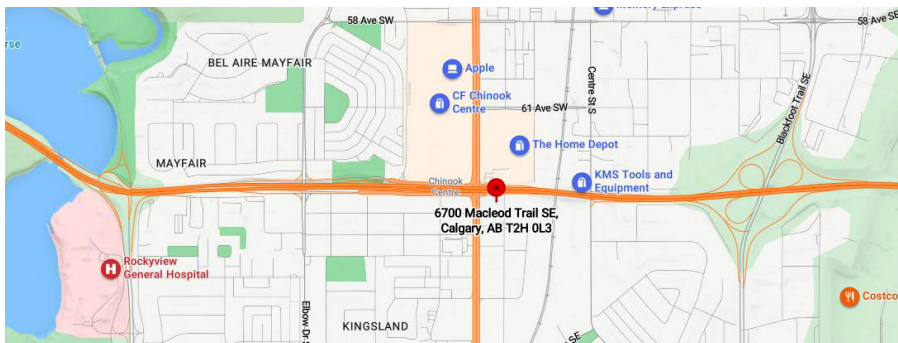


Interior Lobby View



Aerial View

LOCATION



6700 Macleod Trail SE, Calgary, AB

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FOR MORE INFORMATION

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 403-213-9710

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Sovereign Centre

6700 Macleod Trail SE, Calgary, Alberta T2H 0L3

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Director, Leasing
Morguard

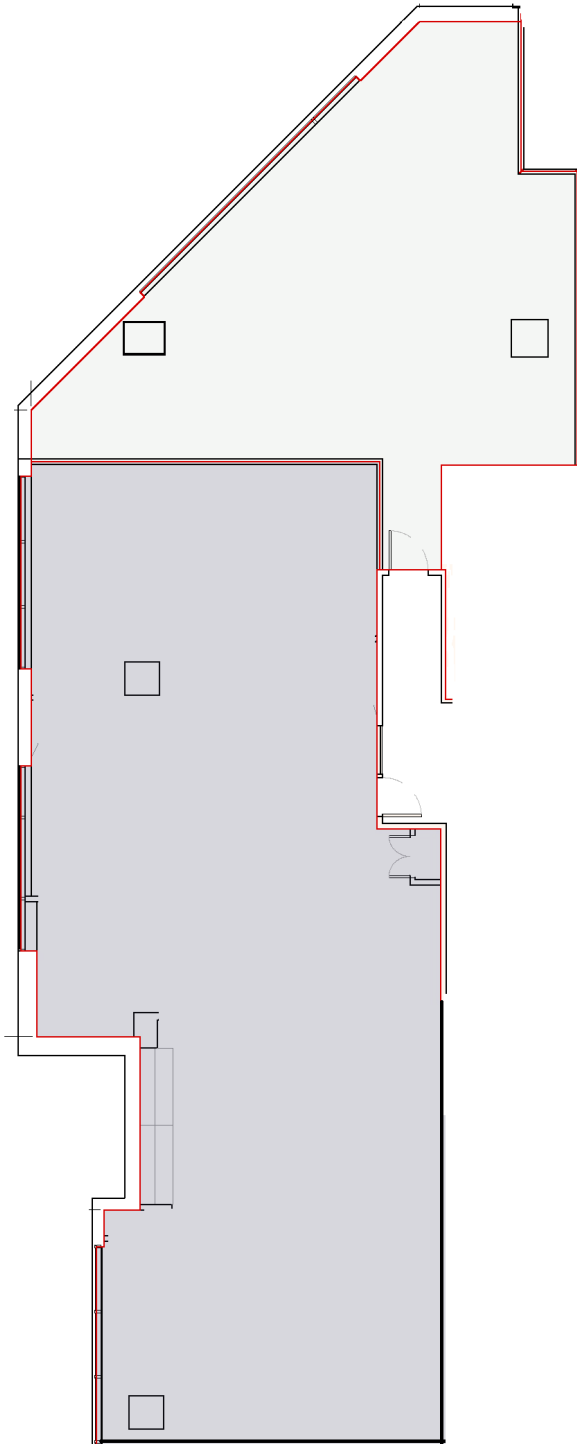
📞 403-213-9710

✉️ boldfield@morguard.com

650	Suite Size 5,660 sf	Availability Immediately	Type Office	Rate Inquire
	Total Additional Rent \$ 18.29 /sf			
	Suite Notes This space has 6 offices, cafe area, open workstation areas and quiet room			
450	Suite Size 8,455 sf	Availability Immediately	Type Office	Rate Inquire
	Total Additional Rent \$ 18.29 /sf			
	Suite Notes Office layout includes 3 offices, large open area for workstations, 1 kitchen, 2 boardrooms, 1 meeting room, 1 server room and 1 quiet room. Proposed space plans included on the brochure.			
260	Suite Size 3,706 sf	Availability Immediately	Type Office	Rate Inquire
	Total Additional Rent \$ 18.29 /sf			
	Suite Notes Current space is divided into 2 units. Proposed space plan includes these 2 units combined with an area of 3,706 SF.			

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SUITE 260 – 3,706 SF



6700 MacLeod Trail S.E.

Rent: Market

2026

Total Additional Rent \$18.29 (psf/yr)

Operating Costs \$14.99 (psf/yr)

Realty Tax \$3.30 (psf/yr)

Available: Immediately

SUITE DETAILS

Current space is divided into 2 units.

Proposed space plan includes these 2 units combined with an area of 3,706 SF.

AREA AMENITIES

Located across from Chinook Centre, Chinook LRT Station is a 12 minute walk, as well as various other amenities in the immediate area.

LEASING CONTACT

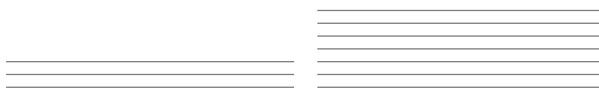
Ben Oldfield

Director, Leasing

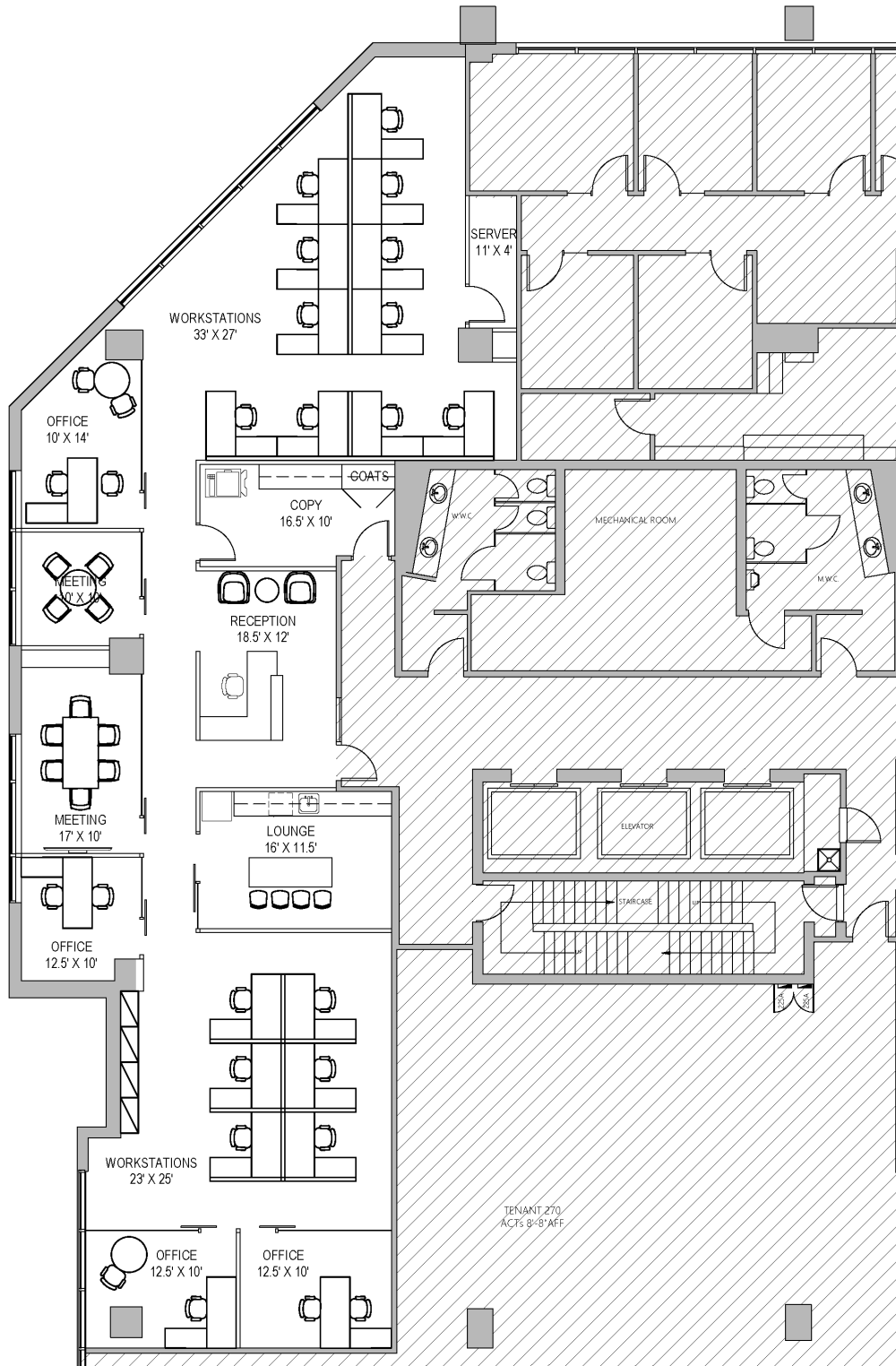
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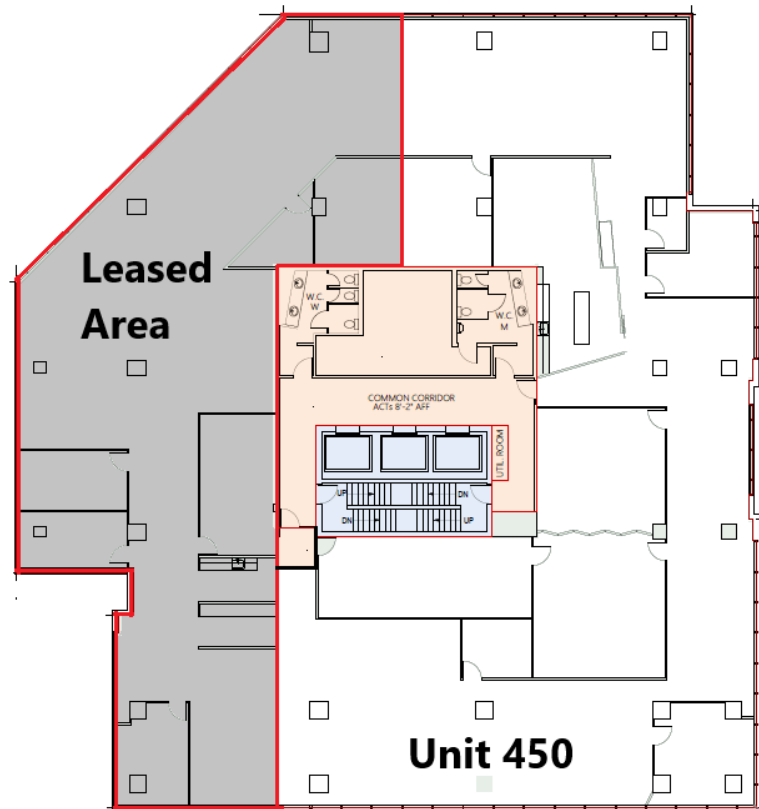
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PROPOSED SPACE PLAN



SUITE 450 – 8,455 SF**6700 MacLeod Trail S.E.**

Rent: Market

2026

Total Additional Rent \$18.29 (psf/yr)

Operating Costs \$14.99 (psf/yr)

Realty Tax \$3.30 (psf/yr)

Available: Immediately

SUITE DETAILS

Office layout includes 3 offices, large open area for workstations, 1 kitchen, 2 boardrooms, 1 meeting room, 1 server room and 1 quiet room.

AREA AMENITIES

Located across from Chinook Centre, Chinook LRT Station is a 12 minute walk, as well as various other amenities in the immediate area.

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POSSIBLE SPACE PLANS

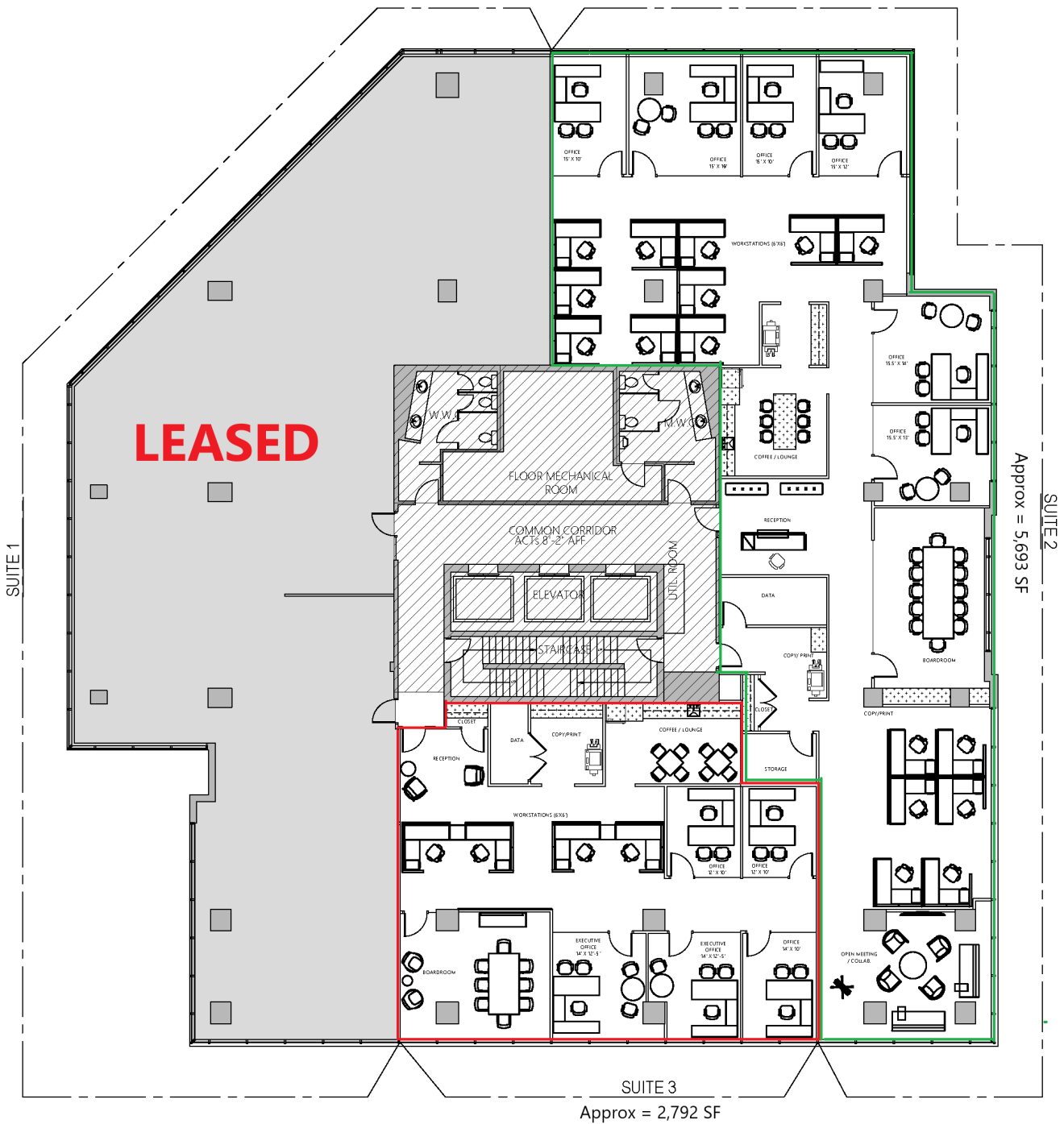
Suite 2 = Approx 8,455 SF



POSSIBLE SPACE PLANS

Suite 2 = Approx 5,693 SF

Suite 3 = Approx 2,792 SF



SUITE 650 – 5,660 SF (approx)

6700 MacLeod Trail S.E.

Rent: Market

2026

Total Additional Rent \$18.29 (psf/yr)

Operating Costs \$14.99 (psf/yr)

Realty Tax \$3.30 (psf/yr)

Available: Immediately

U/G PARKING

- Ratio = 1:475 sf
- \$125/month/stall

SUITE DETAILS

Currently this suite has 6 offices, café area, open workstation areas and quiet room.

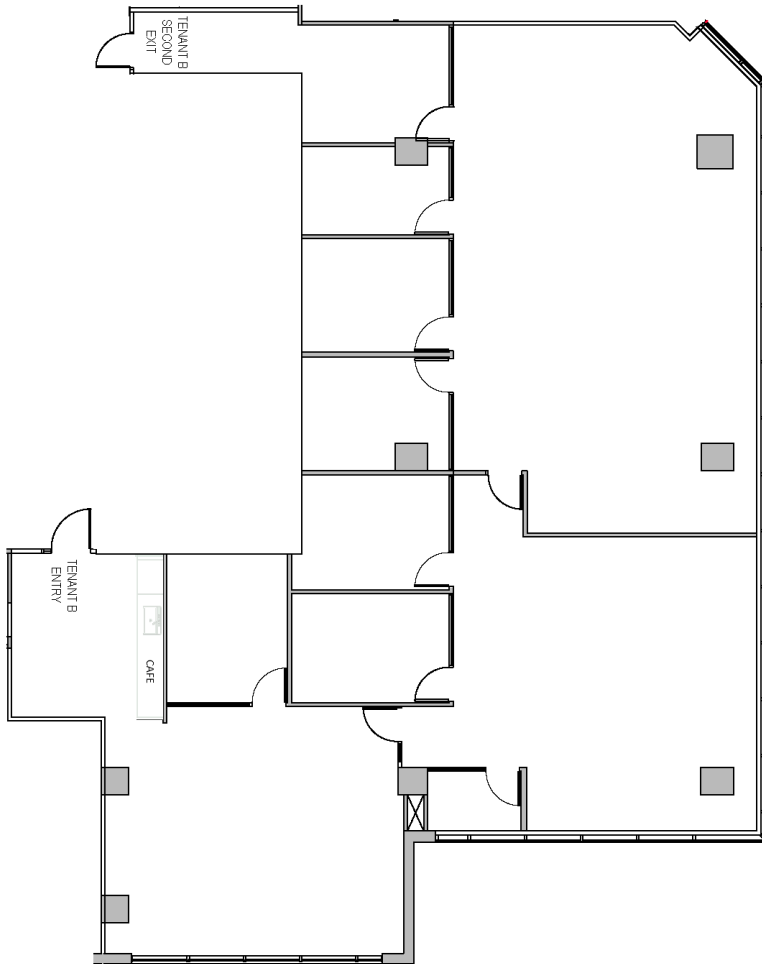
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MANAGED BY MORGUARD

Morguard is one of North America's leading, fully integrated real estate organizations with an extensive owned and managed portfolio valued at \$19.5 billion. With more than 45 years of experience and a dynamic team of 1,300 professionals, we have created a broad and efficient real estate platform to provide operational excellence through leading edge systems, comprehensive tenant services and responsible sustainability principles in our properties.

Locally, Morguard is responsible for the management of approximately 3.0 million square feet of mixed commercial real estate. The Building Owners and Managers Association of Calgary has recognized Morguard on a number of occasions for its outstanding service to its tenants through its Building of the Year and Operations Team of the Year Awards.

The property is maintained and serviced by Morguard's office operations team who are directly responsible for the customer service, maintenance and security of the buildings. Tenant response is a priority. These personnel are backed up by senior management staff based in Calgary.

TENANT SERVICES



Morguard's national program, GREEN LINK, serves as the foundation for Morguard to adopt a continuous "green" operation of its properties and maintain employee and tenant awareness by promoting green building programs, technologies, and design practices.

SERVICE LINK

Service Link is Morguard's web-enabled service solution designed to simplify tenant requests and provide fast, responsive, quality service. Whether it be repairs, climate control, security, cleanup or other building needs, Service Link facilitates maintenance and service requests, 24 hours a day, and monitors the real-time progress through to completion.

