



3 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
CONTACT:

Ian Robertson, ASSOCIATE

d: 587-393-9332

c: 403-860-2383

irobertson@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS


3 new
show suites


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 **NEW SHOW SUITE**
- » 2,050 sq. ft. – Suite 510 **NEW SHOW SUITE**
- » 2,873 sq. ft. – Suite 603 **NEW SHOW SUITE**
- » 1,982 sq. ft. – Suite 600
- » 1,336* sq. ft. – Suite 700 **SHOW SUITE**
- » 3,664 sq. ft. – Suite 709
- » 9,106 sq. ft. – Penthouse suite 900

- ~~» 972 sq. ft. – Suite 605 **LEASED**~~
- ~~» 2,257 sq. ft. – Suite 610 **LEASED**~~

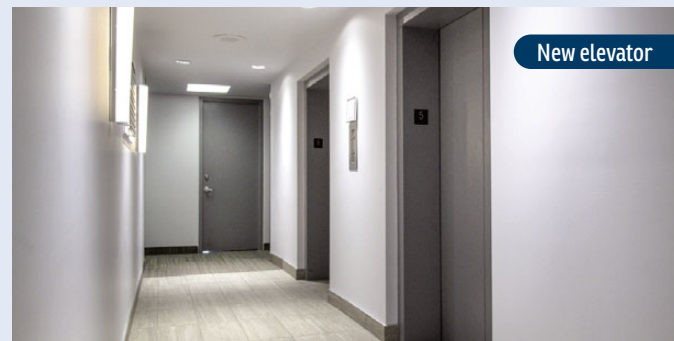
PARKING: 1:440 sq. ft. ratio; \$175/stall per mo rate

OP. COSTS & TAXES:

| | |
|--------------------|-----------------------|
| Op. Costs: \$14.70 | Total: \$18.13 (est.) |
| Taxes: \$3.43 | |

NET RENT: Market rate

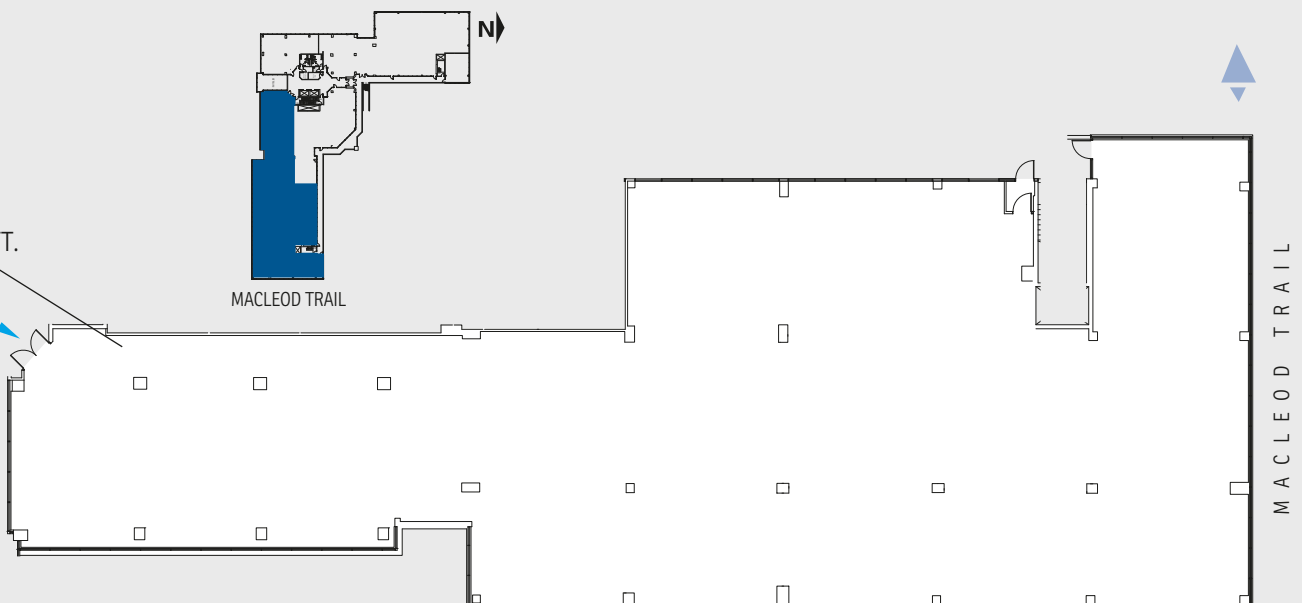
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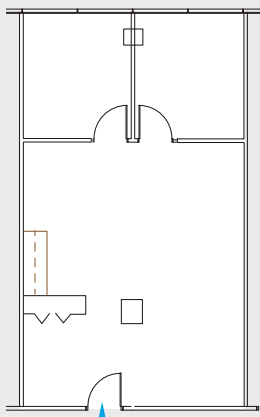


2
FLOOR

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.





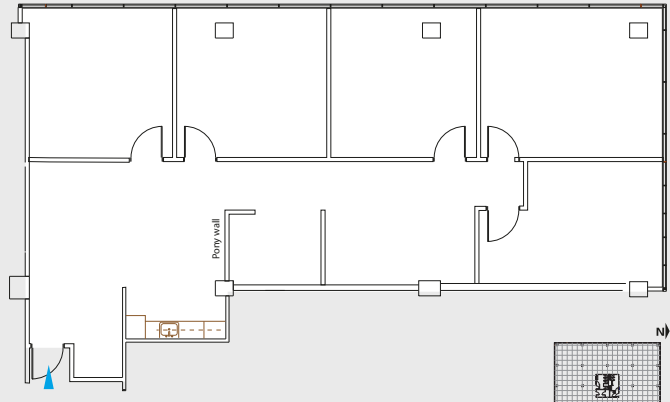
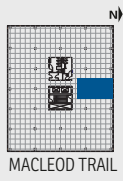
4 FLOOR

NEW SHOW SUITE

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

City views

SUITE 409 **798** SQ.FT.



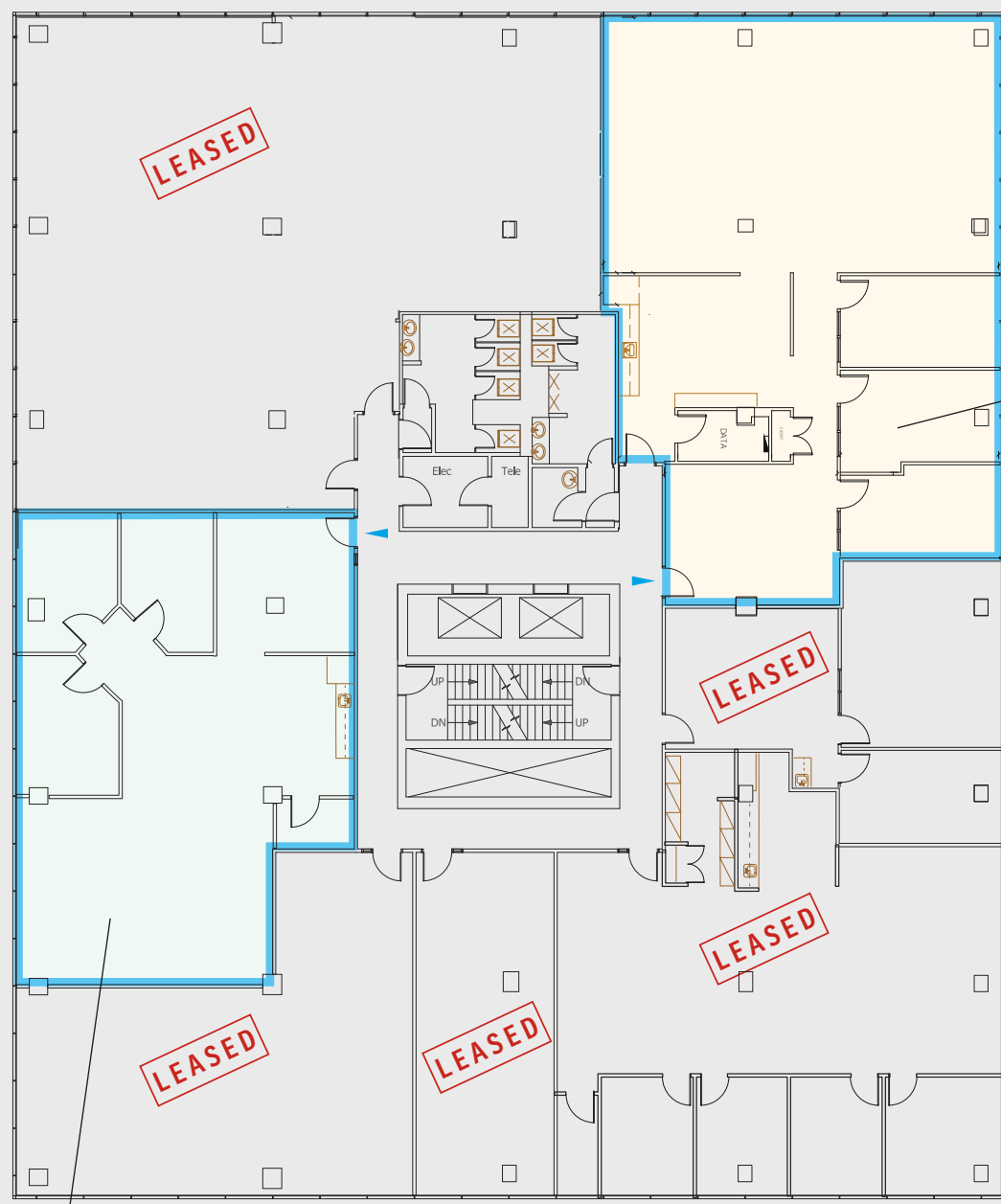
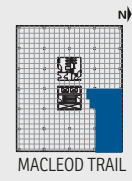
5 FLOOR

NEW SHOW SUITE

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

Corner suite
City views

SUITE 510
2,050 SQ.FT.



6 FLOOR

Corner suite
City and mountain views

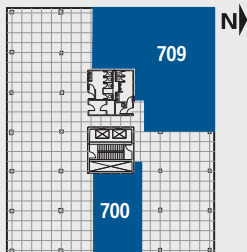
SUITE 603
2,873 SQ.FT.

NEW SHOW SUITE

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

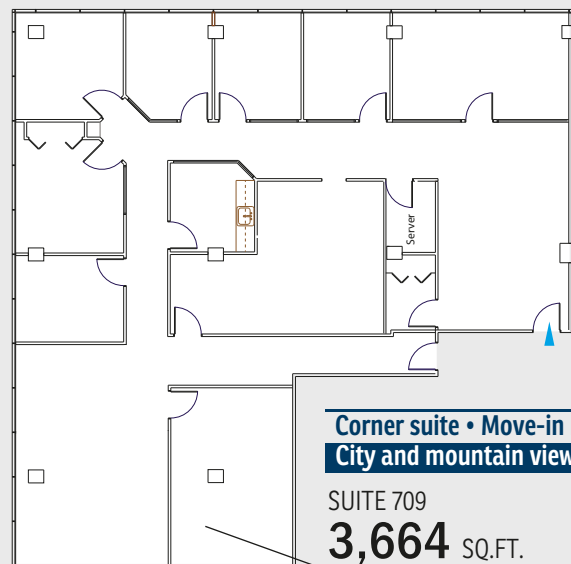
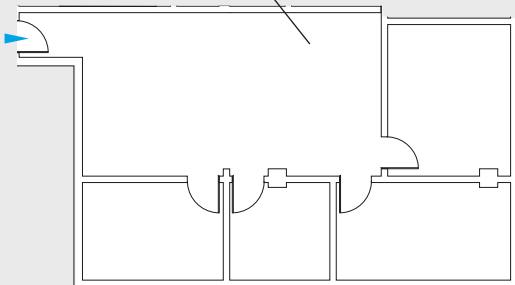
SUITE 600
1,982 SQ.FT.

7 FLOOR



MACLEOD TRAIL

SUITE 700 **SHOW SUITE**
1,336* SQ.FT.



Corner suite • Move-in ready
City and mountain views

SUITE 709
3,664 SQ.FT.

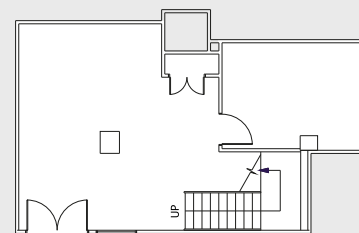
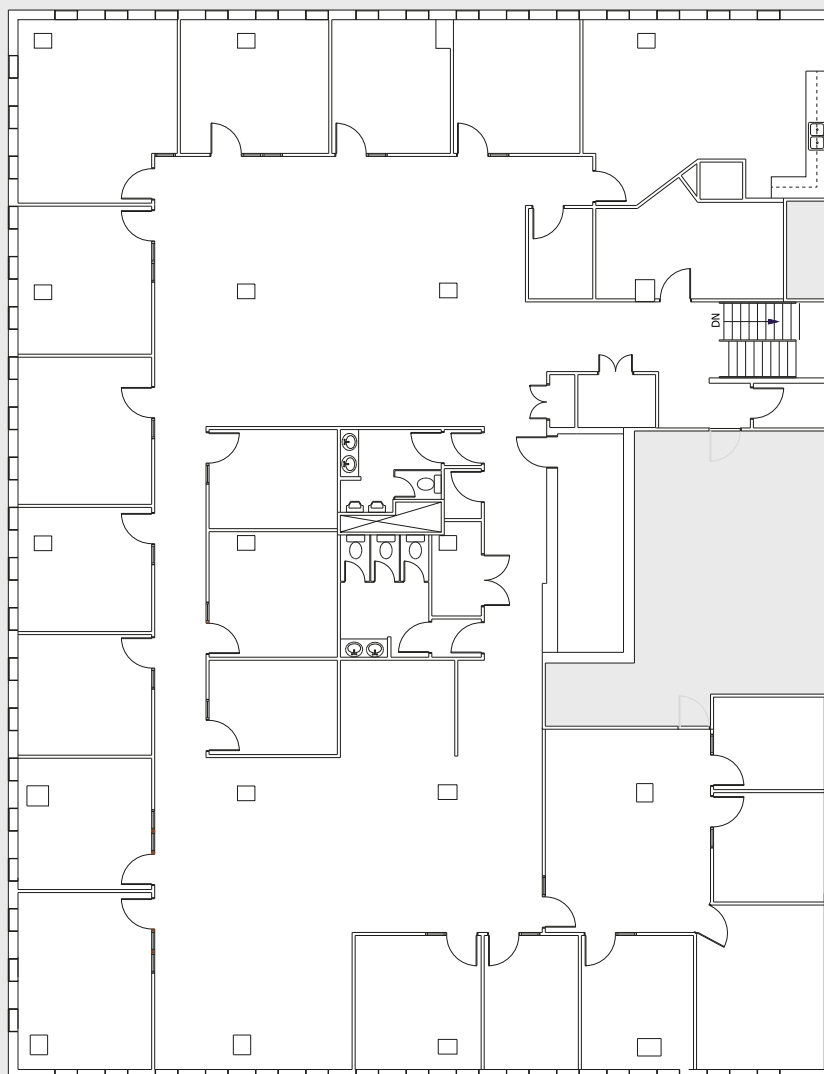
* Subject to measurement

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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