



New show suites



New elevators completed



Boardroom updated



Op. costs reduced



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



LOCAL EXPERTISE MATTERS


New
show suites


New
elevators
completed


Boardroom
updated


Op. Costs
Reduced

- » 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:

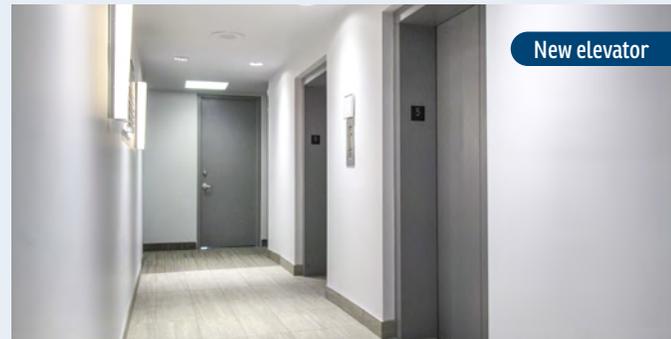
- » 13,474 sq. ft. – Suite 200
- » 798 sq. ft. – Suite 409
- » 2,873 sq. ft. – Suite 603 **NEW SHOW SUITE**
- » 1,982 sq. ft. – Suite 600
- » 1,336 sq. ft. – Suite 700 **SHOW SUITE**
- » 1,311 sq. ft. – Suite 705. *Avail. Dec. 1, 2025*
- » 2,281 sq. ft. – Suite 710
- » 1,627 sq. ft. – Suite 806 **C/L**
- » 9,106 sq. ft. – Penthouse suite 900
- » ~~2,383 sq. ft. – Suite 702~~ **LEASED**

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

OP. COSTS & TAXES:	Op. Costs: \$13.52	Total: \$16.95 (est.)
	Taxes: \$3.43	

HVAC HOURS: Mon.-Fri.: 6:00 am to 9:00 pm
Sat.-Sun.: 8:00 am to 6:30 pm

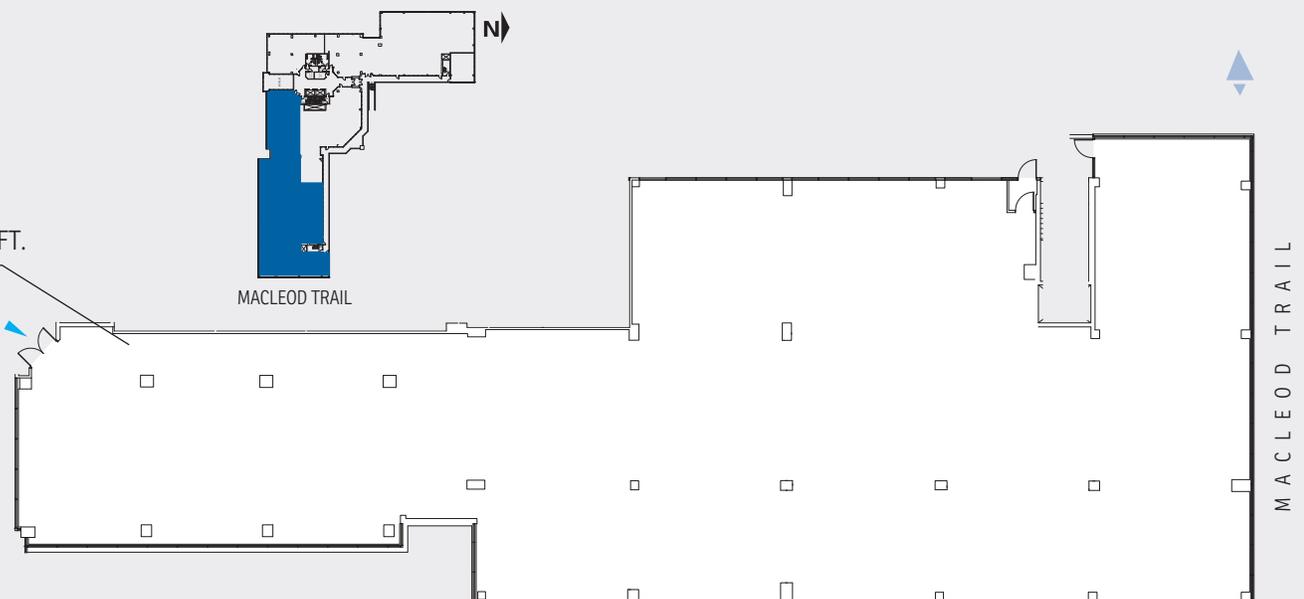
NET RENT: Market rate



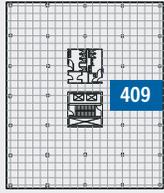
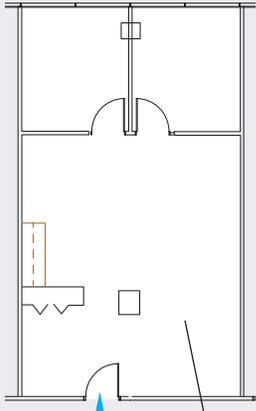
2
FLOOR

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.



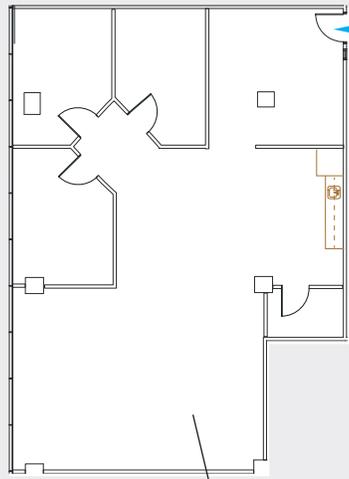
4 FLOOR



MACLEOD TRAIL

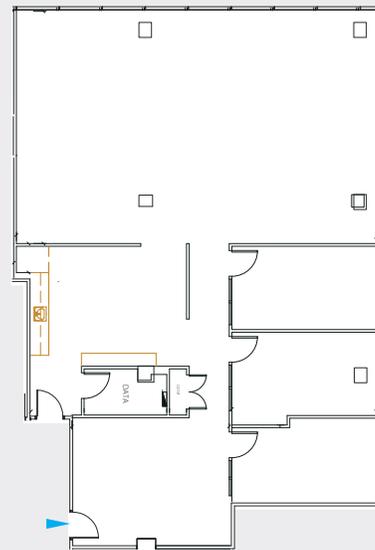
City views
Move-in ready

SUITE 409
798 SQ.FT.



Move-in ready

SUITE 600
1,982 SQ.FT.



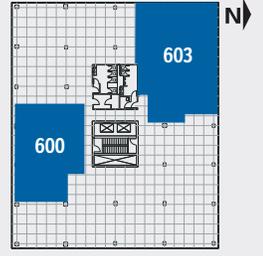
Corner suite
City and mountain views
Move-in ready

SUITE 603
2,873 SQ.FT.

NEW SHOW SUITE

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

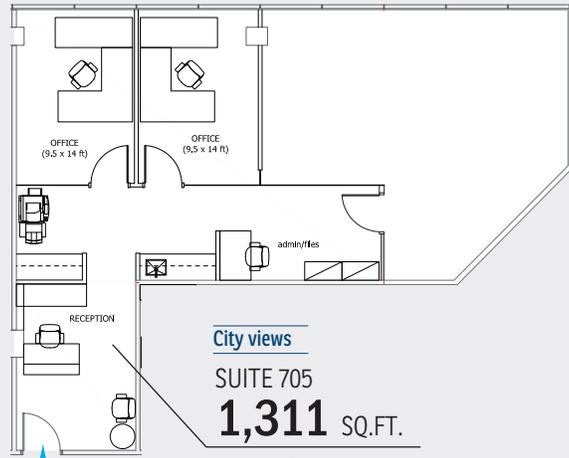
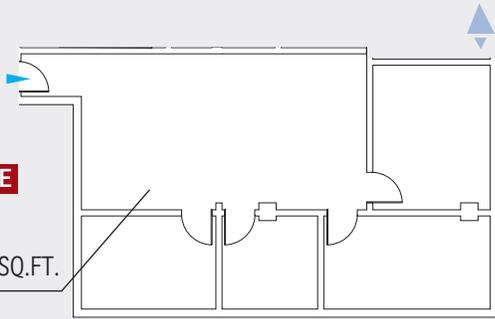
6 FLOOR



MACLEOD TRAIL

SHOW SUITE

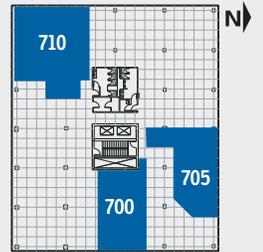
SUITE 700
1,336 SQ.FT.



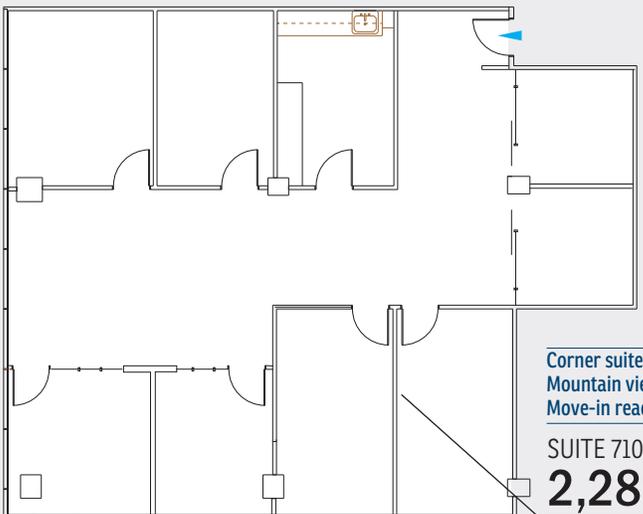
City views
SUITE 705
1,311 SQ.FT.

• Avail. Dec. 1, 2025

7 FLOOR



MACLEOD TRAIL



Corner suite
Mountain views
Move-in ready

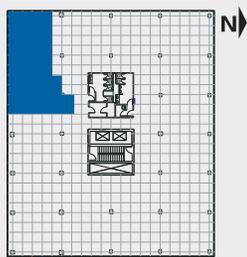
SUITE 710
2,281 SQ.FT.



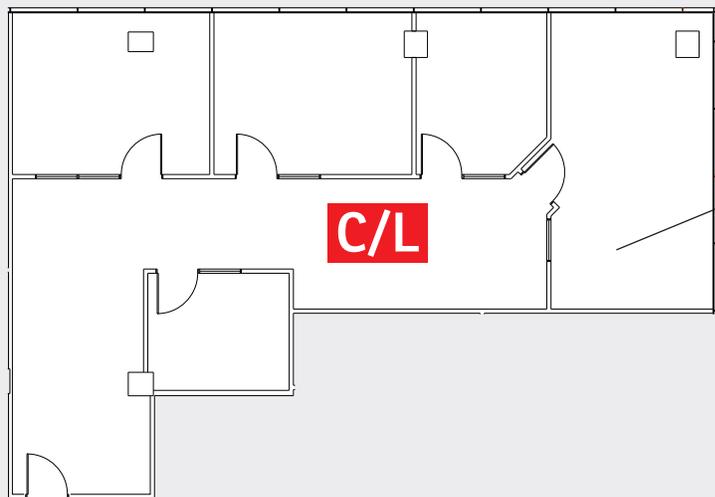
Suite 710



8 FLOOR



MACLEOD TRAIL



Corner suite
Mountain views

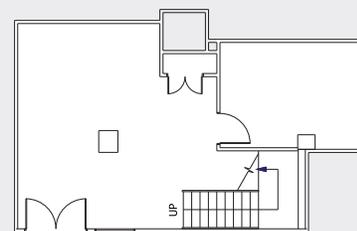
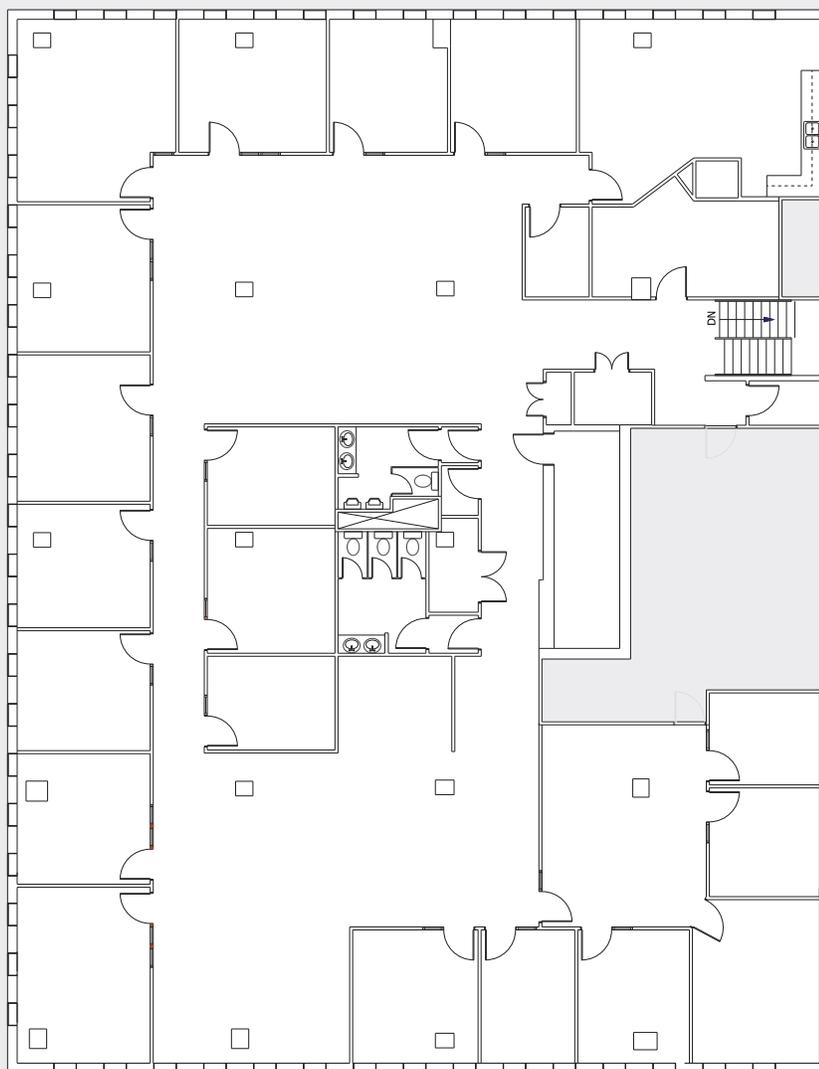
SUITE 806
1,627 SQ.FT.

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.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.

