

macleod
professional
centre

**PREMIUM MEDICAL
FOR LEASE**



3916 MacLeod Trail SE

PREMIUM MEDICAL SPACE FOR LEASE

**Occupancy
immediately**



BUILDING HIGHLIGHTS

- Medical focused development with plenty of parking for patients
- One minute walk to 39 LRT Station and bus stop in front of site
- All transit stops within 3 minute walk
- Eight minute drive to the Downtown Core
- Located on a high visibility corner of Macleod Trail

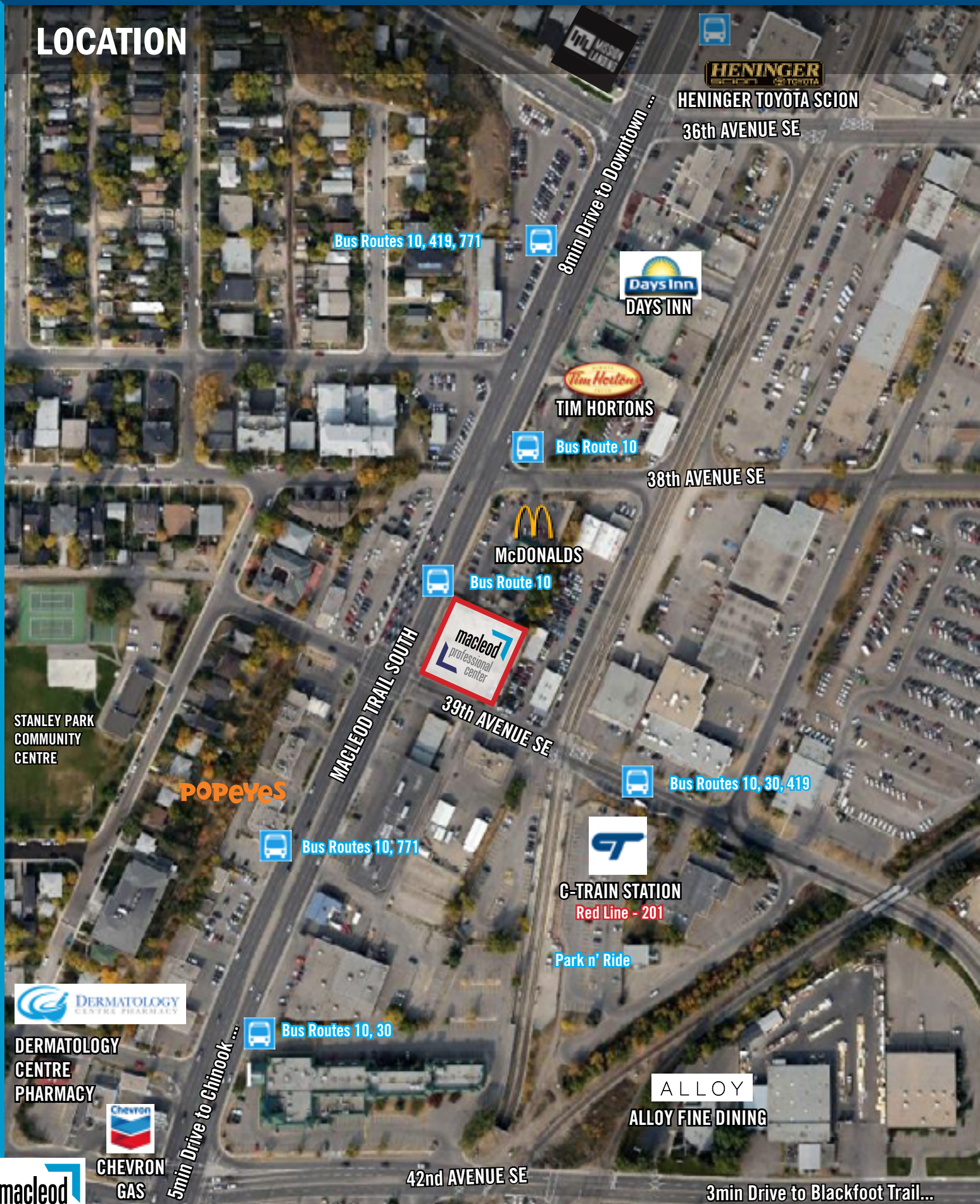
3,458 SF



Visit the Virtual Tour

**MANAGED BY
OPUS[®]**

LOCATION



Bus Routes 10, 419, 771

8min Drive to Downtown ...

HENINGER
HENINGER TOYOTA SCION
36th AVENUE SE

Days Inn
DAYS INN

Tim Hortons
TIM HORTONS

Bus Route 10

38th AVENUE SE

McDonald's
McDONALDS

Bus Route 10

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39th AVENUE SE

STANLEY PARK
COMMUNITY
CENTRE

POPEYES

Bus Routes 10, 771

Bus Routes 10, 30, 419

G-TRAIN
STATION

Red Line - 201

Park n' Ride

DERMATOLOGY
CENTRE PHARMACY

DERMATOLOGY
CENTRE
PHARMACY

Chevron
GAS

CHEVRON
GAS

5min Drive to Chinook ...

Bus Routes 10, 30

42nd AVENUE SE

ALLOY
ALLOY FINE DINING

3min Drive to Blackfoot Trail...

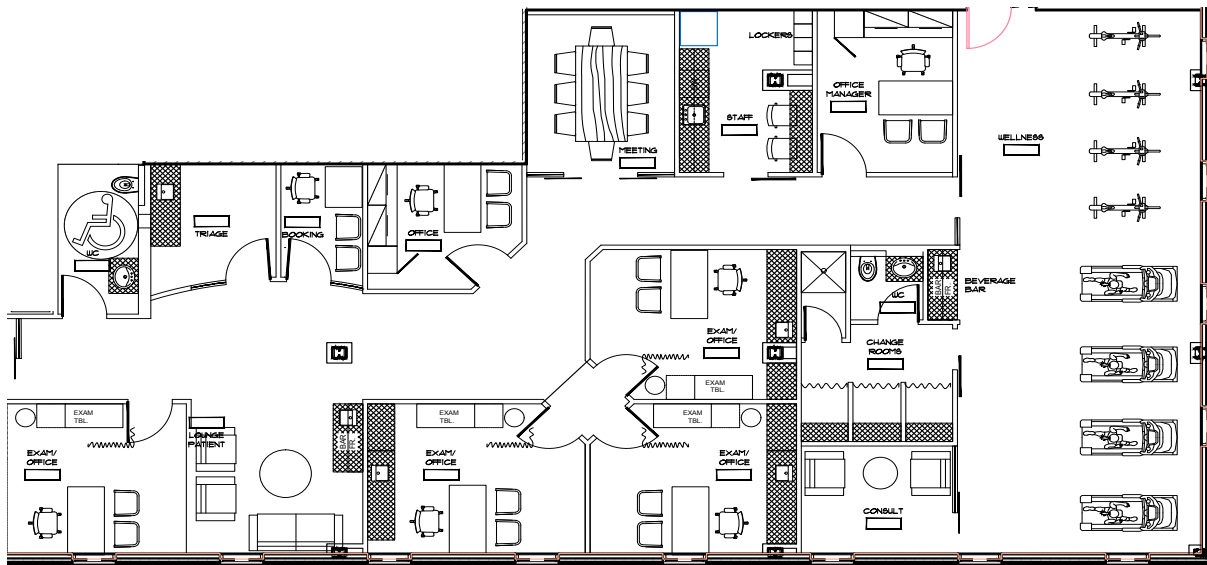
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3916 Macleod Trail SE

UNIT 340, 3rd FLOOR



MACLEOD TRAILS



39th AVENUE SW

Leasing Info

Rentable Area: 3,458 SF
5 Treatment Rooms
4 Offices/Consulting rooms
Open Work Area/Gym Space
Lounge and Waiting Area
Kitchenette & Lunch Room

2 Private Washrooms
Shower & 3 Change Rooms
Access To Common Area Washrooms
Move-In Ready With High End Finishes
Parking Available Underground Reserved/Unreserved
Visitor Parking Surface and Underground Managed By Indigo

Located on the third floor, this premium medical space offers an elevated professional environment ideal for clinics, specialists, and wellness practitioners seeking a modern, turnkey solution. A tour is highly recommended to fully appreciate the design quality and superior layout of this exceptional medical opportunity.



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UNIT 340 - MOVE IN READY



THE BUILDING



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*Medical/Health Care Focused Centre
With Office & Retail Space*

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PREMIUM MEDICAL SPACE FOR LEASE

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OPUS[®]

For further information on this opportunity, please contact:

403.209.5555

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macleodprofessional.ca