

HERITAGE PROFESSIONAL CENTRE

8180 MACLEOD TRAIL SE

SUITE 210 - 2,796 SF

OFFICE SUITE FOR LEASE



FEATURES

- AMPLE FREE SURFACE PARKING
- CENTRAL LOCATION, EASY ACCESS/EGRESS OFF MACLEOD TRAIL & HERITAGE DRIVE
- CURRENTLY BEING UTILIZED AS A PSYCHOLOGY OFFICE
- COMPLIMENTARY MEDICAL/PROFESSIONAL SERVICE USES IN THE BUILDING
- CAFE ON MAIN FLOOR

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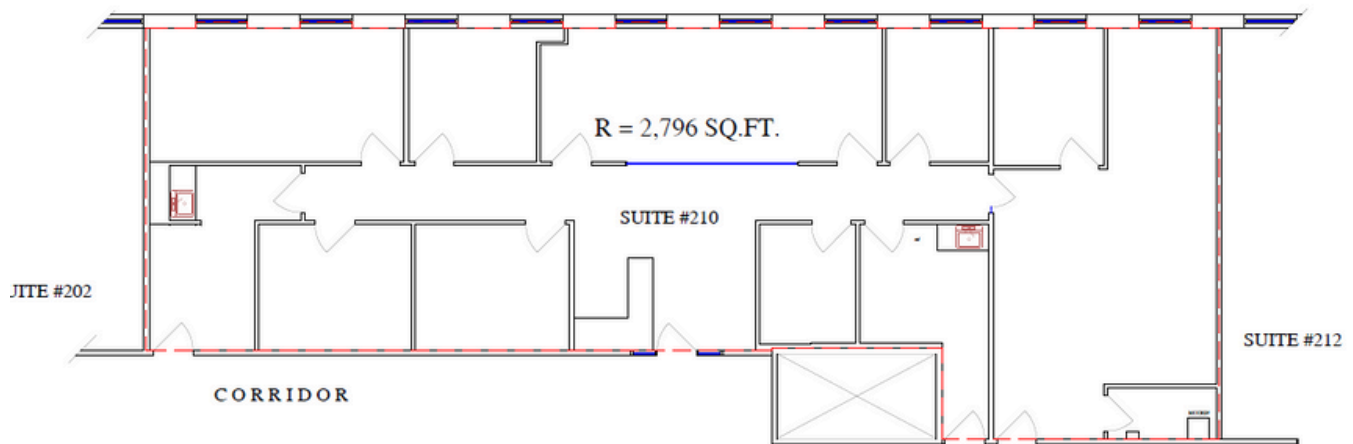
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HERITAGE PROFESSIONAL CENTRE PROPERTY INFORMATION:

TERM:	FLEXIBLE
NET RENT:	MARKET
OP COSTS (2025 BUDGET):	\$16.57 PSF
IMPROVEMENT ALLOWANCE/TURNKEY:	NEGOTIABLE
AVAILABLE:	60 - 90 DAYS NOTICE
YEAR BUILT:	1973
PARKING:	1 PER 200 SF (FREE SURFACE PARKING)
ZONING:	C-C2

LEASING OPPORTUNITIES:

<u>SUITE</u>	<u>RENTABLE AREA</u>	<u>COMMENTS</u>
#210	2,796 SF	<ul style="list-style-type: none">• MOVE-IN READY• DIRECT ELEVATOR EXPOSURE• EFFICIENT OFFICE SPACE



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