

HERITAGE PROFESSIONAL CENTRE

8228 MACLEOD TRAIL SE

#220 - 6,569 SF

2ND FLOOR
OFFICE / MEDICAL

CANN//AMM
OCCUPATIONAL TESTING SERVICES

Your Name Here!

FEATURES

- AMPLE FREE SURFACE PARKING
- CENTRAL LOCATION, EASY ACCESS/EGRESS OFF MACLEOD TRAIL & HERITAGE DRIVE
- SECOND FLOOR SUITE, ACCESSIBLE VIA ELEVATOR & STAIRWELL
- PROMINENT SIGNAGE OPPORTUNITIES, END UNIT (FORMERLY ACADEMY OF LEARNING)
- LANDLORD'S WORK TO BRING TO BASE BUILDING CONDITION UNDERWAY
- POTENTIAL TO SUBDIVIDE UNIT

Lori Suba (*Primary Contact)
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

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The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

LEASING OPPORTUNITY:

TERM:	FLEXIBLE (5 - 10 YEARS)
NET RENT:	MARKET
AREA:	6,569 SF (CAN BE SUBDIVIDED)
OP COSTS (2022 BUDGET):	\$8.97 PSF
IMPROVEMENT ALLOWANCE/TURNKEY:	NEGOTIABLE
AVAILABLE:	IMMEDIATELY
YEAR BUILT:	1972
PARKING:	1 PER 200 SF (FREE SURFACE PARKING)
ZONING:	C-C2

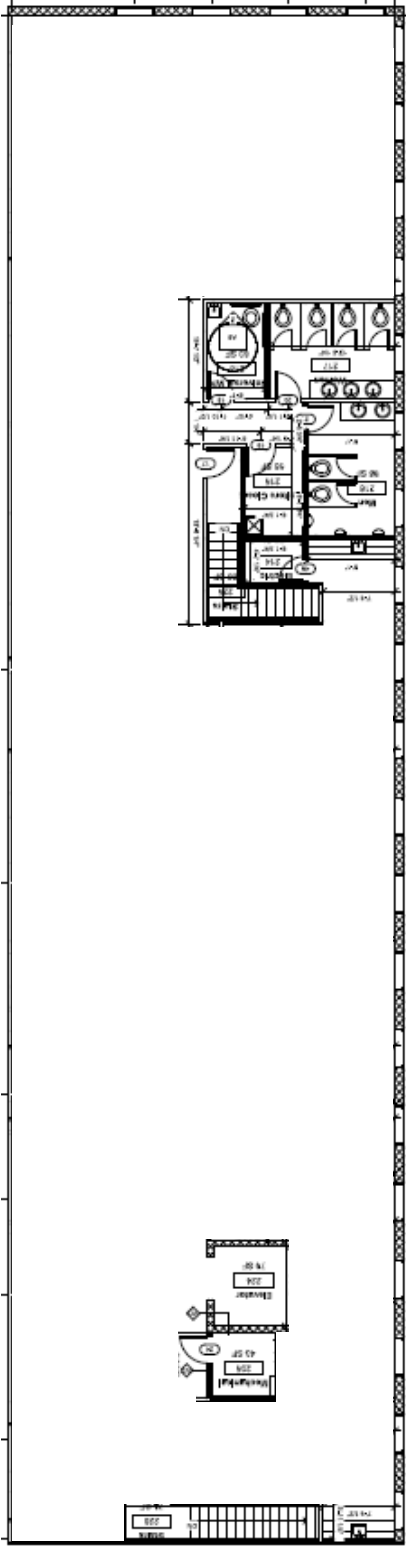


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SECOND FLOOR OPPORTUNITY:



Suite #220
6,569 SF

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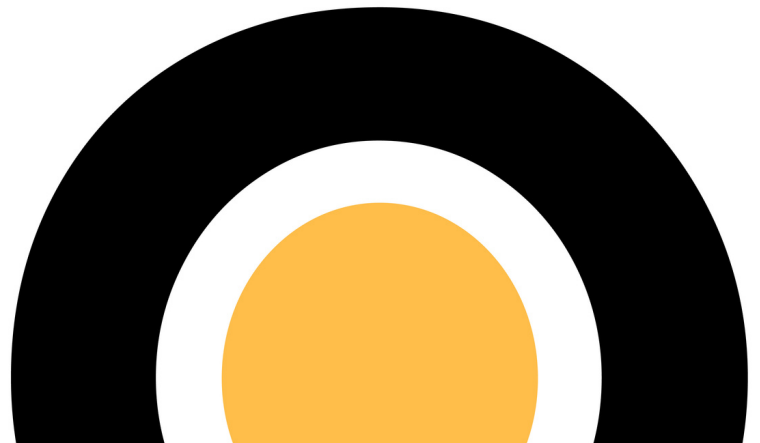
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DEMOGRAPHICS

- 139,451 POPULATION WITHIN 5 KM
- AVERAGE HOUSEHOLD INCOME \$168,290
- 58,924 HOUSEHOLDS WITHIN 5 KM
- MEDIAN AGE 41.2



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