

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

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LEASING OPPORTUNITY:

TERM:	FLEXIBLE (5 - 10 YEARS)
NET RENT:	MARKET
AREA:	6,569 SF (CAN BE SUBDIVIDED)
OP COSTS (2022 BUDGET):	\$7.97 PSF
IMPROVEMENT ALLOWANCE/TURNKEY:	NEGOTIABLE
AVAILABLE:	IMMEDIATELY
YEAR BUILT:	1972
PARKING:	1 PER 200 SF (FREE SURFACE PARKING)
ZONING:	C-C2



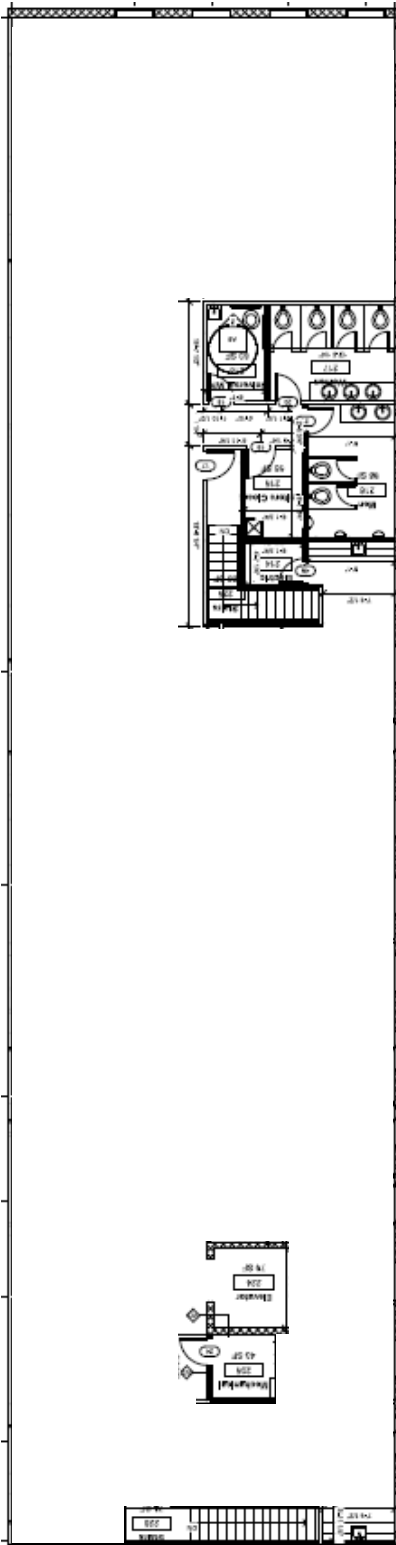
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SECOND FLOOR OPPORTUNITY:



Suite #220
6,569 SF

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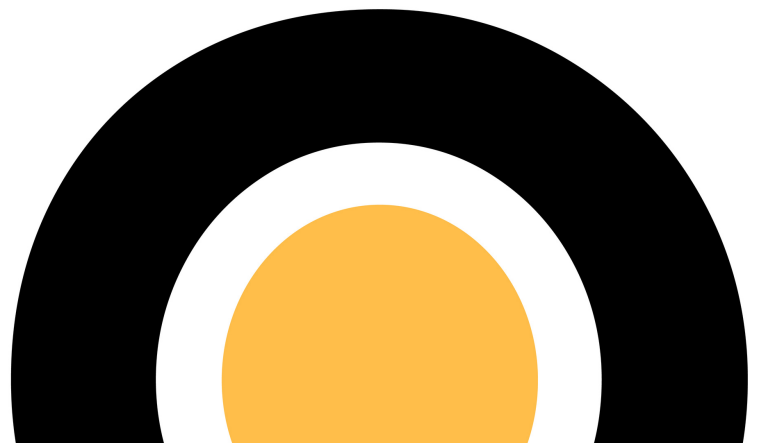
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DEMOGRAPHICS

- 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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