

HERITAGE PROFESSIONAL CENTRE

8180 MACLEOD TRAIL SE

FROM 661 SF - 4,361 SF

VARIOUS OFFICE + MEDICAL
SUITES FOR LEASE



FEATURES

- AMPLE FREE SURFACE PARKING
- CENTRAL LOCATION, EASY ACCESS/EGRESS OFF MACLEOD TRAIL & HERITAGE DRIVE
- MANY UNITS BUILT OUT AS CLINIC SPACE WITH SINKS AND EXAM ROOMS
- COMPLIMENTARY MEDICAL/PROFESSIONAL SERVICE USES IN THE BUILDING
- CAFE ON MAIN FLOOR

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HERTIAGE PROFESSIONAL CENTRE PROPERTY INFORMATION:

TERM:	FLEXIBLE
NET RENT:	MARKET
OP COSTS (2022 BUDGET):	\$14.01 PSF
IMPROVEMENT ALLOWANCE/TURNKEY: AVAILABLE:	NEGOTIABLE IMMEDIATELY
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>
#20	2,774 SF	OFFICE BUILD OUT
#24	1,127 SF	OFFICE BUILD OUT
#108	661 SF	MEDICAL BUILD OUT
#308	1,320 SF	UNDEVELOPED
#310	1,244 SF	OFFICE BUILD OUT
#330	1,046 SF	MEDICAL BUILD OUT
#309	751 SF	OFFICE BUILD OUT

**SUITES 308, 310, 330, 309 CONTIGUOUS TO A TOTAL OF 4,361 SF*

***SUITES 20, 24 - SERVICED BY ELEVATOR + STAIRWELL WITH DIRECT ACCESS FROM
PARKING LOT WITH DEDICATED ENTRANCES*

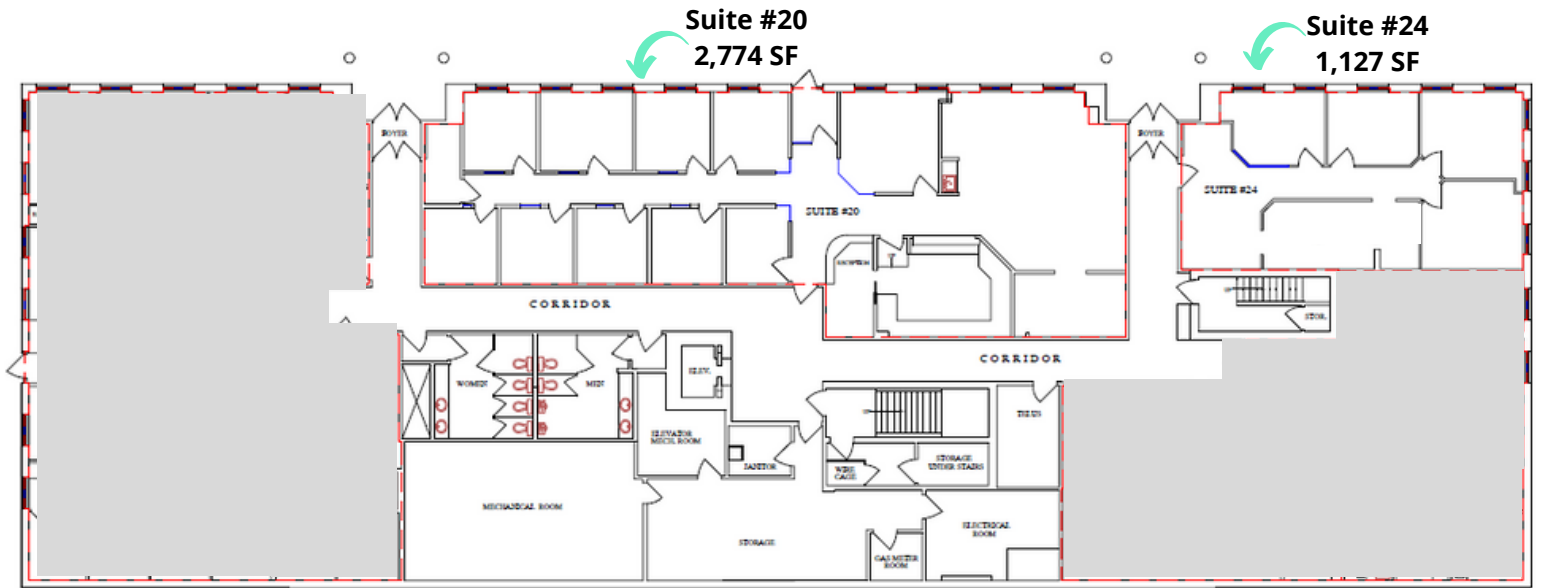
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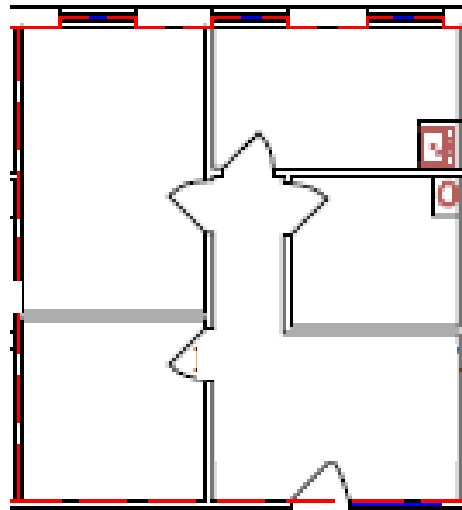
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LOWER LEVEL OPPORTUNITIES:



MAIN FLOOR OPPORTUNITY:



Suite #108
661 SF

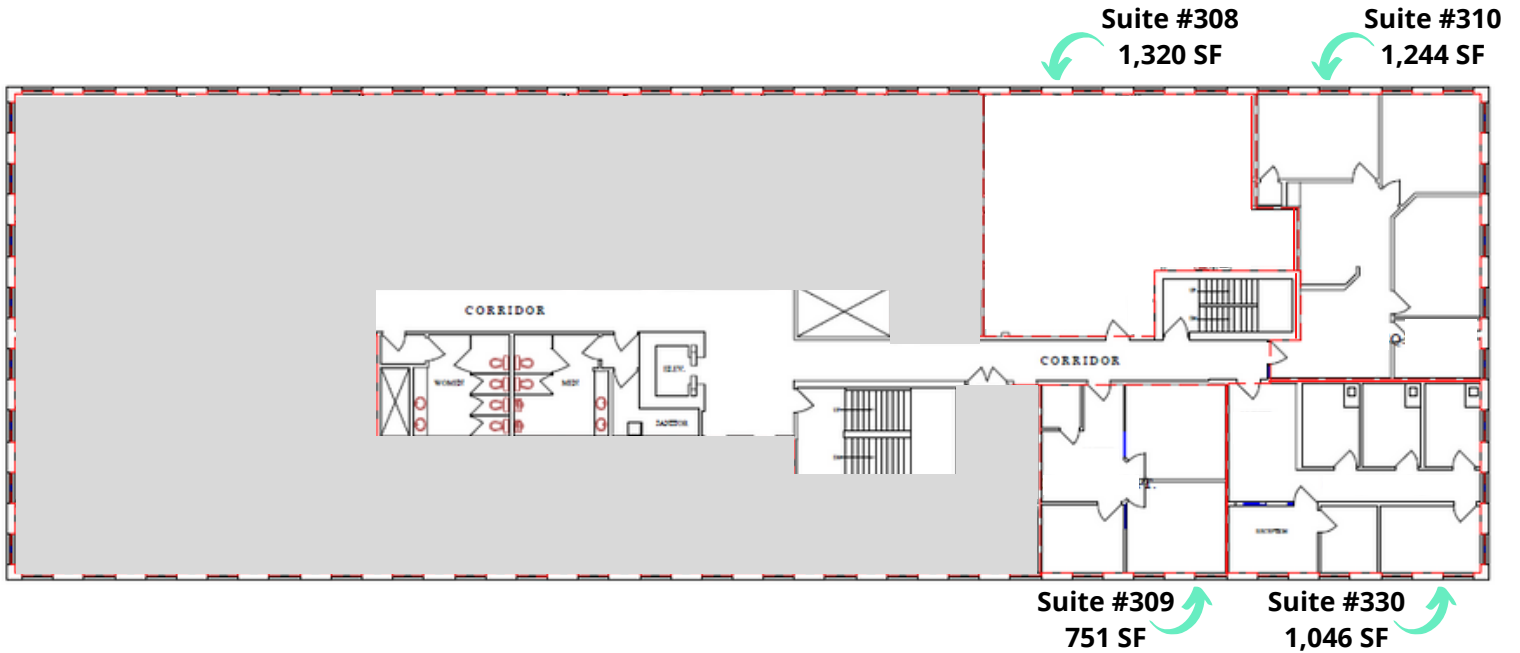
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THIRD LEVEL OPPORTUNITIES:



ENTRY/EXIT OFF MACLEOD TRAIL SOUTH

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