

HERITAGE PROFESSIONAL CENTRE

8180 MACLEOD TRAIL SE

1,030 SF

OFFICE + MEDICAL
SUITE 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

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

Andrew Kay
Associate
(403)354-3434
akay@scoutrealestate.ca

HERITAGE PROFESSIONAL CENTRE PROPERTY INFORMATION:

TERM:	FLEXIBLE
NET RENT:	MARKET
OP COSTS (2024 BUDGET):	\$15.87 PSF
IMPROVEMENT ALLOWANCE/TURNKEY:	NEGOTIABLE
AVAILABLE:	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>
#16	1,030 SF	AVAILABLE ON 30 DAYS NOTICE

*****SUITE 16 - SERVICED BY ELEVATOR + STAIRWELL WITH DIRECT ACCESS FROM PARKING LOT WITH DEDICATED ENTRANCES***

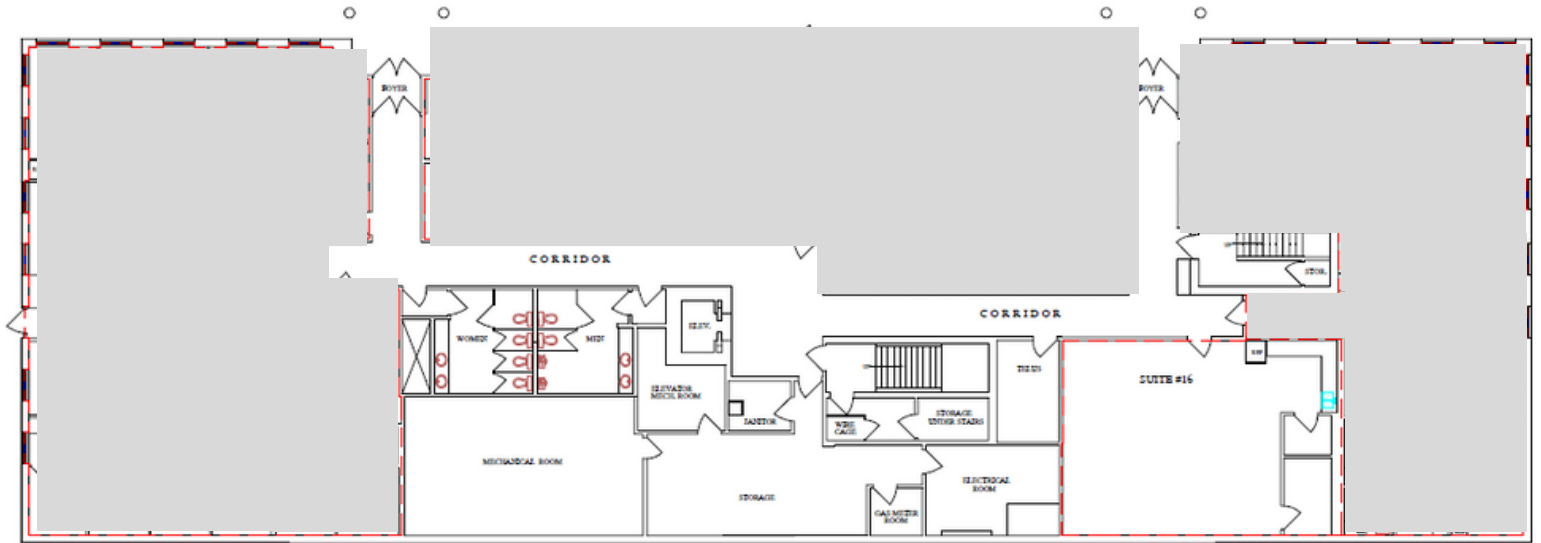
The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based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 The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.


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

Andrew Kay
Associate
(403)354-3434
akay@scoutrealestate.ca

SCOUTREALESTATE.CA

LOWER LEVEL OPPORTUNITIES:



Suite #16 
1,030 SF

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 The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

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

Andrew Kay
Associate
(403)354-3434
akay@scoutrealestate.ca

SCOUTREALESTATE.CA