

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

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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:

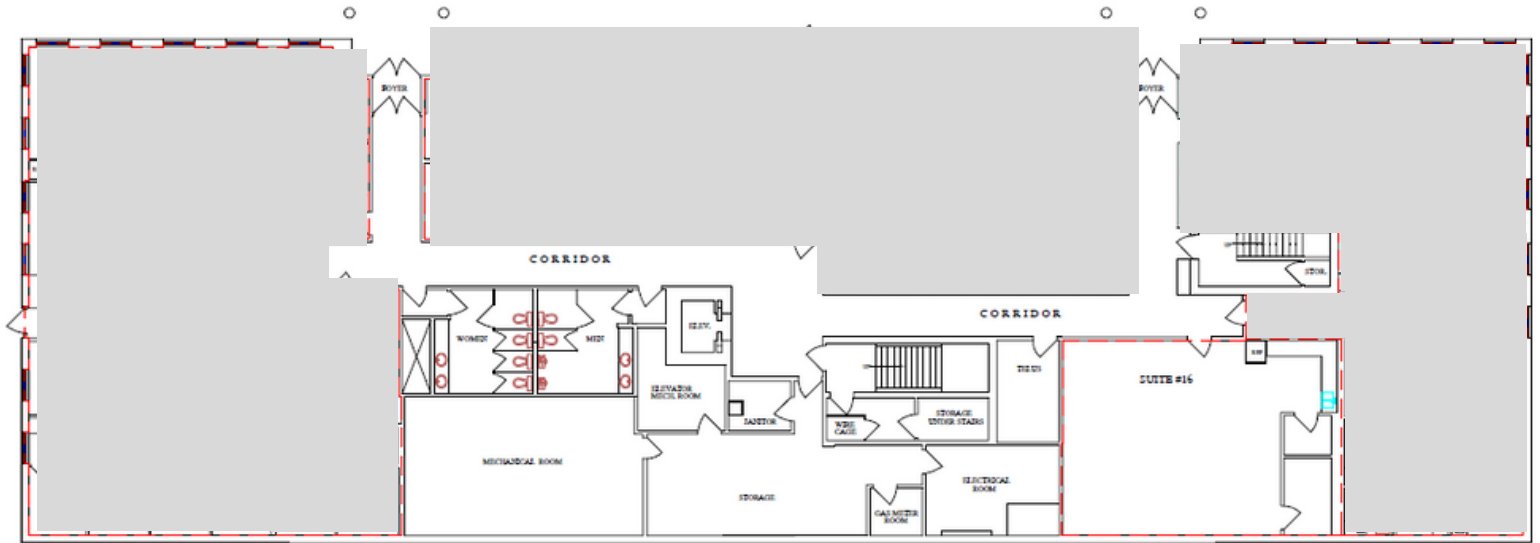
<u>SUITE</u>	<u>RENTABLE AREA</u>	<u>COMMENTS</u>
#16	1,030 SF	IMMEDIATELY


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

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LOWER LEVEL OPPORTUNITIES:



Suite #16 
1,030 SF

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