

## 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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## 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***

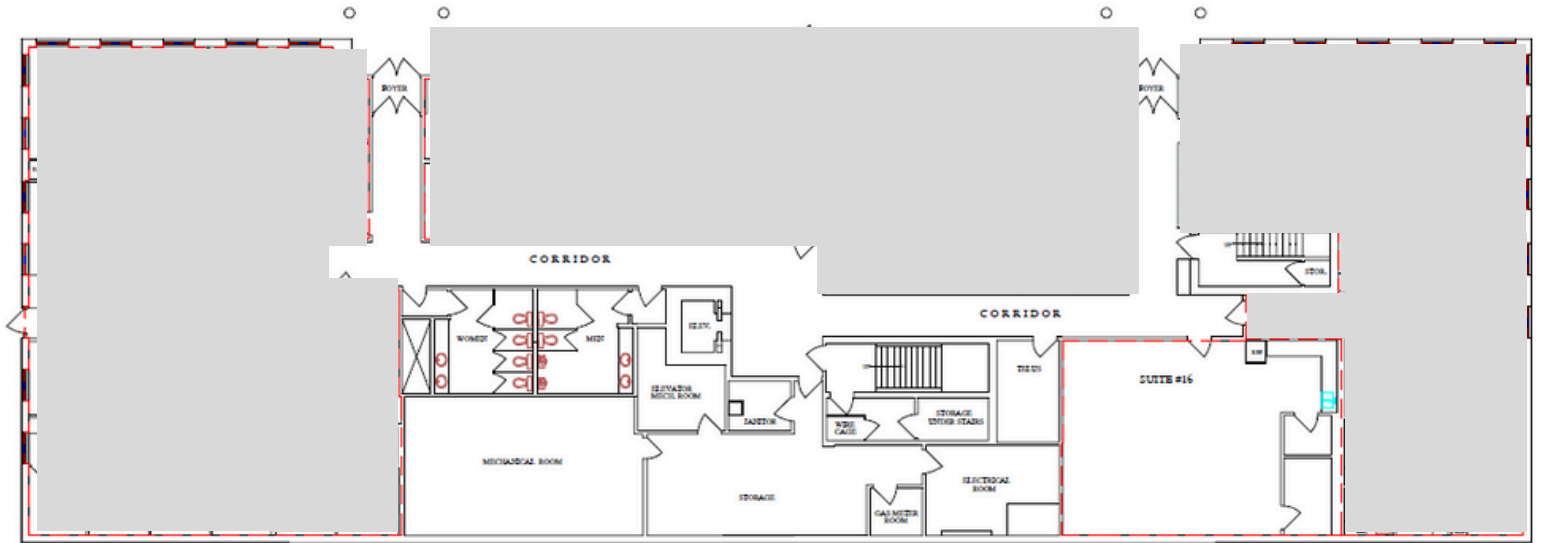
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## LOWER LEVEL OPPORTUNITIES:



**Suite #16** ↗  
**1,030 SF**

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