

HERITAGE PROFESSIONAL CENTRE

8180 MACLEOD TRAIL SE

FROM 1,030 - 3,668 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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HERITAGE PROFESSIONAL CENTRE PROPERTY INFORMATION:

TERM:	FLEXIBLE
NET RENT:	MARKET
OP COSTS (2023 BUDGET):	\$15.01 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>
#16	1,030 SF	AVAILABLE ON 90 DAYS NOTICE
#20	2,812 SF	OFFICE BUILD OUT
#201	771 SF	OFFICE BUILD OUT
#301	1,374 SF	OFFICE BUILD OUT (AVAILABLE JAN 2023)
#308	1,341 SF	UNDEVELOPED
#310	1,264 SF	OFFICE BUILD OUT
#330	1,063 SF	MEDICAL BUILD OUT

**SUITES 308, 310, 330 CONTIGUOUS TO 3,668 SF*

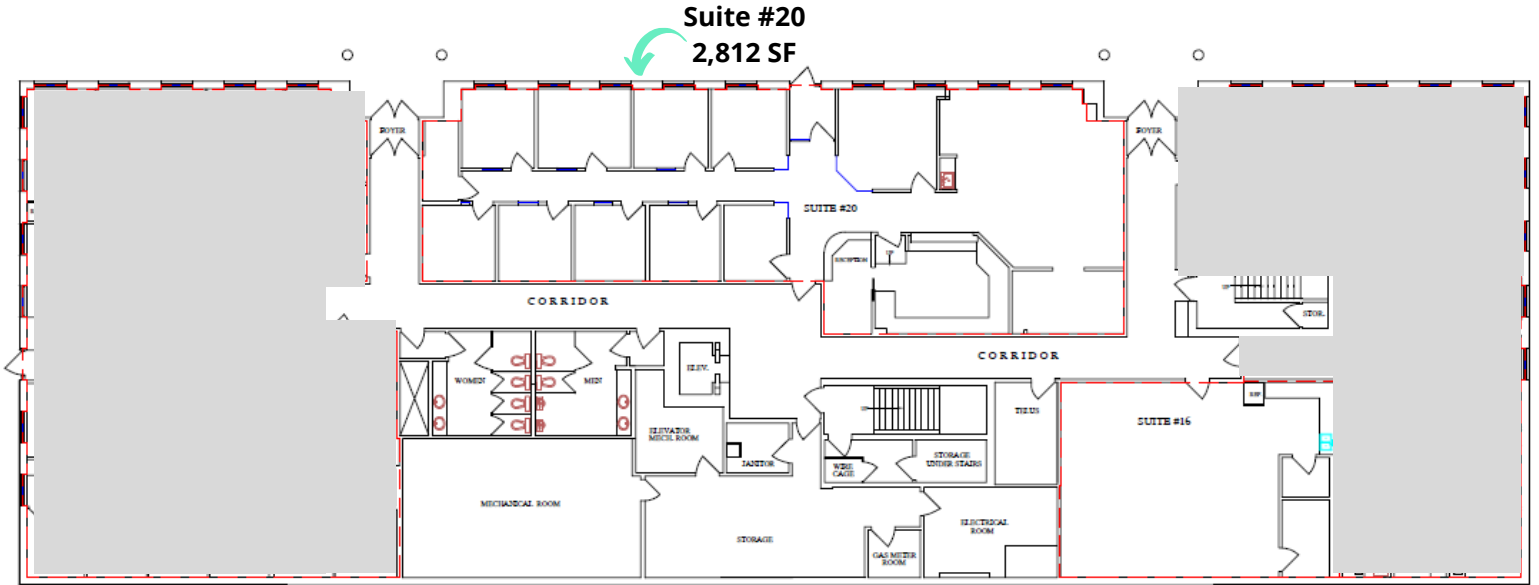
***SUITES 16, 20 - SERVICED BY ELEVATOR + STAIRWELL WITH DIRECT ACCESS FROM
PARKING LOT WITH DEDICATED ENTRANCES*

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LOWER LEVEL OPPORTUNITIES:



Suite #20
2,812 SF

Suite #16
1,030 SF

SUITE #20 - SHOW SUITE



There is exterior suite access from the north side of the building

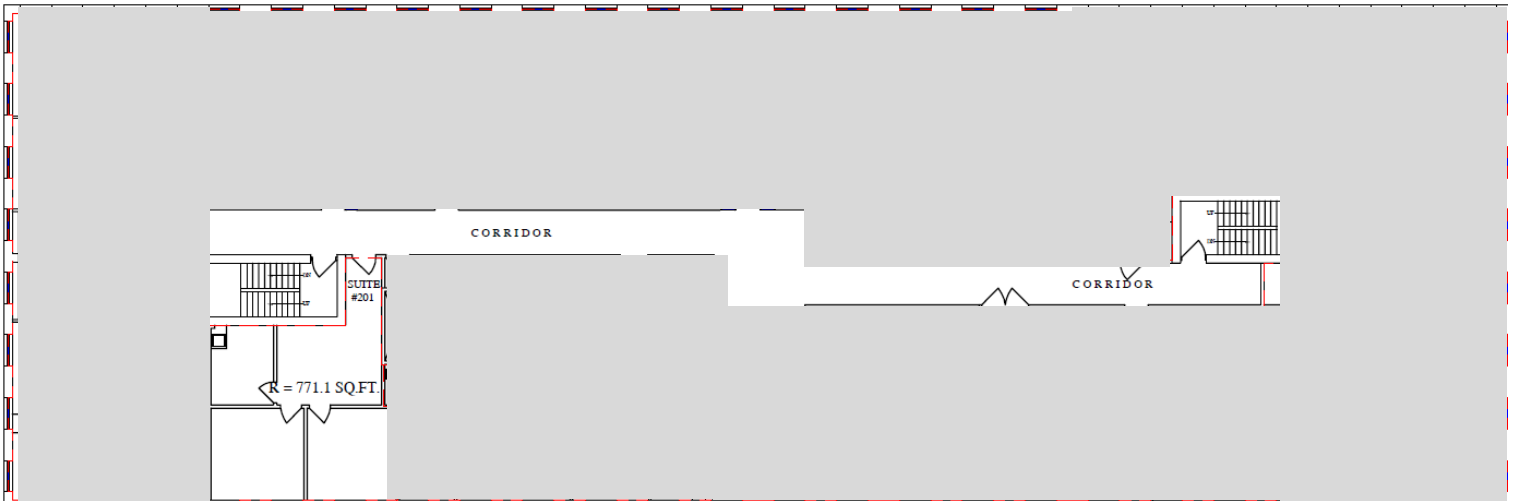


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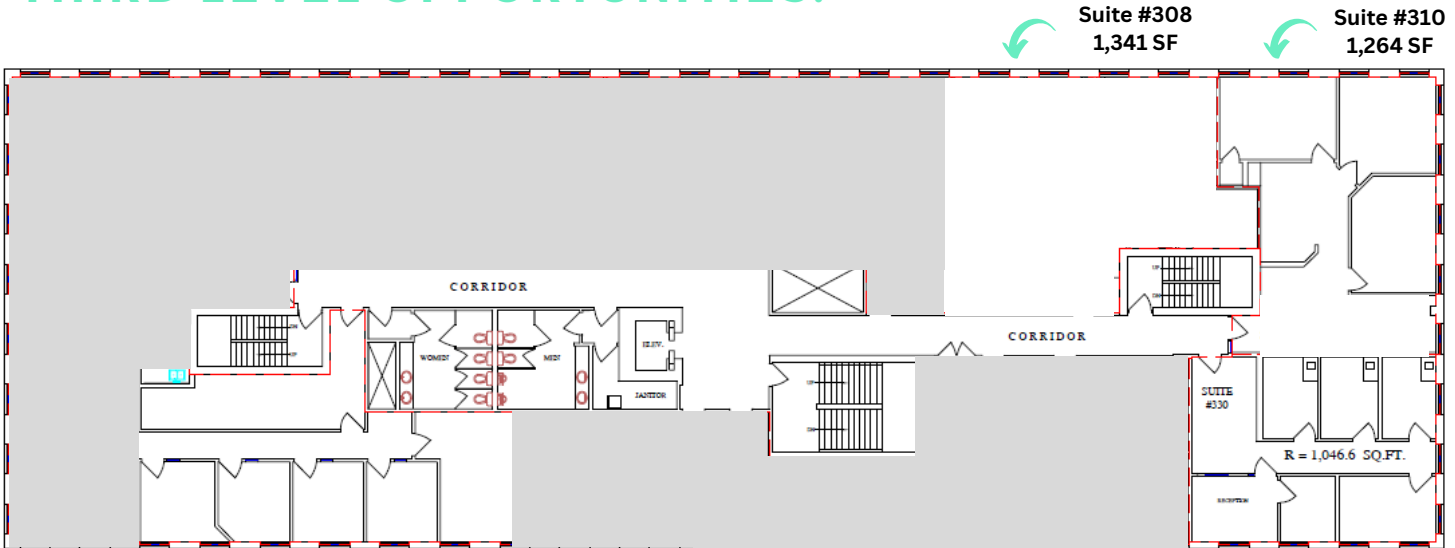
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SECOND LEVEL OPPORTUNITIES:



Suite #201
774 SF

THIRD LEVEL OPPORTUNITIES:



Suite #301
1,371 SF

Suite #308
1,341 SF

Suite #310
1,264 SF

Suite #330
1,063 SF

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