

# FOR LEASE

## SHAWNEE STATION

### RETAIL/MEDICAL/OFFICE



#### Highlights ...

- ✓ Excellent opportunity within Shawnee Station, direct visual and signage exposure to Macleod Trail and LRT station
- ✓ 1,882 up to 3,765 sq ft contiguous and 1,105 sq ft retail units Available
- ✓ Close proximity to LRT Station and Fish creek Park
- ✓ Anchor Tenants create great draw from surrounding communities for new Tenant's
- ✓ High Exposure signage visible to Macleod Trail South
- ✓ Great on site parking

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**Industrial, Retail, Investment Sales & Leasing**

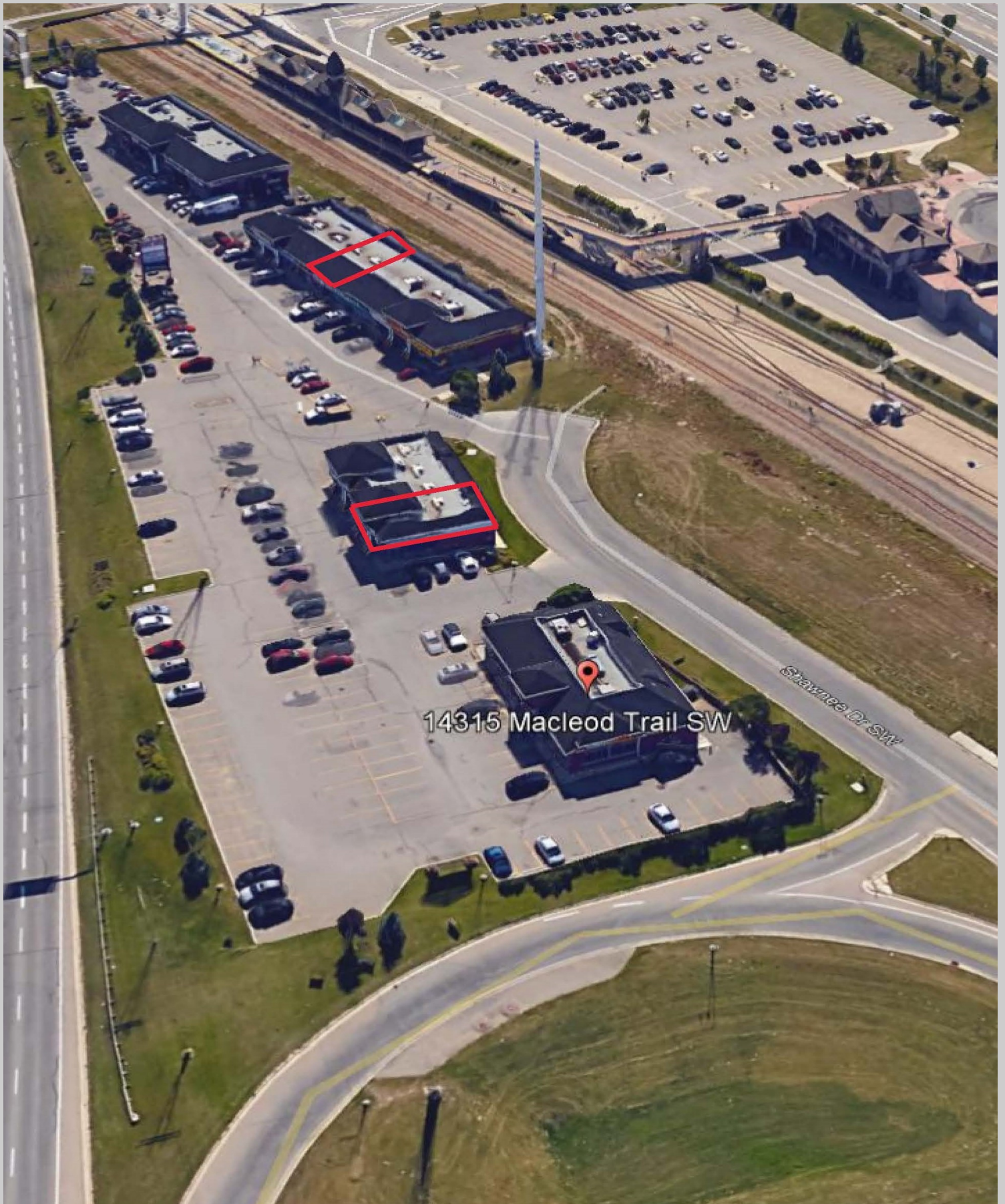
# R E T A I L / M E D I C A L / O F F I C E L E A S E

ADDRESS:	14319—14331 Macleod Trail South, Calgary
AVAILABLE SPACES:	14319 Macleod Trail, North portion of Former passport office, 1,882 sq ft South portion also available up to 3,765 sq ft contiguous 14359 Macleod Trail, 1,105 sq ft
DESIGNATION:	Retail, Medical, Office
ZONING:	C- Cor 3: Commercial Corridor 3 (IP2007)
LEASE TERM:	5 Years
OPTION TO RENEW:	5 year renewal option
MINIMUM RENT:	\$35.00 per sq. ft, per Annum
ADDITIONAL RENT:	Estimated \$16.97 per sq. ft. per Annum for (2019)
UTILITIES:	Extra, payable by Tenant
TENANT INDUCEMENTS:	Negotiable
SIGNAGE CHARGES:	Highly visible Fascia Signage and Pylon signage available at market rates
PARKING:	Ample
COMMENTS:	1,882 up to 3,765 sq ft contiguous and 1,150 sq ft retail units available , within high exposure Shawnee Station, 120,00 cars per day by the center and close proximity to LRT Station. Existing Tenants create great draw from surrounding communities. Available for any non competing Retail, Medical or Office uses. Low vacancy retail corridor, strong Tenant draw, excellent parking and strategic location create this opportunity for new Retail, Medical or office Tenants.

NOTE! information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.



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L E A S E





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L E A S E

