

**FLEX SPACE FOR LEASE**

# Canyon Meadows Centre

13226 Macleod Trail SE, Calgary

**15,568** sf

Main Floor

**19,948** sf

Second Floor

**YOUR  
SIGN  
HERE**

13226 Macleod Trail

**Andrew Sherbut**, SENIOR ASSOCIATE

c: 403-607-1819

o: 403-290-0178

asherbut@barclaystreet.com

**Myles Scheske**, ASSOCIATE

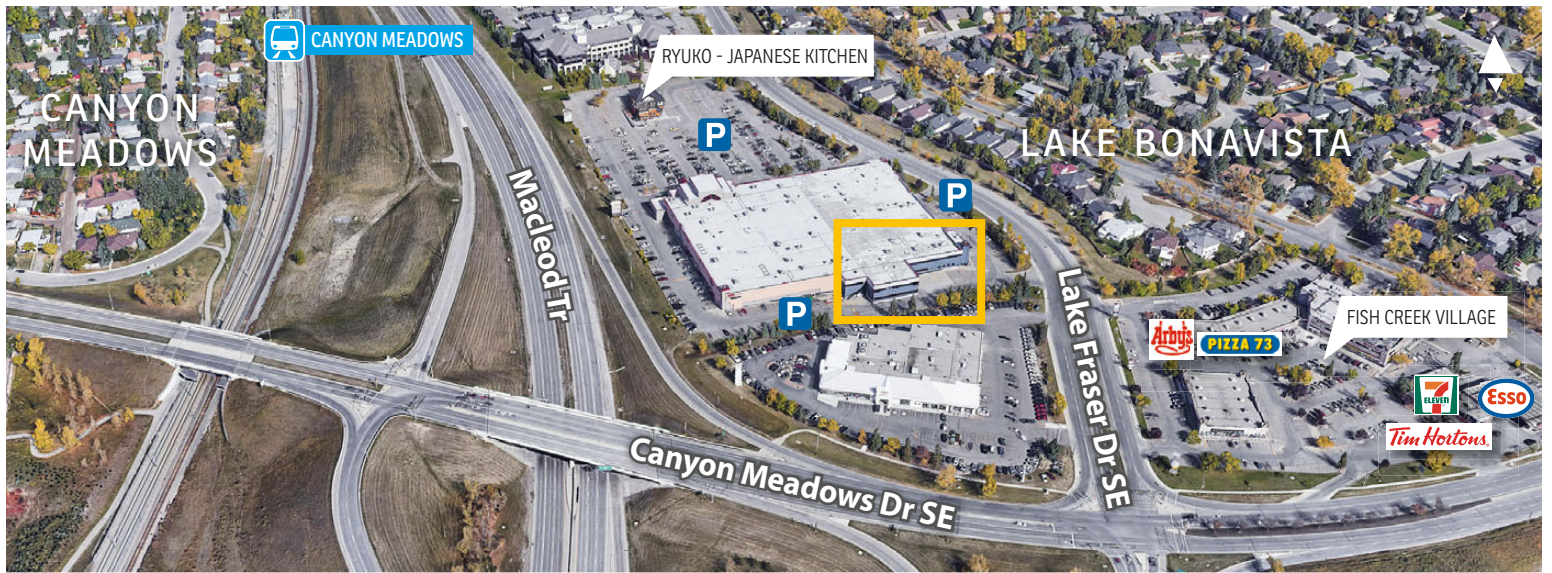
c: 403-968-9859

o: 403-290-0178

mscheske@barclaystreet.com



LOCAL  
EXPERTISE  
MATTERS



- » Ample surface parking.
- » Only one block from Canyon Meadows LRT station.
- » Other tenants in the centre:

HER GYM VMT **GoodLife FITNESS**

**PEDALHEAD BICYCLE WORKS** *Ski Works*  
Bike all summer, ski all winter

**reflex** NUTRITION | SUPPLEMENTS **OPTIMUM** Wellness Centres

**CHILL BILLIARDS** Chill & Grill



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
13226 Macleod Trail SE, Calgary

LAND USE: DC.C5

AVAILABLE FOR LEASE:  
» 15,568 sq. ft. – Main floor.  
Available Immediately

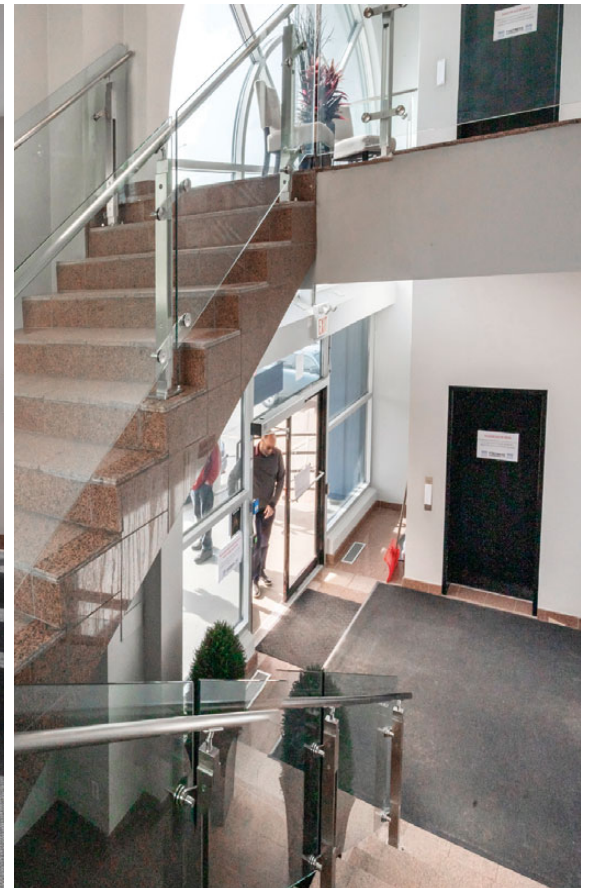
» 19,948 sq. ft. – Second floor.  
Available September 1, 2022

TOTAL: 35,516 sq. ft.

PARKING: Ample surface parking

OP. COSTS AND TAXES:  
\$10.08 per sq. ft. (est., 2022)

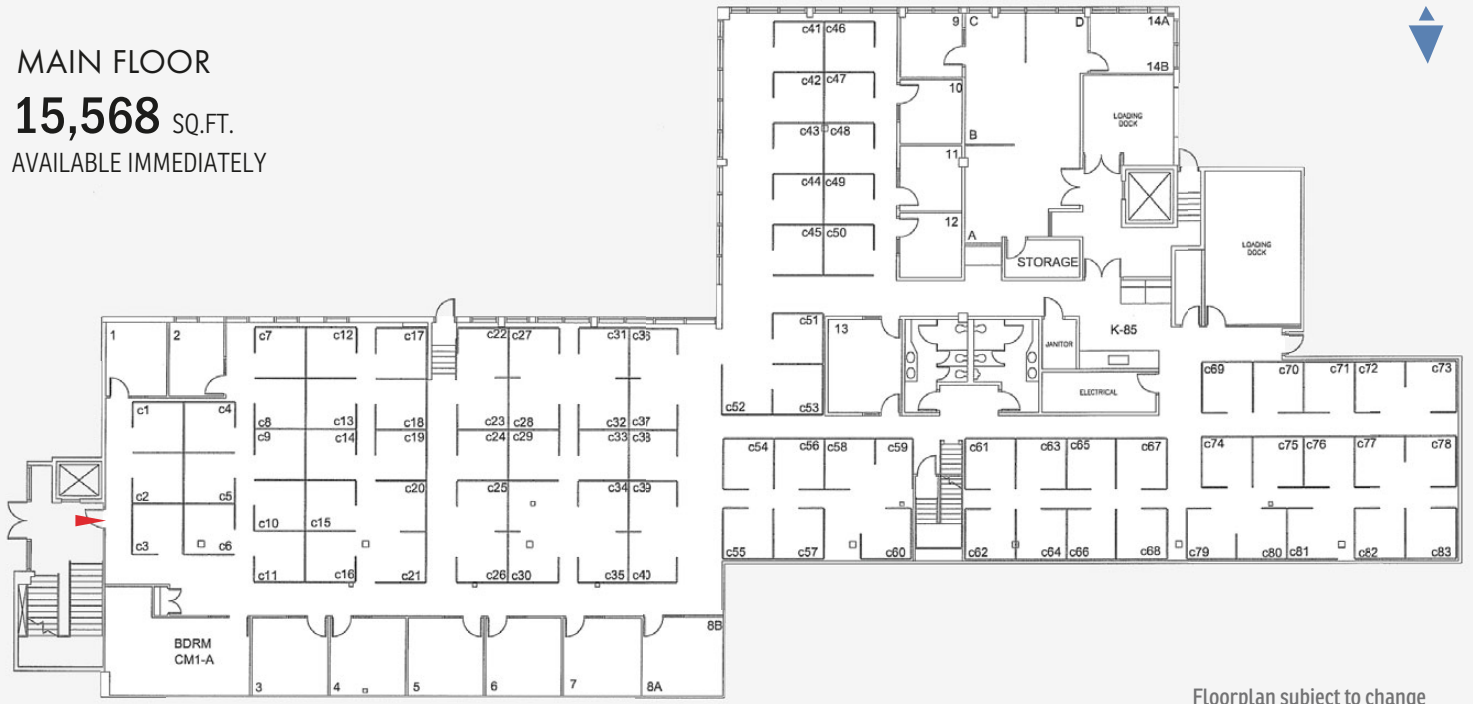
NET RENT: Market rates



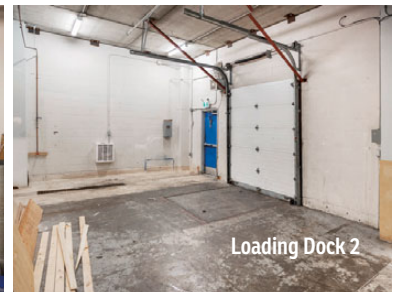
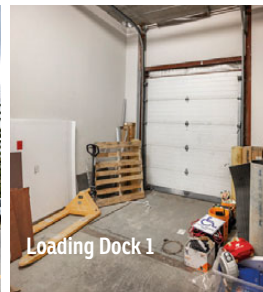
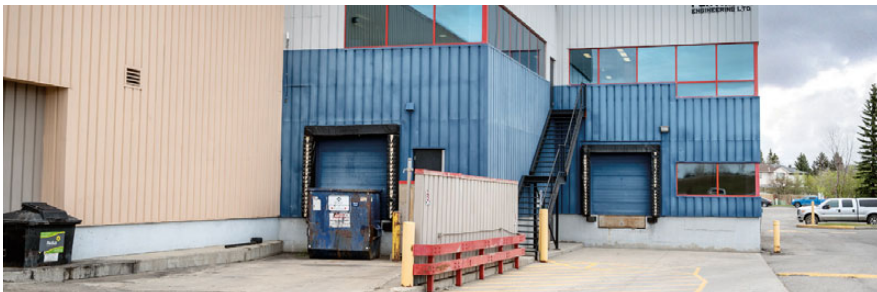
MAIN FLOOR

15,568 SQ.FT.

AVAILABLE IMMEDIATELY



Floorplan subject to change



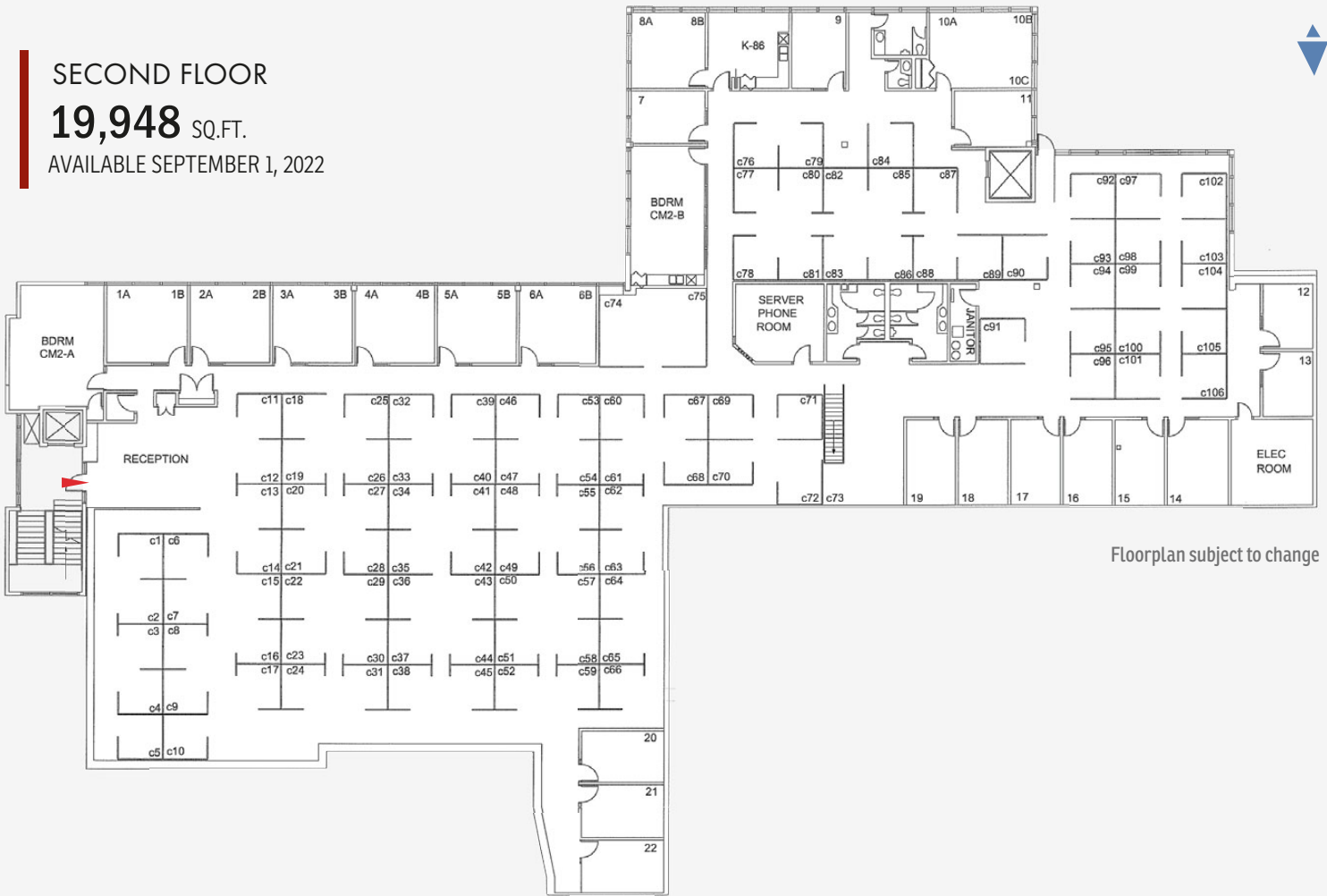
Loading Dock 1

Loading Dock 2

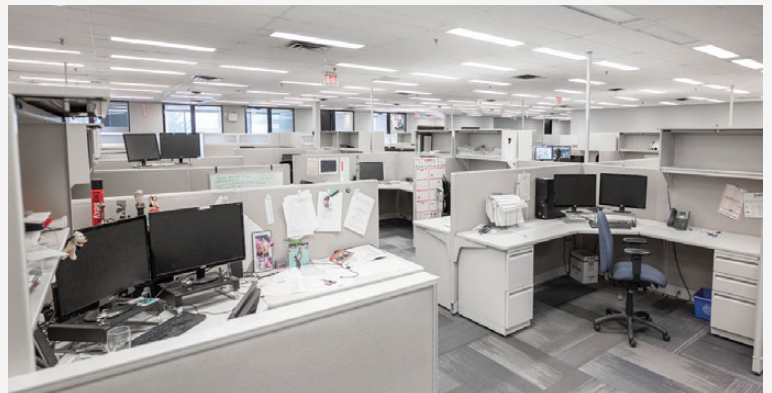
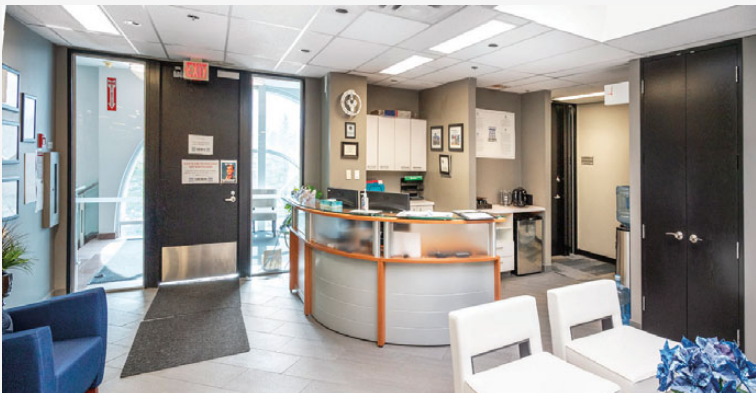
# SECOND FLOOR

## 19,948 SQ.FT.

AVAILABLE SEPTEMBER 1, 2022



Floorplan subject to change



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

