

# OFFICE SPACE FOR LEASE

## Centre 89

8989 Macleod Trail S, Calgary

- » 4-storey office tower.
- » Walking distance to Heritage LRT Station.
- » On-site landlord.
- » Great Tenant parking ratio: 1:400 (reserved). Mix of underground and covered at \$120/stall per mo.
- » Free Visitor surface parking on site (2 hr).
- » HVAC hours: available 24 hours per day on workdays, Saturdays and Sundays at no extra charge.



**GREAT RESERVED  
PARKING RATIO  
1:400 sf**



**SECURE  
UNDERGROUND  
BIKE STORAGE**  
COMING SOON



**ELECTRIC CAR  
CHARGING  
STATION**

FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Murray Ion**, VICE PRESIDENT, PARTNER

c: **403-797-3103**

d: **403-294-7179**

mion@barclaystreet.com



**BARCLAY  
STREET**  
REAL ESTATE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



## LEASE INFORMATION

**MUNICIPAL ADDRESS:** 8989 Macleod Trail S, Calgary

### AVAILABLE FOR LEASE:

**2,015 sq. ft. – Suite 201**

- » 4 offices, boardroom, reception, kitchen.
- » Glass walls.
- » New finishes and flooring.
- » NW views.

**5,107 sq. ft. – Suite 206**

- » Demisable from 800 to 5,107 sq. ft.
- » Undeveloped. New turnkey provided.
- » Nice greenspace views.

**800 sq. ft. – Suite 207**

- » 3 window offices, kitchen.
- » Furniture may be available.
- » Available on 3-month notice.
- » Minimum 4-year term.

**2,779 sq. ft. – Suite 306.**

- » Former child psychologist office with play area.
- » 7 offices, play area, reception, kitchen, washroom.
- » Nicely finished, works for medical/counselling offices.

**1,000 sq. ft. – Suite 308**

- » 3 offices, reception.

**2,175 sq. ft. – Suite 309**

- » Demisable to ~1,100 & ~1,075 sq. ft. (available in 3 months after lease execution).
- » 5 offices, boardroom, reception, kitchen, storage.

**1,500 sq. ft. – Suite 407**

- » Undeveloped. New turnkey provided.

**1,963 sq. ft. – Suite 409**

- » Demisable to ~840 sq. ft. and ~1,525 sq. ft. (available in 2 months after lease execution).
- » 8 offices, reception, kitchen.

**~~2,896 sq. ft. – Suite 401~~ — LEASED**

### PARKING:

- Ratio 1:400 (reserved). Mix of underground and covered at \$120/stall per mo.
- Free Visitor surface parking on site (2 hr).
- Parking ceiling height 6'2"
- Secure underground bike storage – coming soon
- Electric car charging station.

**T.I.:** Negotiable

**OP. COSTS AND TAXES:** \$14.93/sq. ft. (est.)

**NET RENT:** Competitive market rate



## BUILDING INFORMATION

**NUMBER OF FLOORS:** 4

**BUILDING AREA:** 65,750 sq. ft.

**TYPICAL FLOOR:** 13,500 sq. ft.

**HVAC HOURS:** Available 24 hours per day on workdays, Saturdays and Sundays at no extra charge

**BUILDING ACCESS HOURS:**  
6:30 am to 6:00 pm (M-F).







Great parking ratio:  
1:400 sq. ft. (reserved)

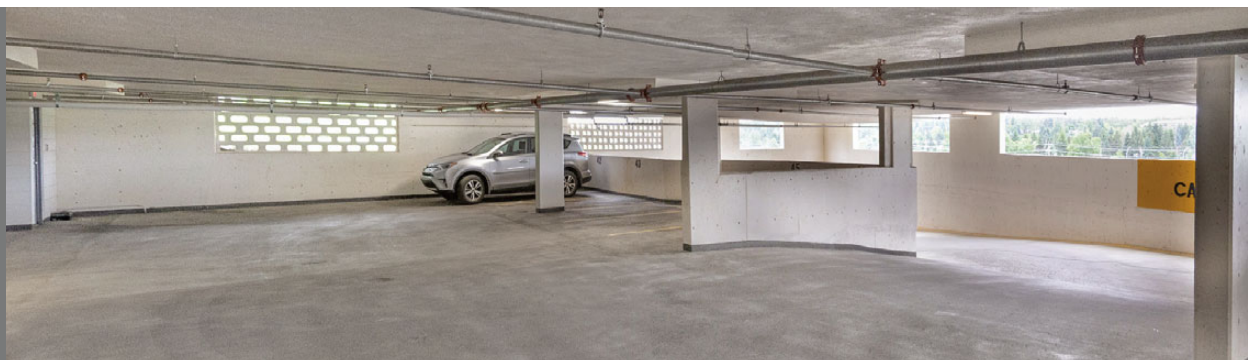
Covered, reserved,  
secured stalls.



Electric car charging  
station.



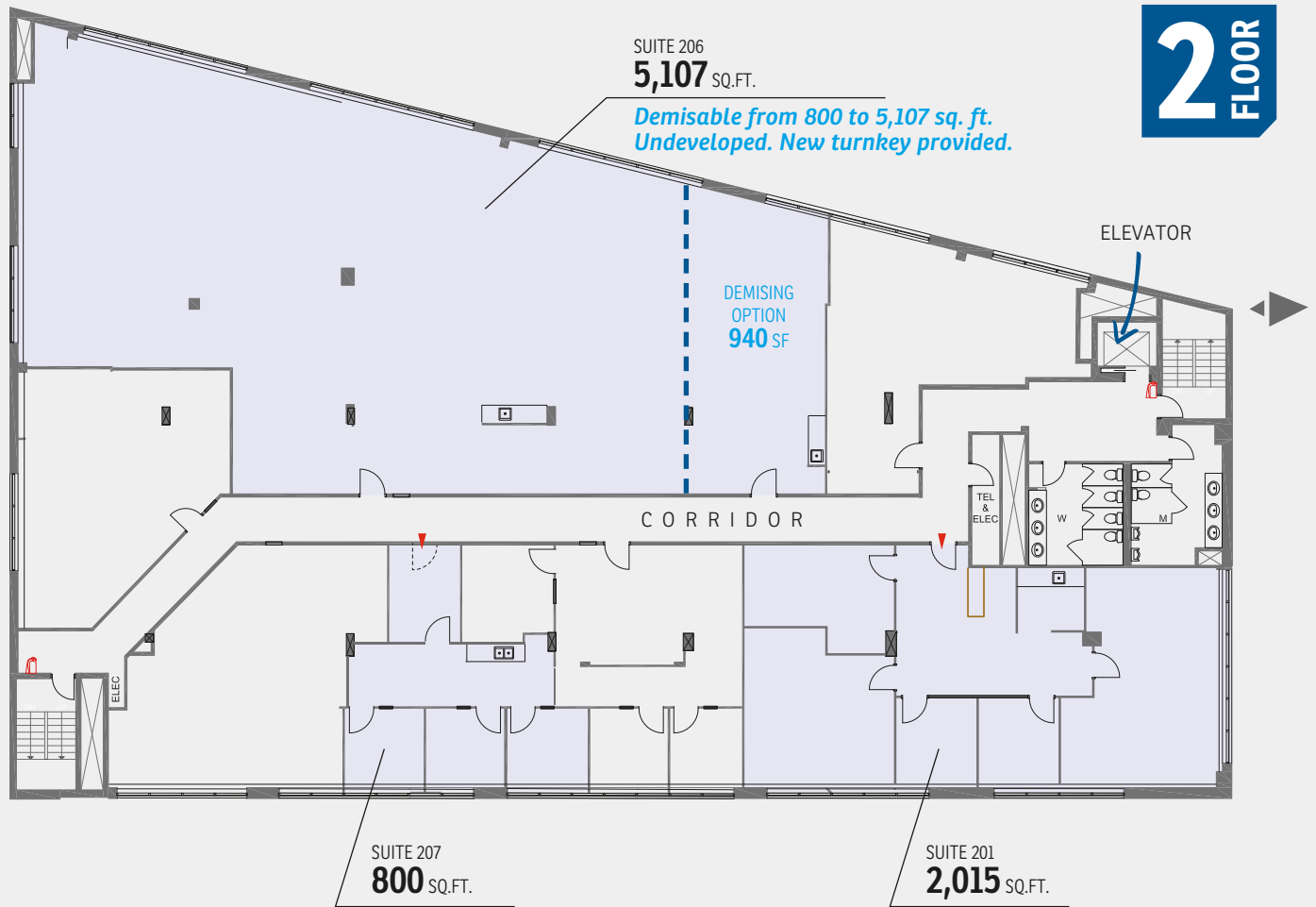
Coming soon:  
secure underground  
bike storage.





EXAMPLE OF LANDLORD'S  
NEW STANDARD  
FOR TURN-KEY SPACES

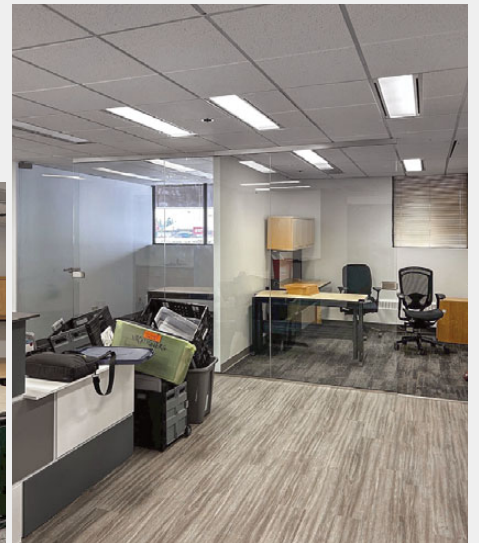




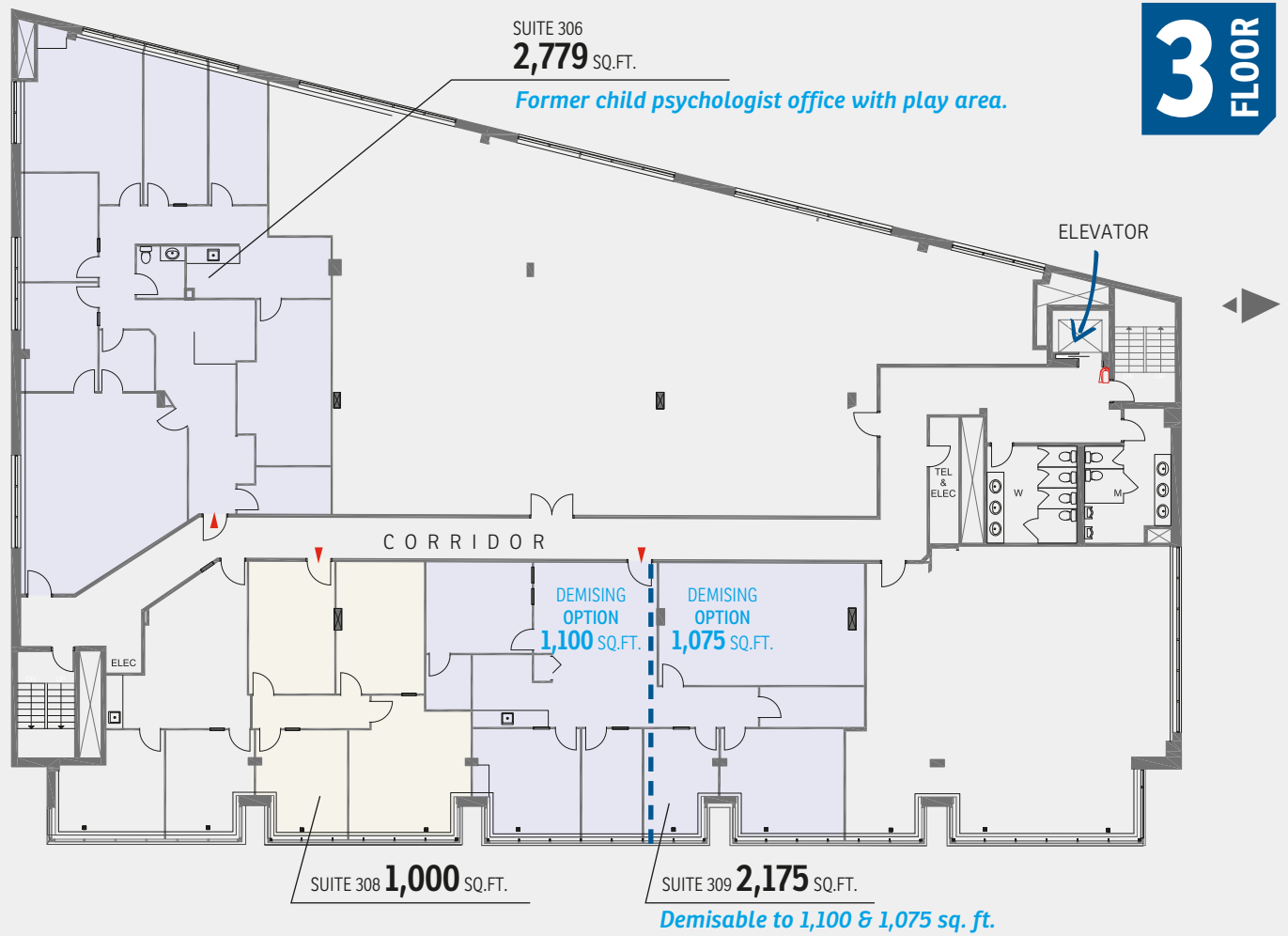
SUITE 207



SUITE 201



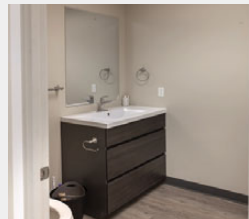




SUITE 309

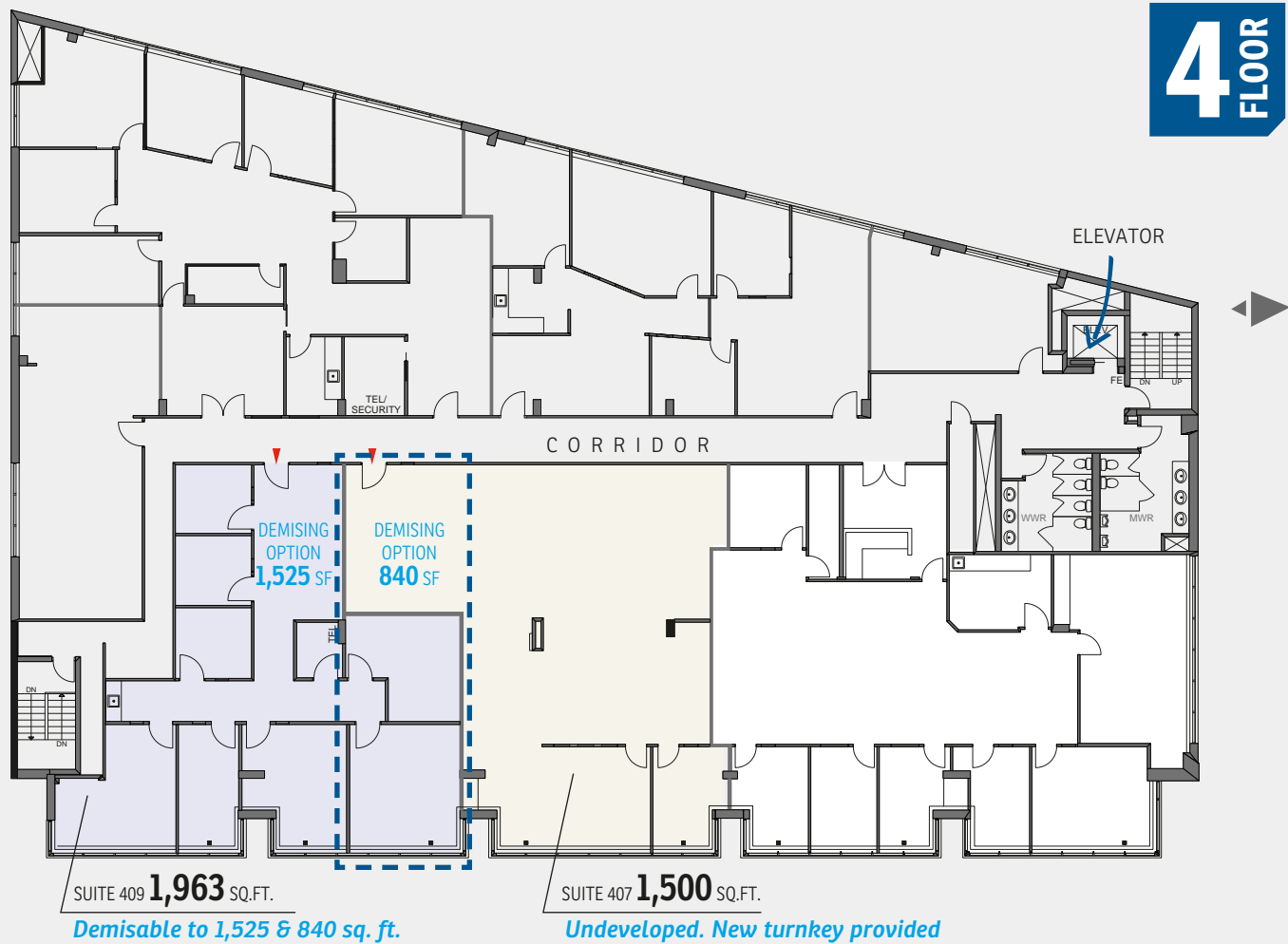


SUITE 306



SUITE 308





**SUITE 409**





SUITE 401



SUITE 404



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