

± 1,230 sf

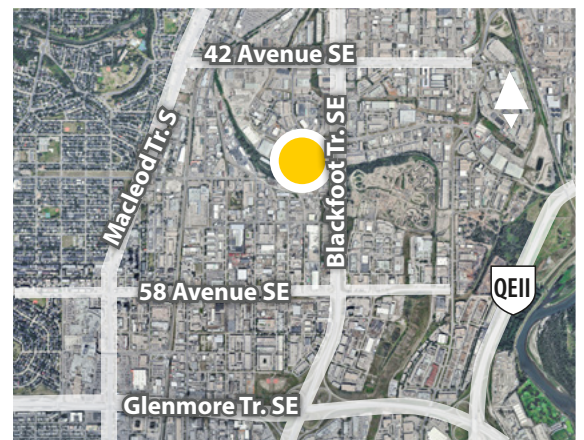
Unit 531



## OFFICE / SHOWROOM IN MANCHESTER INDUSTRIAL FOR SUBLEASE

**531 Manitou Road SE  
Calgary**

» Clean and open office/showroom area with HVAC and modern finishings



**Darren Abrahamson**, SR. ASSOCIATE

c: 403-813-7758 • d: 403-294-7156 • [dabrahamson@barclaystreet.com](mailto:dabrahamson@barclaystreet.com)

**Luke Stiles**, SR. ASSOCIATE

c: 403-681-7810 • d: 587-393-9343 • [lstyles@barclaystreet.com](mailto:lstyles@barclaystreet.com)

**Ryan McBride**, ASSOCIATE

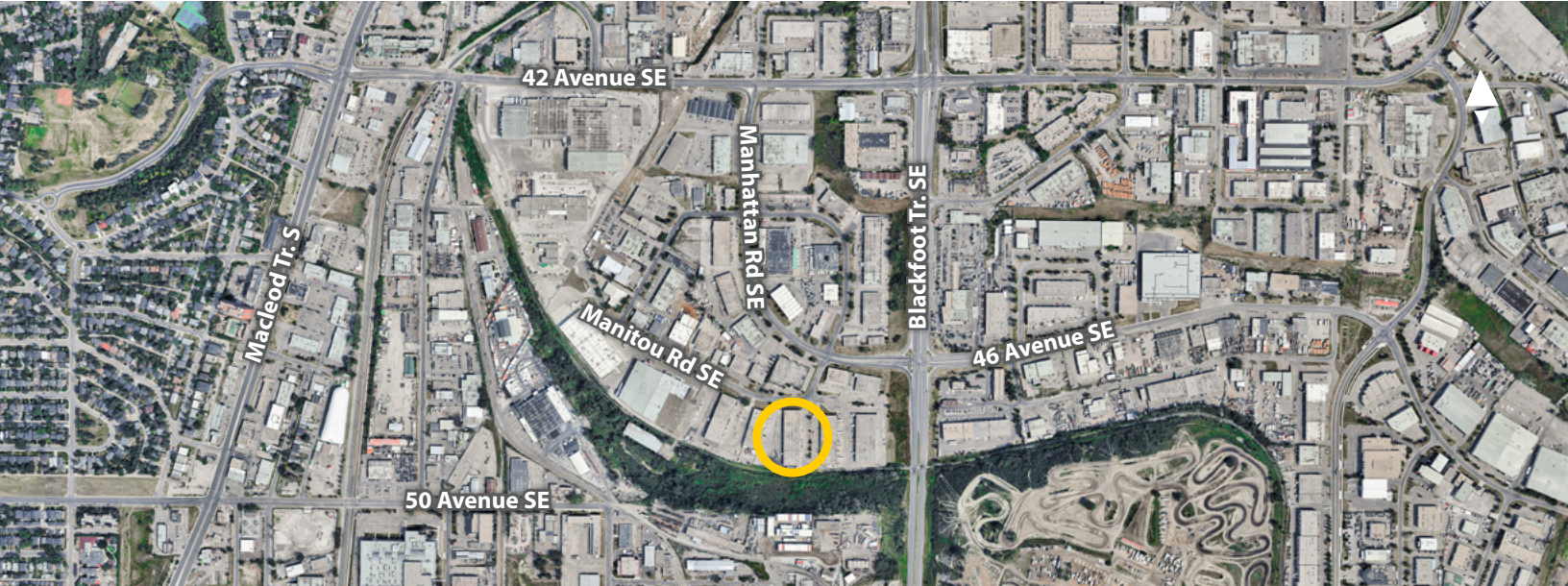
c: 403-875-1042 • d: 403-294-7182 • [rmcbride@barclaystreet.com](mailto:rmcbride@barclaystreet.com)



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





- » Centrally located
- » Excellent access to Blackfoot Tr. and Macleod Tr.
- » Ample parking

## SUBLEASE INFORMATION

ADDRESS: 531 Manitou Road SE, Calgary

DISTRICT: Manchester Industrial

ZONING: I-G (Industrial General)

AVAILABLE FOR SUBLEASE:

±1,230 sq. ft. – Unit 531

AVAILABILITY: Immediate

AVAILABILITY: To July 31, 2027

CEILING HEIGHT: 13'10" (TBV)

POWER: 100A; 120/208V; 3 ph (TBV)

PARKING: Ample

OP. COSTS AND TAXES:

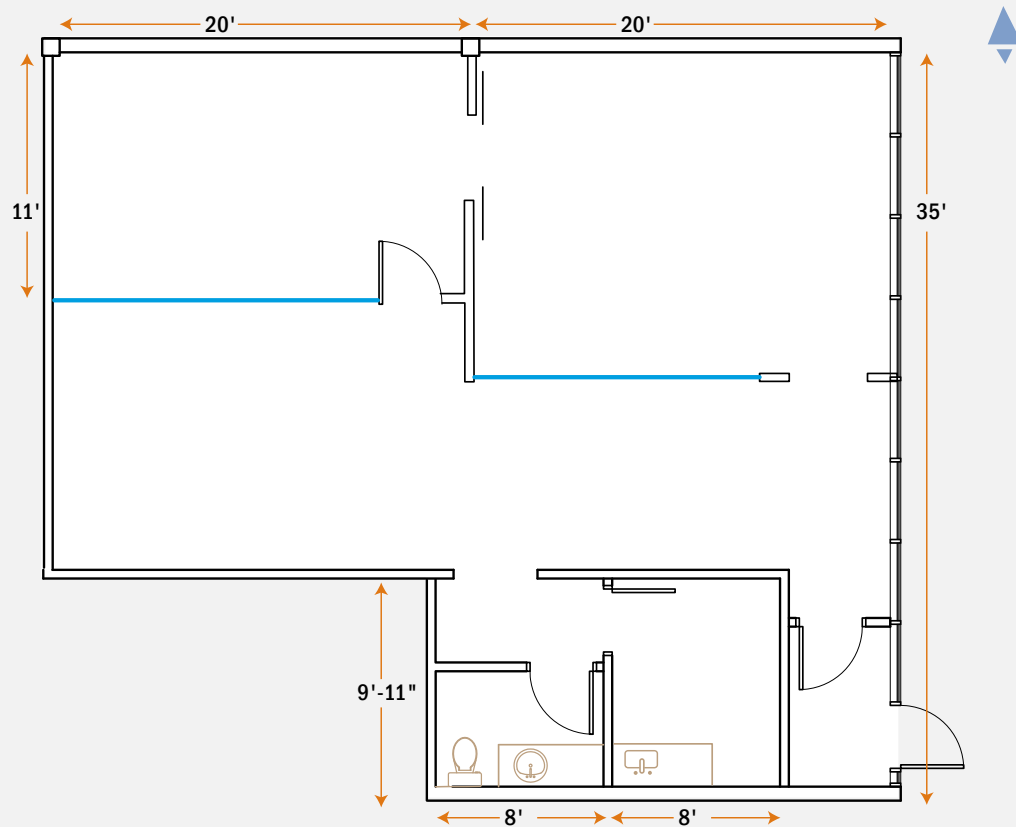
\$9.75 per sq. ft. (est.). Utilities included.

SUBLEASE RATE: \$12.25 per sq. ft.





UNIT 531  
**1,230** SQ.FT.





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LOCAL EXPERTISE MATTERS