



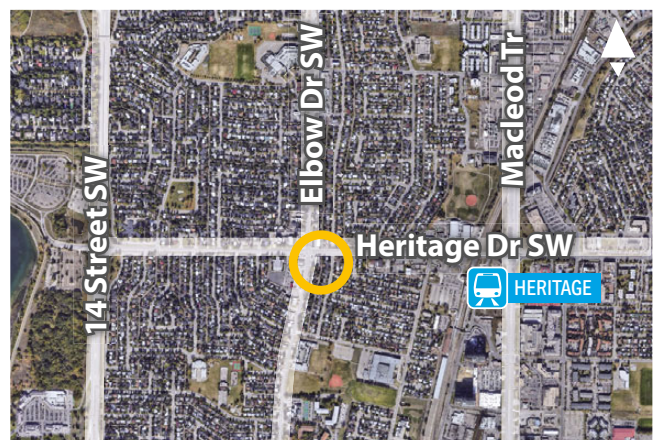
## OFFICE SPACE FOR LEASE

### Elbow Park Plaza

8408 Elbow Drive SW, Calgary

**600** sf

Unit 202



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LOCAL  
EXPERTISE  
MATTERS



- » Located within high-profile, densely populated area.
- » Excellent exposure to high traffic on Elbow Drive SW and Heritage Drive SW.
- » In proximity to Heritage LRT Station.
- » Heritage Drive SW connects property to Macleod Tr., 14 St. SW and Deerfoot Tr.

## LEASE INFORMATION

ADDRESS: 8408 Elbow Drive SW, Calgary

COMMUNITY: Haysboro

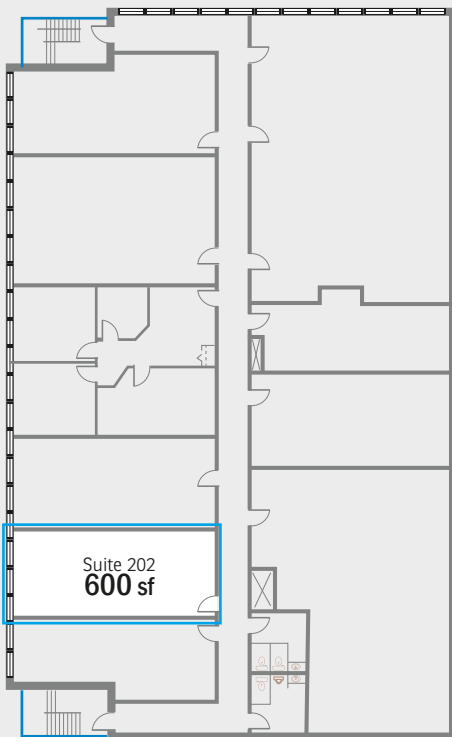
AVAILABLE FOR LEASE:  
600 sq. ft. – Unit 202 (2nd floor)

AVAILABILITY: September 1, 2025

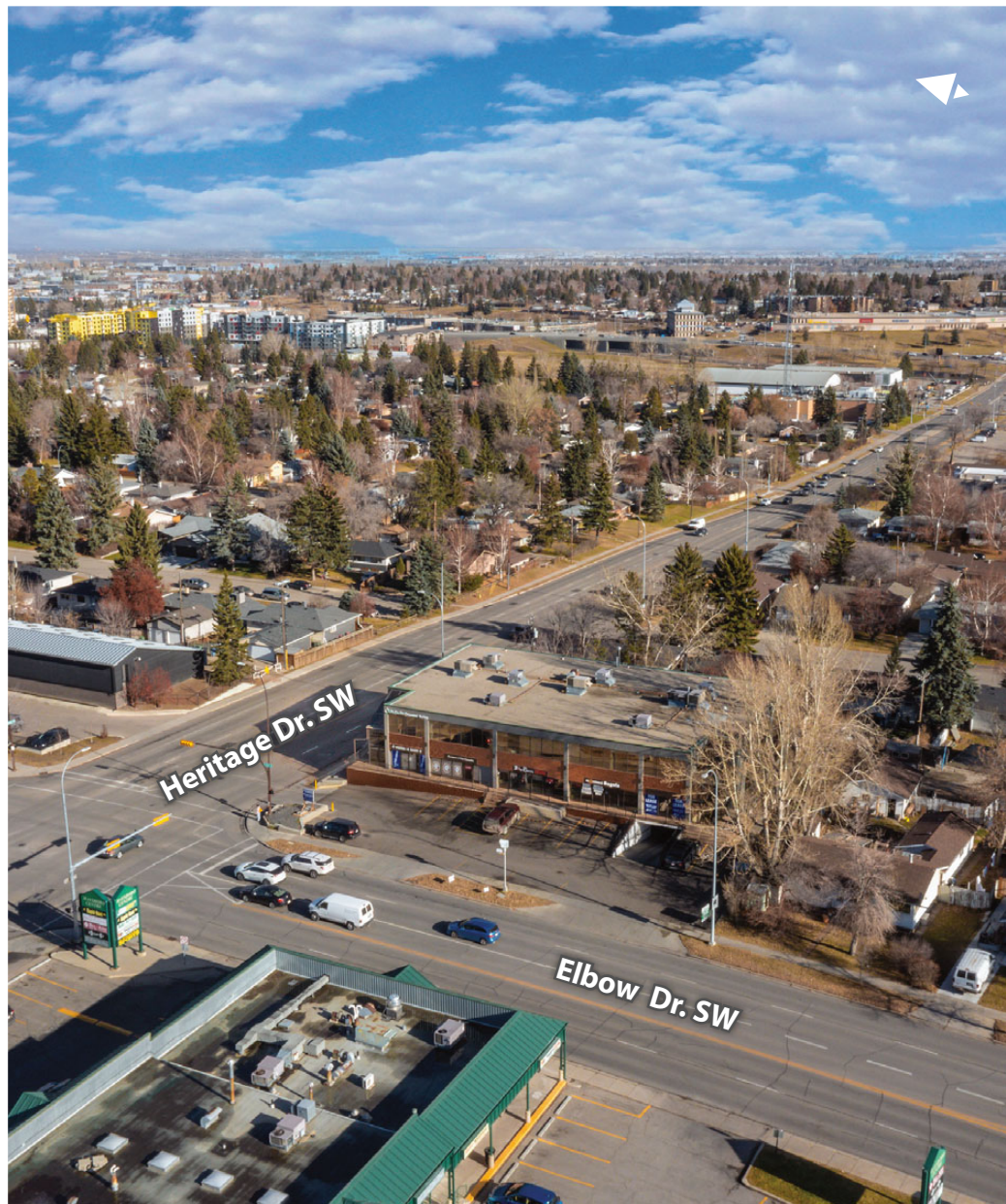
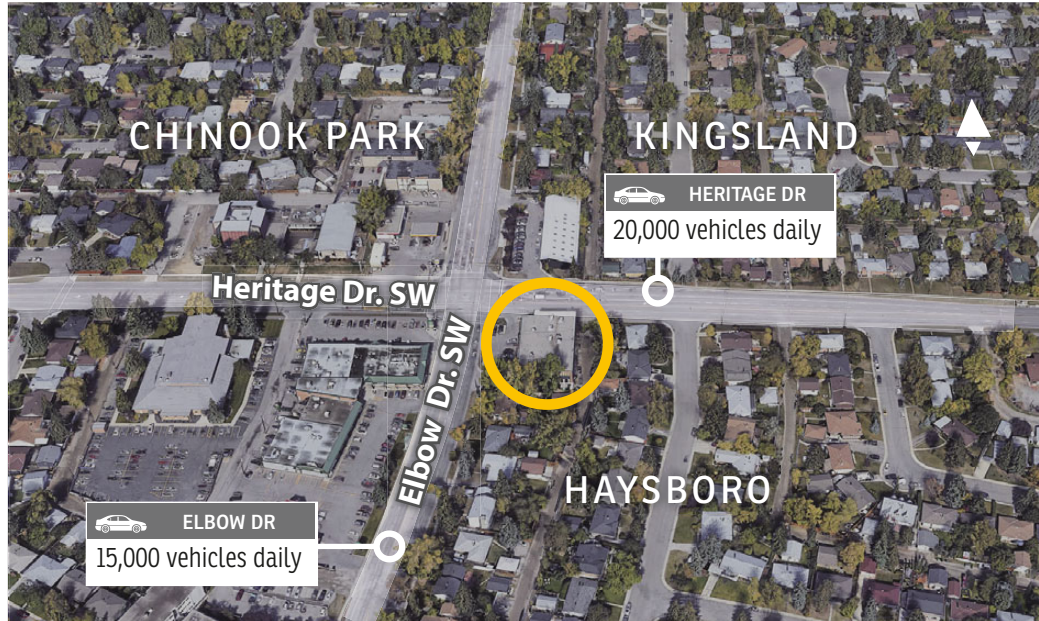
PARKING:  
23 u/g stalls and 10 surface

OP. COSTS AND TAXES:  
\$17.75 per sq. ft. (est.). Utilities included

NET RENT: Market



SECOND FLOOR



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LOCAL EXPERTISE MATTERS