

Retail Opportunity



3916 MacLeod Trail SE

## RETAIL/MEDICAL SPACE FOR LEASE

Occupancy  
Immediate

### HIGHLIGHTS

- Medical focused development with plenty of parking for patients
- One minute walk to 39 LRT Station and bus stop in front of site
- All transit stops within 3 minute walk
- Eight minute drive to the Downtown Core
- Located on a high visibility corner of Macleod Trail

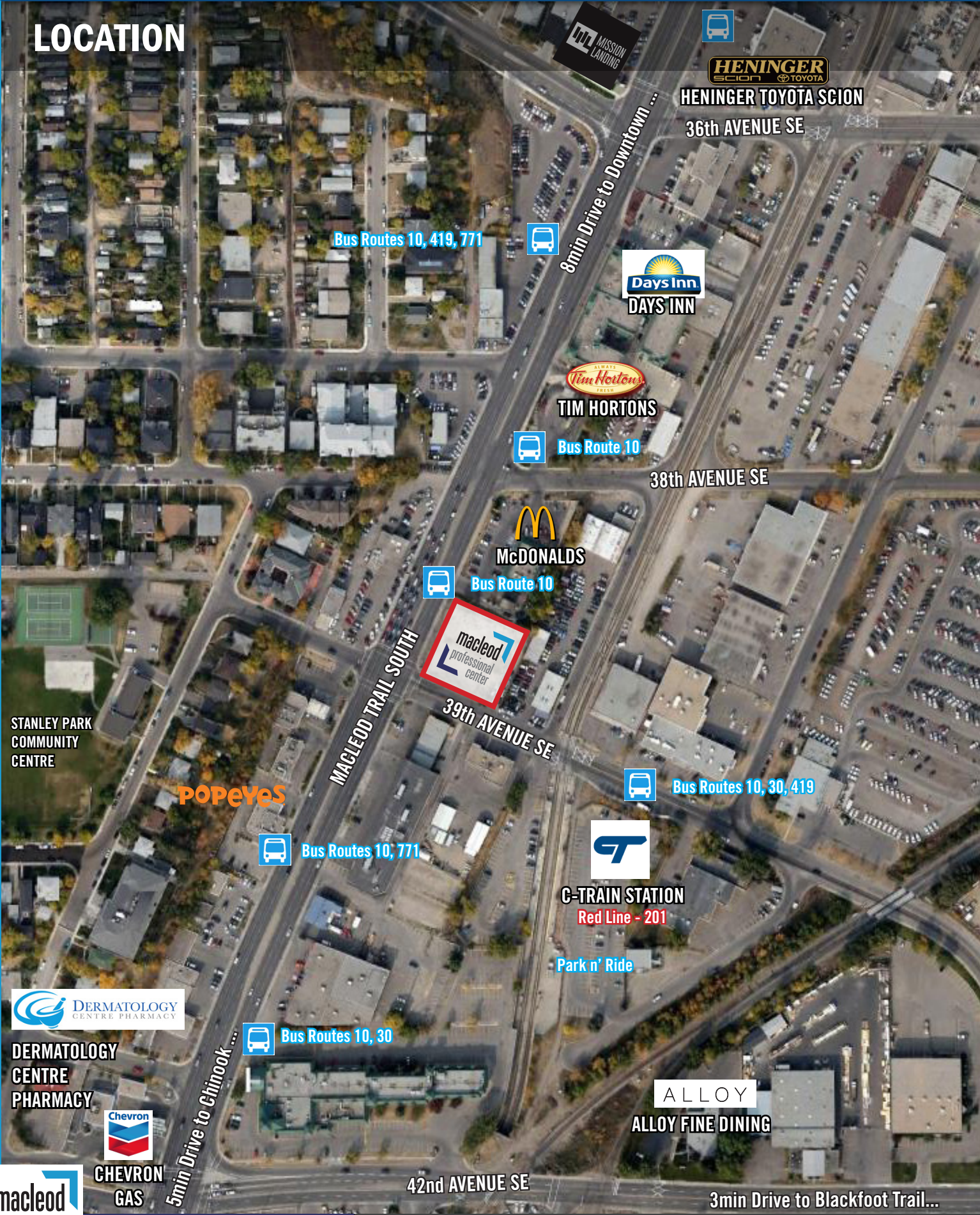


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# LOCATION



MISSION LANDING



HENINGER  
SCION TOYOTA

HENINGER TOYOTA SCION

36th AVENUE SE

Bus Routes 10, 419, 771



8min Drive to Downtown ...

Days Inn  
DAYS INN

TIM HORTONS

TIM HORTONS



Bus Route 10

38th AVENUE SE



McDONALDS



Bus Route 10

macleod  
professional  
centre

39th AVENUE SE



Bus Routes 10, 30, 419

STANLEY PARK  
COMMUNITY  
CENTRE

POPEYES



Bus Routes 10, 771



G-TRAIN STATION

Red Line - 201

Park n' Ride

DERMATOLOGY  
CENTRE PHARMACY

DERMATOLOGY  
CENTRE  
PHARMACY



Bus Routes 10, 30



CHEVRON  
GAS

5min Drive to Chinook ...

ALLOY

ALLOY FINE DINING

42nd AVENUE SE

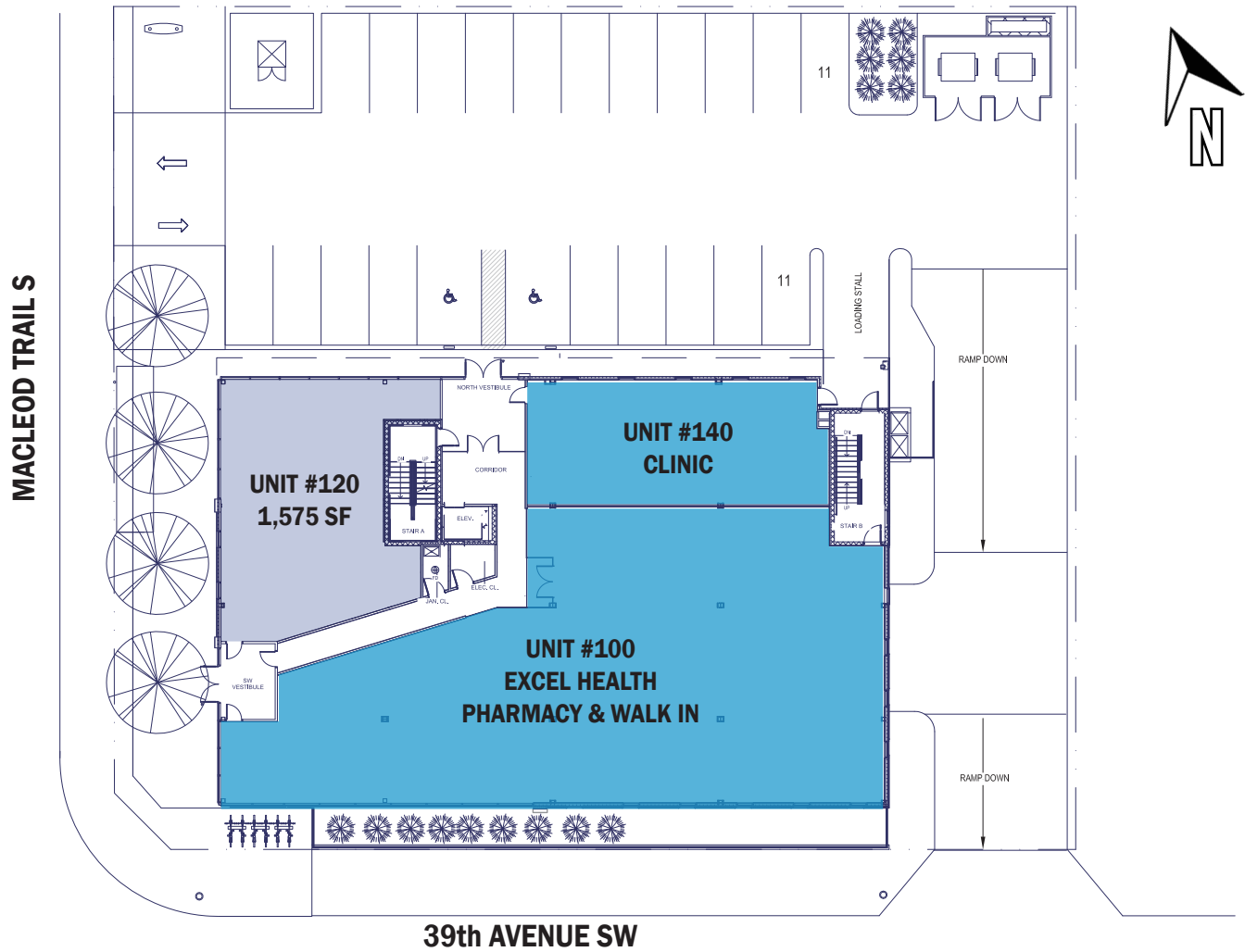
3min Drive to Blackfoot Trail...

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centre

3916 Macleod Trail SE



# FLOOR PLAN - MAIN FLOOR



■ AVAILABLE

■ LEASED

## BUILDING AVAILABILITY

MAIN FLOOR AVAILABLE 1,575SF  
 DEMISING OPTION: 715SF AND 860 SF  
 CORNER UNIT  
 AMPLE SURFACE PARKADE IN FRONT

ASKING RENT Market

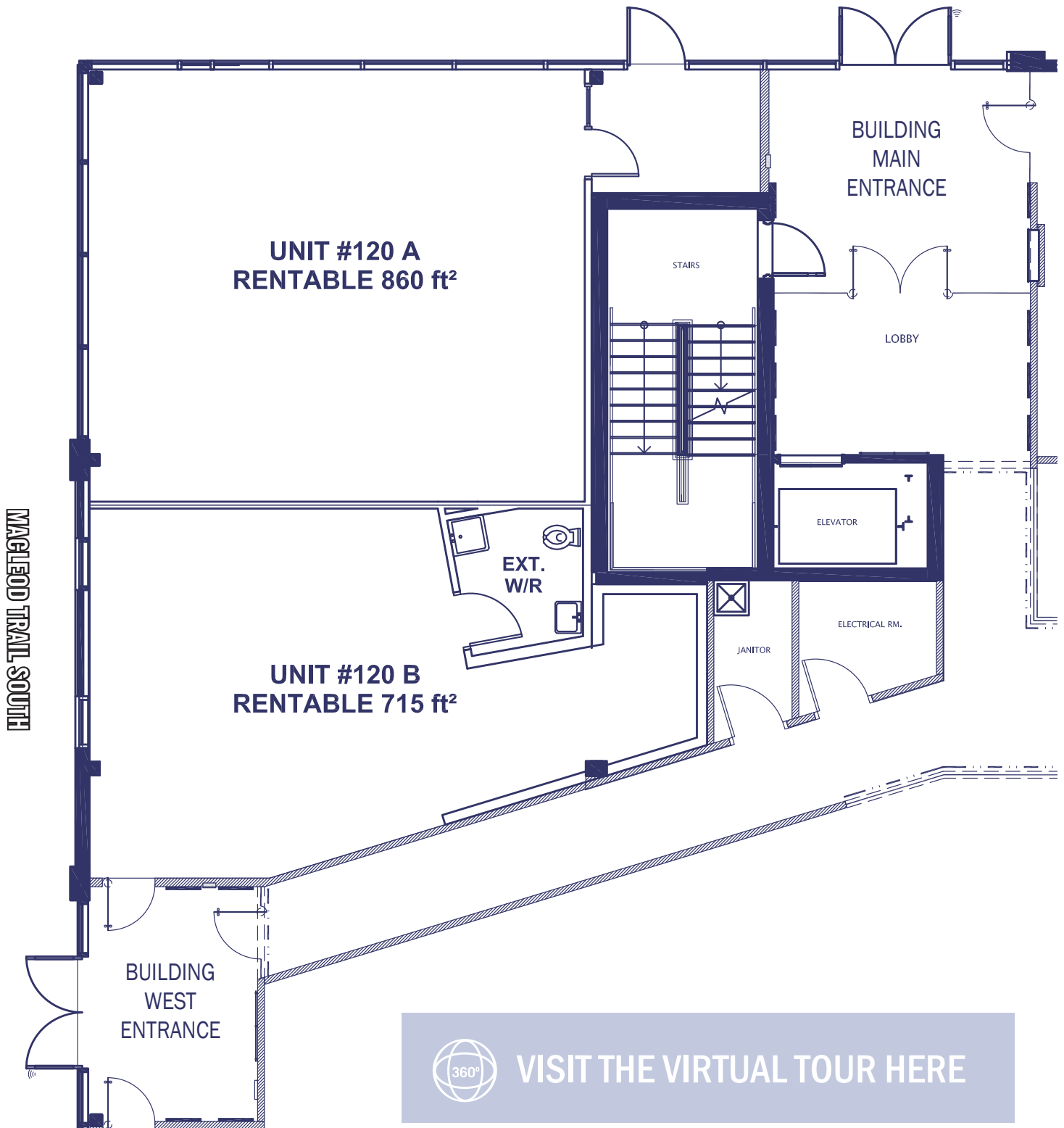
## PARKING AVAILABLE

SURFACE PARKING 22 Stalls  
 2 LEVEL UNDERGROUND 98 Stalls  
**TOTAL 120 Stalls**

**4 STALLS PER 1000 SF**

*Medical/Health Care Focused Centre  
 With Office & Retail Space*

# FLOOR PLAN - UNIT # 120



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# UNIT FEATURES

- DEMISING OPTION
- OFFICE AND STORAGE SPACE
- SECURE STORAGE
- STOREFRONT SIGNAGE
- FREE BARRIER WASHROOM

# CURRENT SPACE INTERIOR



# THE BUILDING



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**RETAIL/MEDICAL  
FOR LEASE**

**Occupancy  
Immediate**

For further information on this opportunity, please contact:

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