



**GRASSROOTS**  
REALTY GROUP

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**5940 MacLeod Trail SW  
Calgary, Alberta**

**MLS # A2217371**



**\$2,089 per month**

<b>Division:</b>	Manchester Industrial
<b>Type:</b>	Office
<b>Bus. Type:</b>	Accounting,Administrative and Support ,Financial ,Professional Service,Profes
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	MacLeod Place II
<b>Bus. Name:</b>	-
<b>Size:</b>	3,134 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Furniture can stay

**\*\*Sublease\*\***This top-floor office space offers 3,134 square feet of premium workspace with stunning views of downtown Calgary, the Rocky Mountains, and the city skyline. Located directly across from Chinook Centre, your business will benefit from exceptional convenience, access to top restaurants, shopping, and just a 7-minute walk to the LRT station. Available for sublease from July 1, 2025, to March 31, 2028, the space includes six secure, covered parking stalls at \$140 per month each. Operating costs are \$16.88 per square foot and include all utilities and janitorial services. A fully furnished option is also available for a turnkey solution. The functional layout features a kitchen with full appliances, a large boardroom that seats 10, a reception area, 11 private offices (eight with windows), one executive office, two cubicles, and a dedicated server room. The building also offers access to a reservable boardroom/social space, an on-site fitness centre with showers, and ample visitor parking. Ideal for growing businesses seeking a prestigious, accessible location with modern amenities, this office space is designed to impress. Contact us today to schedule a private tour.