



**GRASSROOTS**  
REALTY GROUP

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**4014 Macleod Trail SE  
Calgary, Alberta**

**MLS # A2275967**



**\$14 per sq.ft.**

**Division:** Manchester

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Atrium Square

**Bus. Name:** -

**Size:** 1,699 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

\*Multiple units available for lease at Atrium Square from 1,261 SF to 4,873 SF\*. Lease this brand new 1,699 SF show suite located on the top floor of Atrium Square, perfectly positioned along Calgary's busy Macleod Trail and just steps from the 39th Avenue LRT station. Surface, covered, and underground parking options are available at an additional cost. Operating costs are \$14.75/SF. This unit is available immediately and is zoned C-COR3, allowing for a wide range of commercial uses. Don't miss this prime opportunity to establish your business in a high-traffic, accessible location.