

# \$2,089 - 5940 Macleod Trail Sw, Calgary

MLS® #A2217371

**\$2,089**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

This space for sublease is offering 3134sqft of prime office space on the top (9th) floor with breathtaking mountain, downtown and city views. Situated directly across from Chinook Mall, the area boasts easy access to a variety of restaurants, making it a convenient and vibrant location for your business. Operating Costs are \$16.88 include everything like utilities and janitorial services. Internet is not included.

Key Features: Size: 3134 sqft; Term: Preferably 3 years (March 1, 2025 – March 31, 2028); Parking: 6 parking spot available at \$140 per spot, in a covered, secure parkade; Furniture: Office furniture available if desired. Layout Includes: Kitchen with all appliances; 3 double offices with windows; 5 single offices with windows; 2 single offices without windows; 1 executive office; Boardroom for 10 people; Server room; 2 cubicles; Space for a reception area.

Building Amenities: Large boardroom/social room available to book as needed; On-site gym/fitness area with showers, accessible via card swipe; Ample parking for visitors and clients surrounding the building; LRT station just 7 minutes away for easy access by transit. This office space provides an ideal blend of functionality, accessibility, and modern amenities, making it perfect for any growing business. Contact us for more details and to schedule a viewing.

Built in 1970



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2217371   |
| Price      | \$2,089    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1970       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5940 Macleod Trail Sw |
| Subdivision | Manchester Industrial |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2H 2G4               |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 6             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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