

# STAMPEDE STATION PHASE 1 (Office)

1331 Macleod Trail S.E. Calgary, Alberta

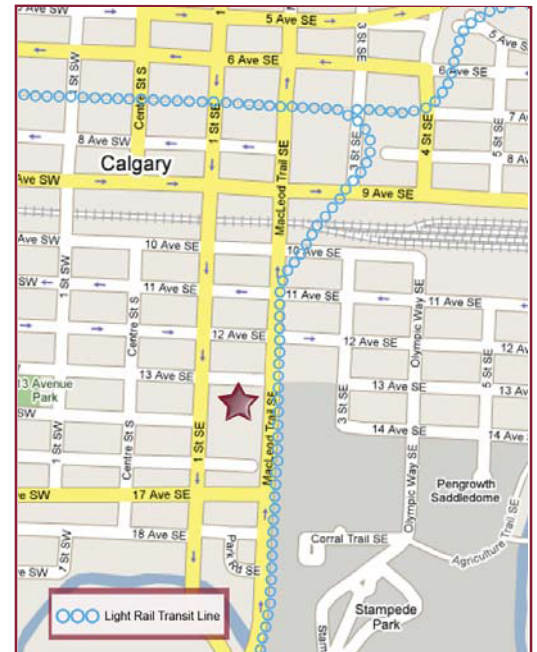


## LOCATION

- Excellent access & egress from Macleod Trail Northbound & Southbound
- Direct access to Stampede Station LRT
- Walking distance to dining, entertainment, Talisman Centre

## FEATURES

- Meeting and conference facilities across street.
- Coffee shop, printshop, banking services and restaurant on main floor
- Parking ratio - 1 stalls for every 500 sf (additional stalls available as requested)



## CONTACT

**Wendy Aspenlieder**, [wendy.aspenlieder@obc.com](mailto:wendy.aspenlieder@obc.com) or

**Erin McCready**, [erin.mccready@obc.com](mailto:erin.mccready@obc.com)

OPUS Building Canada Inc. 1702 - 4th Street SW, Calgary AB

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## LOCATION:

STAMPEDE STATION Calgary, Alberta

## CIVIC ADDRESS:

1331 Macleod Trail S.E.

## NET RENT:

Market Rates

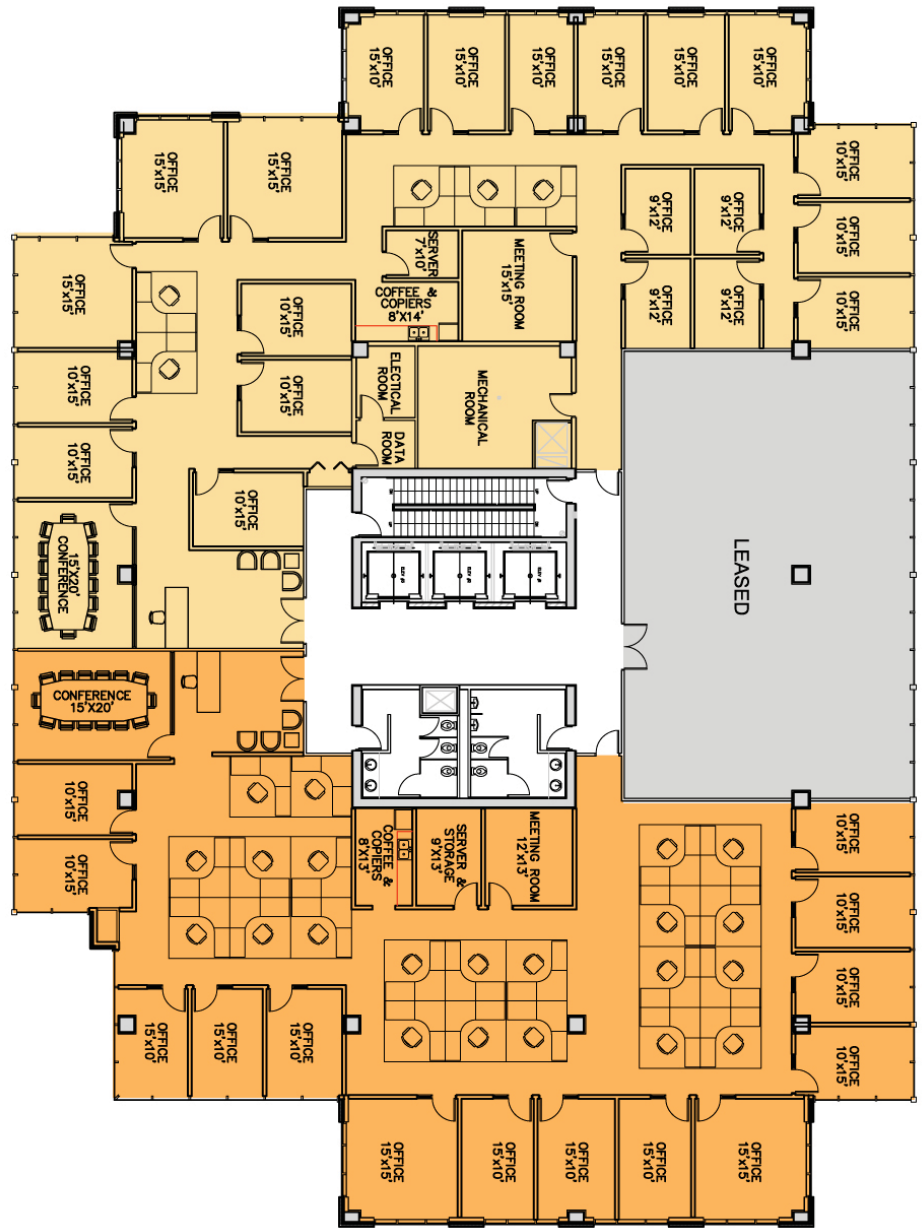
## INDUCEMENTS:

Negotiable

## 6TH FLOOR:

- 15,540 rentable square feet
  - Can be demised according to adjacent layout
- Outstanding views
- South, East and West exposure
- Generous inducements
- Outstanding parking ratio
- Immediate Tenant Fixturing
- Turnkey opportunities available

## Proposed Buildouts



7,626 sq. ft. (Office Intensive)

7,981 sq. ft. (Office & Open Area Mixed)



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