

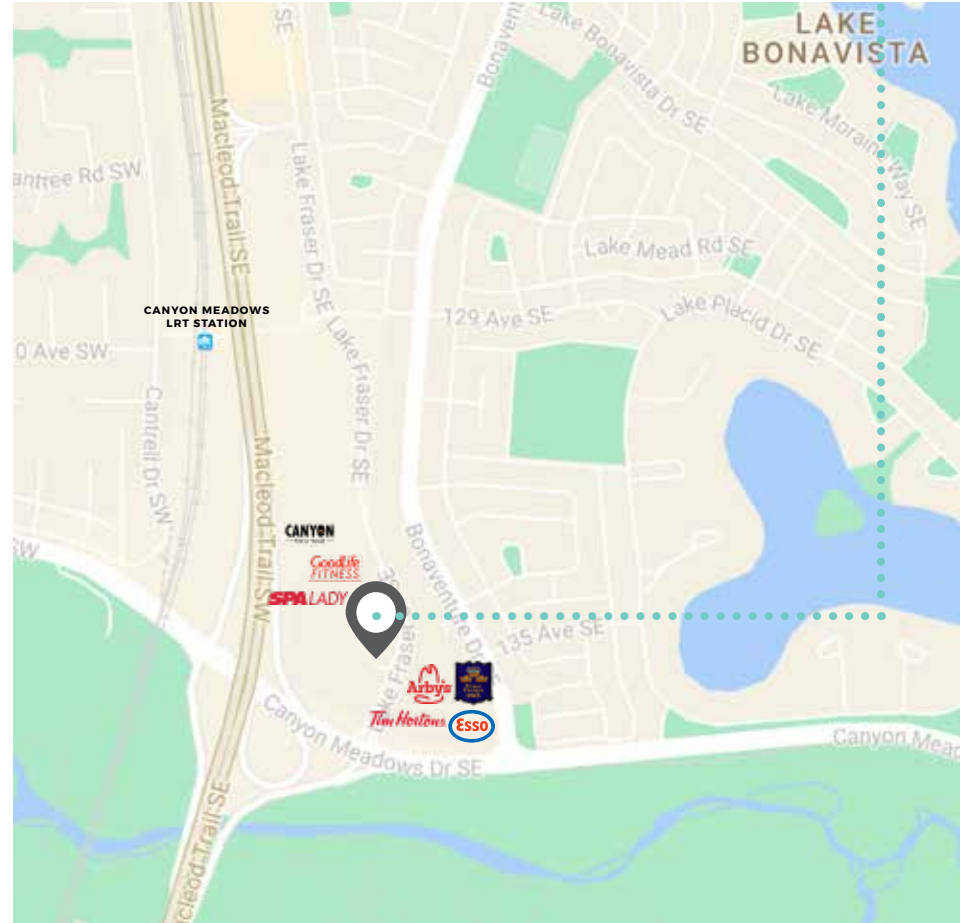
CANYON MEADOWS CENTRE

13226 MACLEOD TRAIL SE



LARGE MAIN FLOOR OFFICE SPACE AVAILABLE IN THE SOUTHEAST

AVAILABLE SPACE:	Main Floor: 15,568 s.f.
NET RENT:	Market
OPERATING COSTS:	\$8.60 p.s.f. (Est. 2018)
AVAILABLE:	Immediately
PARKING RATIO:	1:311 s.f.
PARKING:	Surface, free of charge



- 600 meter walk to the Canyon Meadows LRT Station
- Great amenities in the complex, including: GoodLife Fitness, Spa Lady Fitness and Canyon Meadows Cinema
- Numerous restaurants within walking distance
- Only a 15 minute drive to the downtown core

MAIN FLOOR SPACE

- Large main floor office with a mix of open work space, cubicles and offices
- Space includes large boardrooms and a kitchen and mens and womens washrooms
- Loading dock



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