



· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

RETAIL SPACE FOR LEASE

# BLVD BELTLINE

1229 MACLEOD TRAIL SE  
CALGARY, ALBERTA

JRMERCANTILE.COM - 403.770.3071

## GENERAL INFORMATION

DETAILED INFORMATION ON BUILDING SPECIFICATIONS AND UNIT CAPACITIES LISTED ON THE FOLLOWING PAGES.

## LOCATION

1229 MACLEOD TRAIL SE

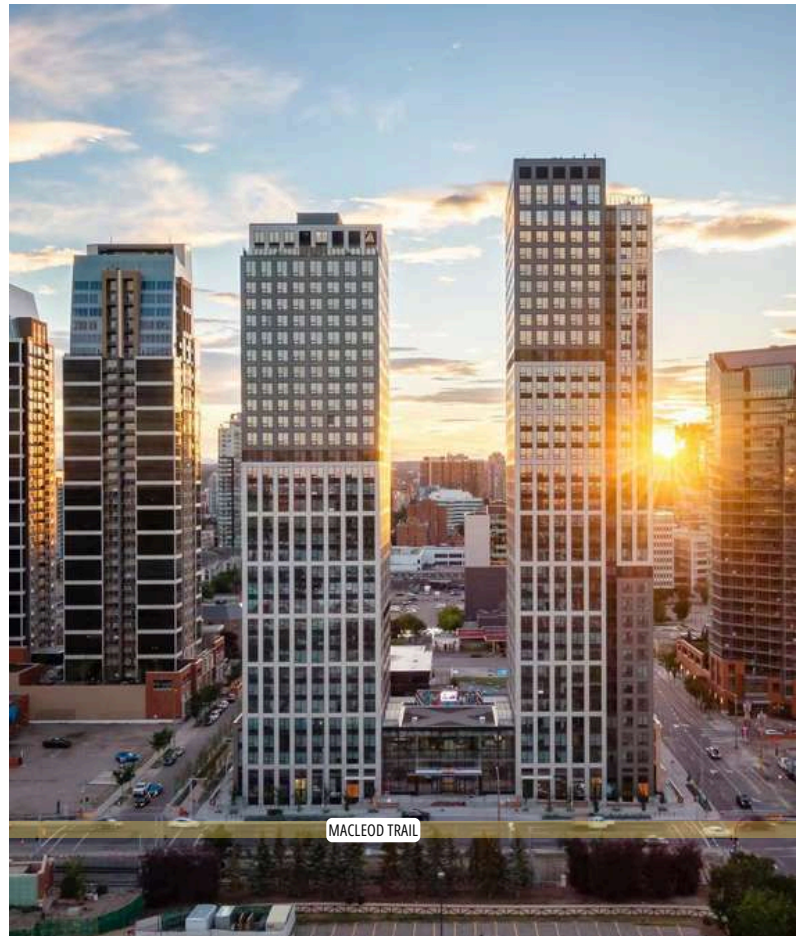
## AVAILABLE FOR LEASE

**CRU'S 1-3:** 5,049 SQ.FT. +/-

- CRU 1: ~2,257 SQ.FT. +/-
- CRU 2: ~1,308 SQ.FT. +/-
- CRU 3: ~1,478 SQ.FT. +/-

**CRU 5:** 1,453 SQ.FT. +/-

**CRU 8:** 2,253 SQ.FT. +/-



**AVAILABLE**  
IMMEDIATELY

**LEASE RATE**  
MARKET

**TERM**  
5 - 10 YEARS

**ZONING**  
CC-X




**PARKING**  
STREET AND AVAILABLE  
BELOW GRADE PARKING  
FOR STAFF AND  
CUSTOMERS.

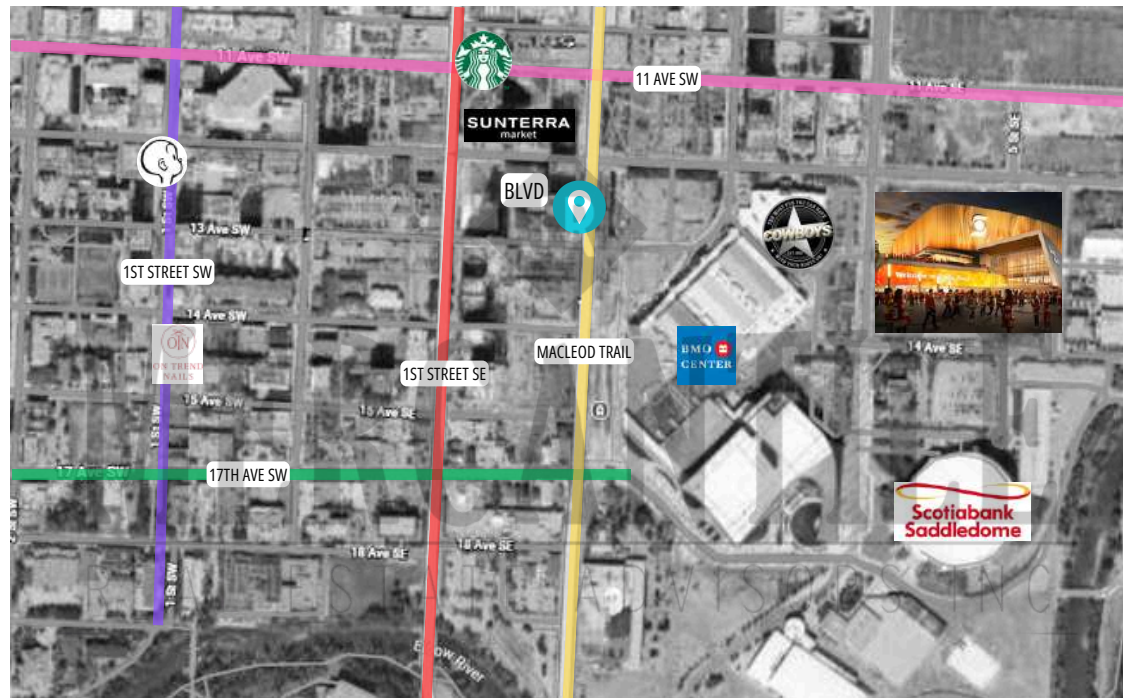
**BUILT**  
2021

**OP COSTS & TAXES**  
\$15.00 (ESTIMATED 2026)

**AMPS**  
200 AMP SERVICE PER  
UNIT

**SECURITY**  
24-HOUR ON-SITE  
SECURITY

**CURRENT TENANTS:**   



# BUILDING INFORMATION

## WALLS & COLUMNS

INTER-TENANT DEMISING WALLS CONSIST OF STEEL STUD AND DRYWALL, TAPED AND SANDED, AND PRIMED, READY TO ACCEPT THE PAINT FINISH. FIRE RATING BETWEEN UNITS IS 2HRS. OTHER WALLS AND COLUMNS WITHIN THE TENANT LEASE SPACE MAY BE UNFINISHED CONCRETE OR CONCRETE BLOCK.

## EXTERIOR WALLS

- ANODIZED ALUMINUM CUTAIN WALL GLAZING SYSTEM.
- EXTERIOR WALLS BEHIND FACADE CLADDING: MINERAL FIBRE INSULATION, AIR/VAPOUR BARRIER, EXTERIOR WALL SHEATHING, METAL STUD FRAMING, AND INTERIOR DRYWALL, TAPED AND SANDED.

## EXTERIOR ALUMINUM DOORS, FRAMES & GLAZING

- ENTRY DOORS ARE DOUBLE DOORS WITH CLEAR ANODIZED ALUMINUM FRAMING WITH DOUBLE GLAZING AND LANDLORD STANDARD HARDWARE (PUSH/PULL HANDLES; OVERHEAD CLOSERS; DOOR SWEEPS; WEATHER-STRIPPING; AND LOCKS).

## FLOORS

- SMOOTH, LEVEL, TROWLED CONCRETE FLOORS.

## POWER SUPPLY

- LANDLORD SHALL SUPPLY A 120/208V 3-PHASE, 4-WIRE, 200A ELECTRICAL SERVICE, COMPLETE WITH DISCONNECT PROVIDED WITHIN THE TENANT SPACE, IN LANDLORD SPECIFIED LOCATION.

## LIGHTING

- LAMP HOLDERS WILL BE PROVIDED TO ALLOW TEMPORARY LIGHTING WITHIN THE SPACE. TEMPORARY EMERGENCY LIGHTING IS PROVIDED VIA SELF-CONTAINED BATTERY PACKS WITHIN THE SPACE.
- TWO 15A 120V EMERGENCY GENERATOR BACKED CIRCUITS SHALL BE PROVIDED TO EACH RETAIL UNIT FOR FUTURE EMERGENCY LIGHTING INSTALLATION.

## FIRE ALARM / VOICE EVACUATION

- LANDLORD SHALL PROVIDE MINIMUM ONE FIRE ALARM SPEAKER/STROBE DEVICE WITHIN TENANT PREMISES.

## COMMUNICATIONS SUPPLY

- TWO (2) EMPTY 53MM EMT CONDUITS, COMPLETE WITH PULL STRING, WILL BE PROVIDED FROM THE TENANT SPACE TO THE ON-FLOOR LANDLORD'S TELECOMMUNICATION ROOM LOCATED BY THE CORE.

# MECHANICAL PROVISIONS

- **DOMESTIC COLD WATER:**

- ONE 50MM COLD WATER STUB VALVED AND CAPPED AT THE PREMISES IN LANDLORD SPECIFIED LOCATION FOR TIE-IN AND DISTRIBUTION BY THE TENANT.
- \***CRU'S 3 & 5** HAVE ONE 25MM COLD WATER STUB VALVED AND CAPPED AT THE PREMISES IN LANDLORD SPECIFIED LOCATION FOR TIE-IN AND DISTRIBUTION BY THE TENANT.\*

- **SANITARY:**

- ONE 100MM SANITARY LINE CAPPED BELOW AND NEAR THE PREMISES IN LANDLORD SPECIFIED LOCATION FOR TIE-IN AND DISTRIBUTION BY THE TENANT.

- **VENTING:**

- ONE 50MM SANITARY VENT CAPPED AT THE PREMISES IN LANDLORD SPECIFIED LOCATION FOR TIE-IN AND DISTRIBUTION BY THE TENANT.

- **GAS:**

- ONE 1 - 1/4" GAS PIPE AT 7-14" WC, WITH TOTAL CAPACITY OF ABOUT 1,800 MBH, CAPPED AT THE PREMISES IN LANDLORD SPECIFIED LOCATION FOR TIE-IN AND DISTRIBUTION BY THE TENANT.

- **HEATING, COOLING, AND VENTILATION:**

- HEATING WILL BE FROM FAN COIL UNITS AS PER THE APPLICABLE LEASE AGREEMENT TO SUIT THE TENANT'S REQUIREMENTS.
- COOLING WILL BE FROM FAN COIL UNITS.
- THERE IS A 600MM HIGH LOUVRE BAND ACROSS THE FRONTAGE OF THE SPACE FOR THE TENANT TO USE FOR ALL VENTILATION PURPOSES.

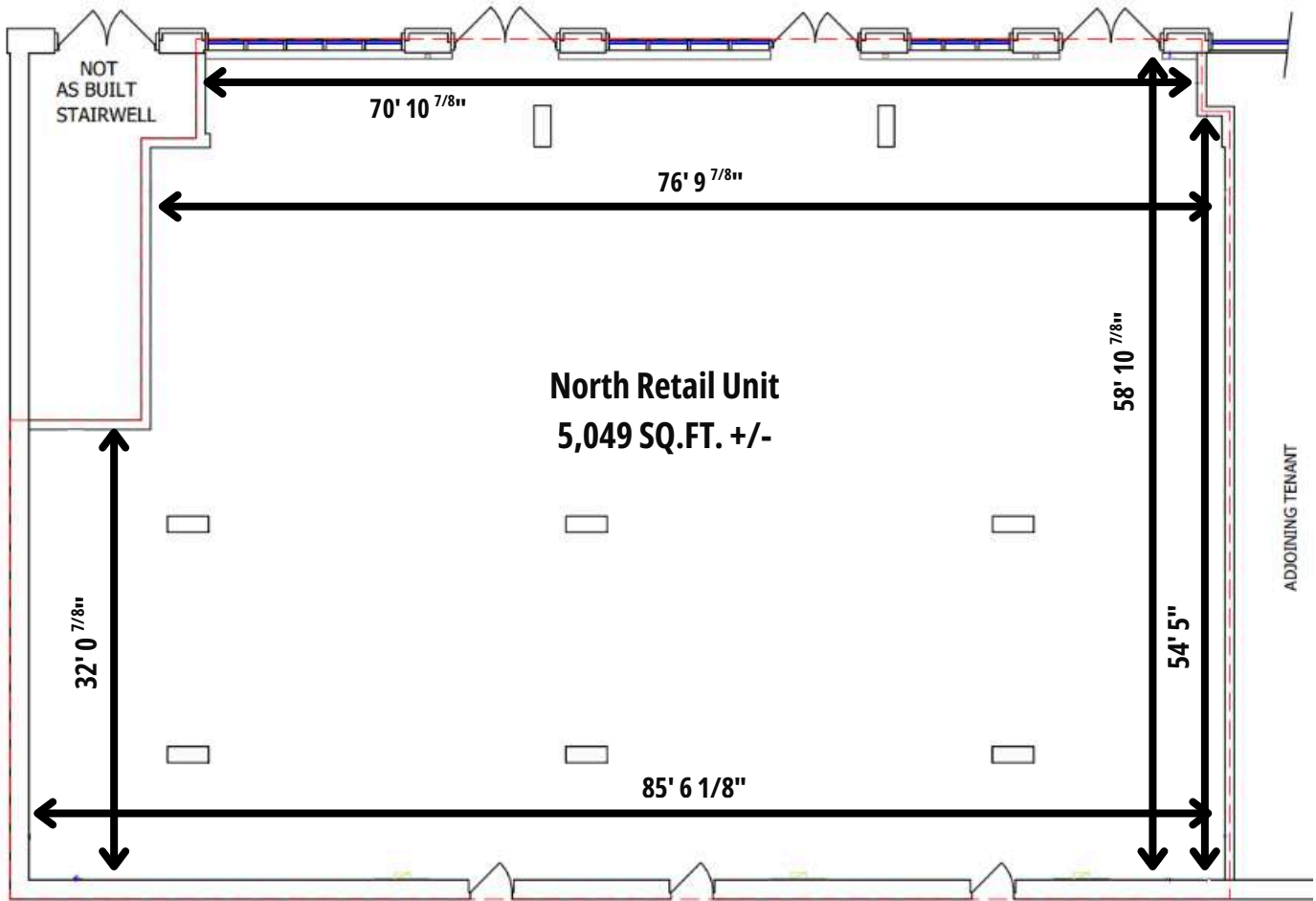
- **EXHAUST**

- THERE IS A 600MM HIGH LOUVRE BAND ACROSS THE FRONTAGE OF THE SPACE FOR THE TENANT TO USE FOR GENERAL/SANITARY EXHAUST PURPOSES.

- **SPRINKLERS AND FIRE PROTECTION**

- LANDLORD TO PROVIDE CORE/SHELL BUILDING SPRINKLER SYSTEM TO THE PREMISES, BASED ON NFPA ORDINARY HAZARD GP2 + 10% TO OPEN PLAN WITH DENSITY OF 1 HEAD/100FT<sup>2</sup>. SPRINKLER HEADS TO BE QUICK RESPONSE STANDARD TEMPERATURE UPRIGHT SPRINKLERS ON STAINLESS STEEL HOSE PIPE.

# CRU's 1-3



12<sup>TH</sup> Avenue SE



13<sup>TH</sup> Avenue SE

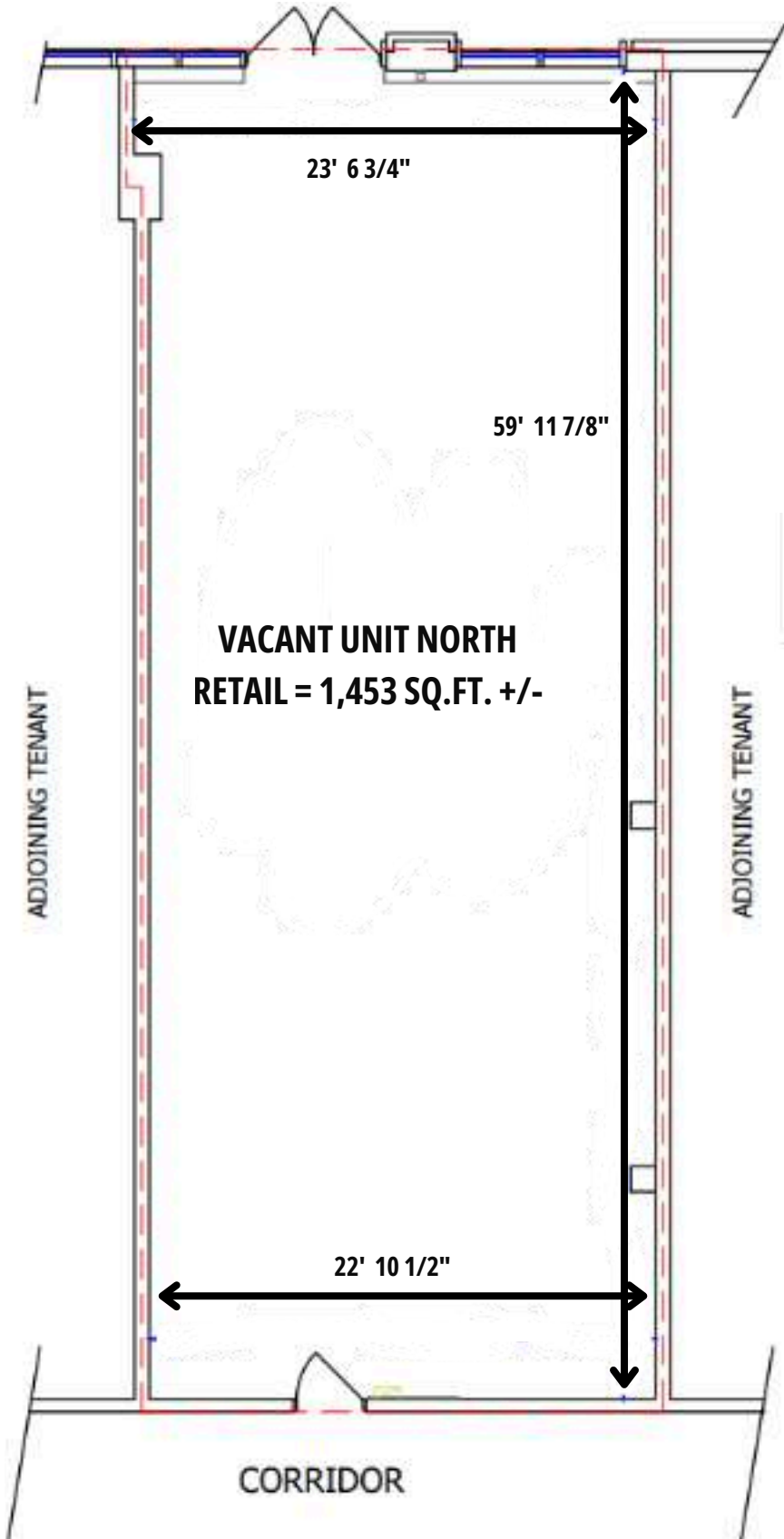
**CEILING HEIGHT:**

17' 6" TO UNDERSIDE OF CONCRETE CEILING.

**USES:**

THIS UNIT IS IDEAL FOR FITNESS-ORIENTED USES SUCH AS A GYM OR YOGA STUDIO, AS WELL AS A RANGE OF RETAIL SERVICES. FOOD SERVICE IS ALSO PERMITTED WHERE VENTING IS NOT REQUIRED. DEMISING MAY BE CONSIDERED FOR QUALIFIED TENANTS.

# CRU 5

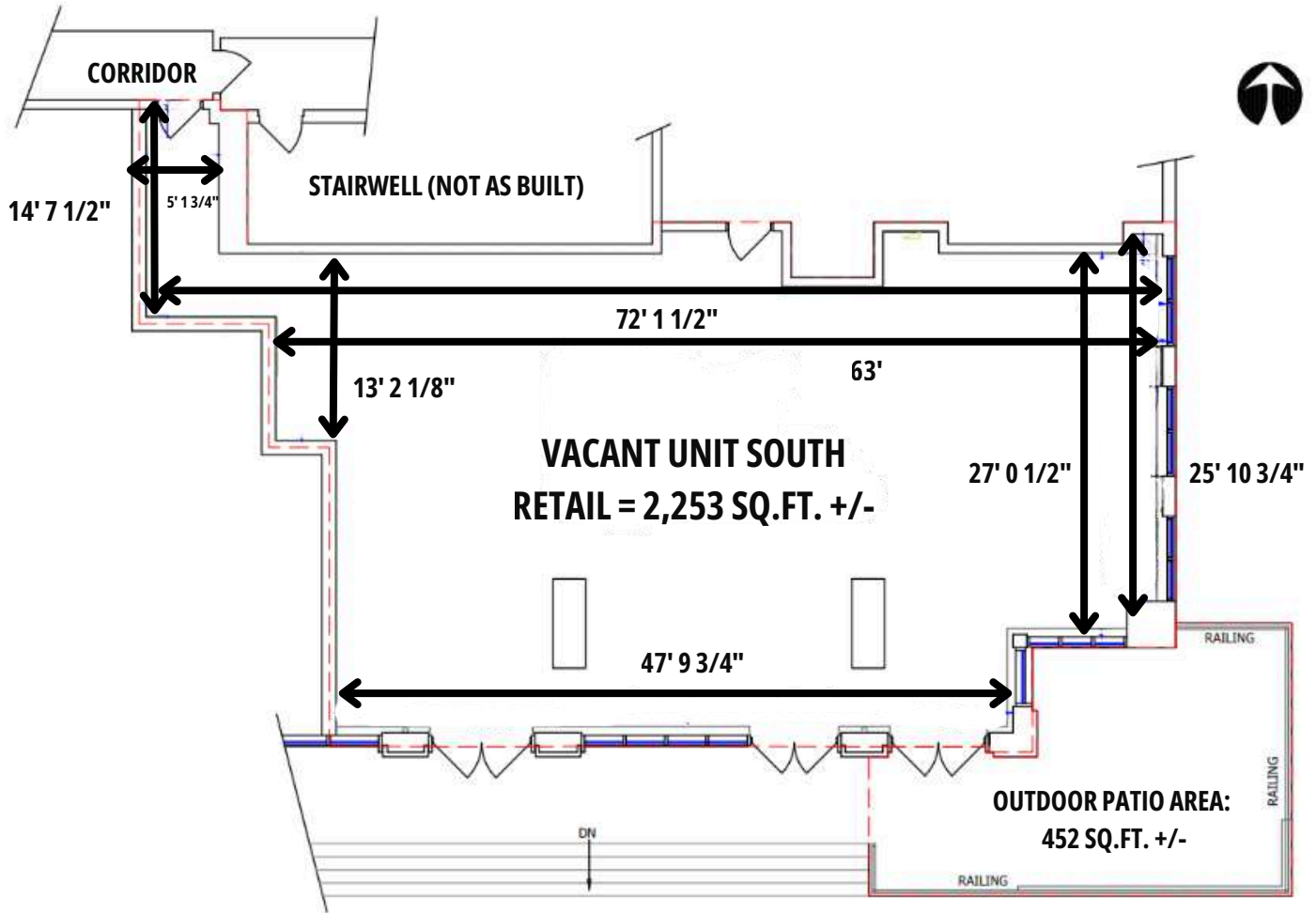


**CEILING HEIGHT:**  
17' 6" TO UNDERSIDE OF  
CONCRETE CEILING.

**USES:**  
CRU 5 OFFERS 1,453 SQ. FT.  
OF SPACE, IDEAL FOR RETAIL,  
PERSONAL SERVICES, AND  
SIMILAR USES.



# CRU 8



## CEILING HEIGHT:

18' 1 1/2" TO UNDERSIDE OF CONCRETE CEILING.

## USES:

RETAIL UNIT #8 OFFERING APPROXIMATELY 2,253 SQ. FT. ±. WELL SUITED FOR RETAIL OR NON-VENTED FOOD CONCEPTS. DEMISING OPTIONS AVAILABLE FOR QUALIFIED TENANTS.

## 12<sup>TH</sup> Avenue SE



Macleod Trail SE

## 13<sup>TH</sup> Avenue SE

# CONTACT US

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