

Retail for Sublease

5504 Macleod Trail SW, Unit 180



Rethinking Commercial Real Estate

403-204-9323

**Ideal for Medical
Use**



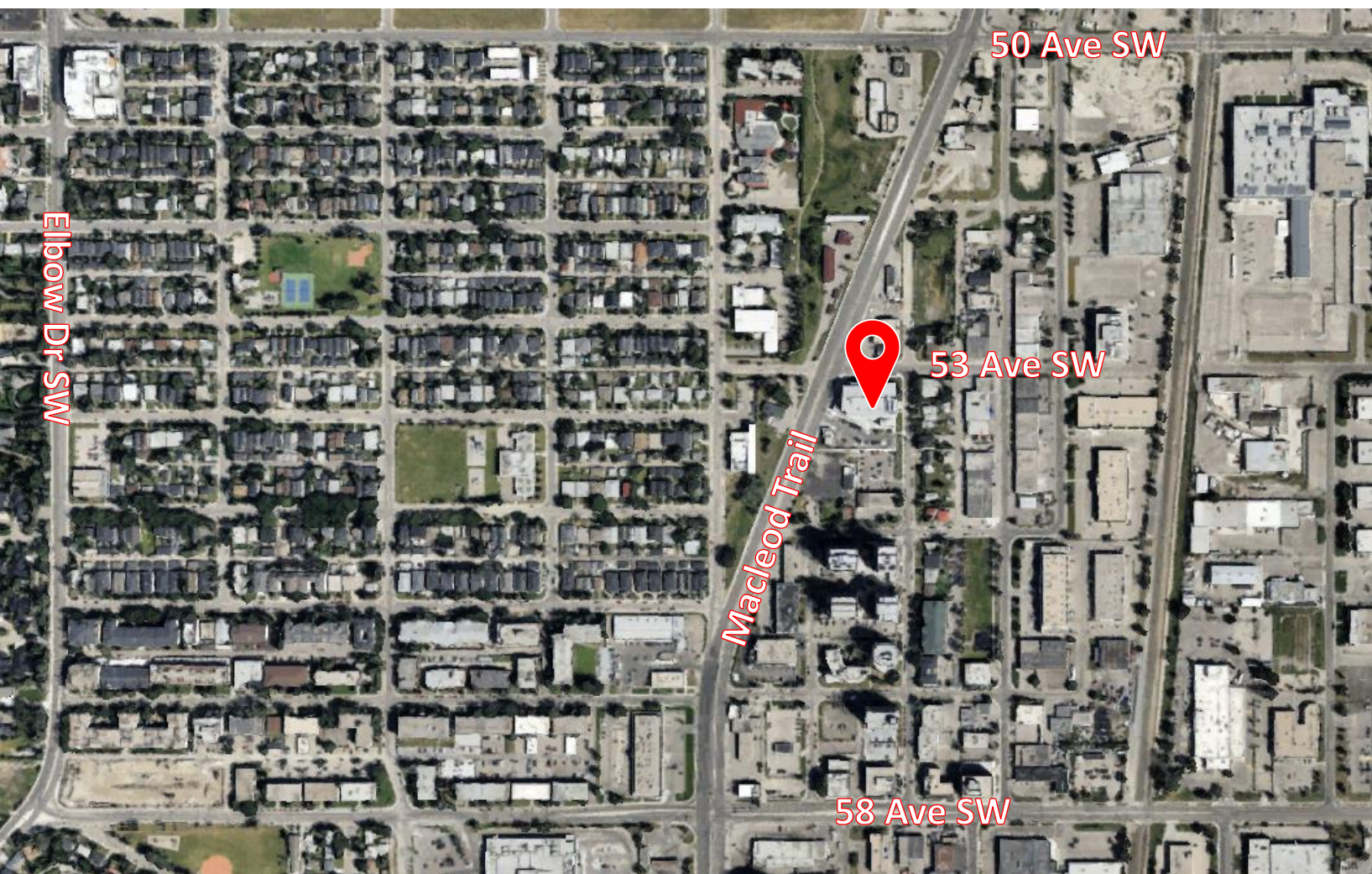
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Darin Vaza, Associate

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5504 Macleod Trail SW, Unit 180



Address: 5504 Macleod Trail SW,
Unit 180

Zoning: C-COR3

Subdivision: Manchester

Area Available: 800± SqFt

Lease Rate: \$38.00/SqFt

Operating Cost: \$17.04/SqFt

Term: Until Jun 2031

Parking: Free Surface Parking;
\$150/stall/month Underground
Parking

Availability: Immediate

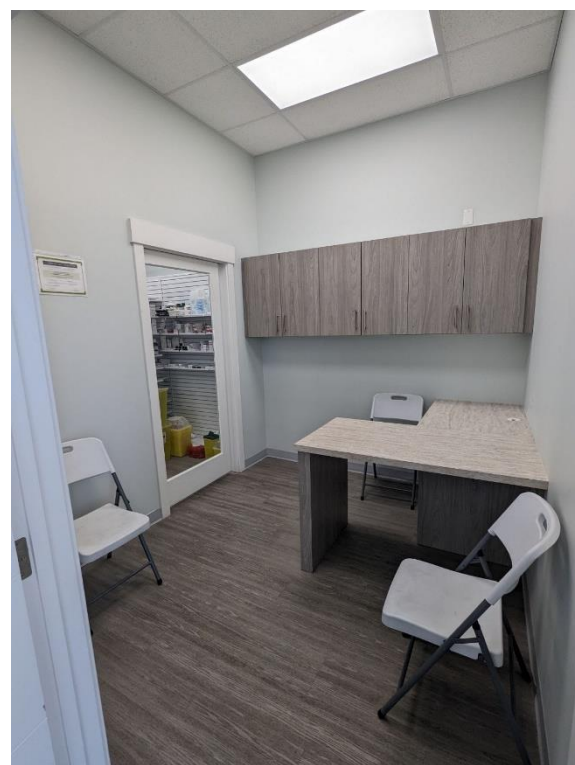
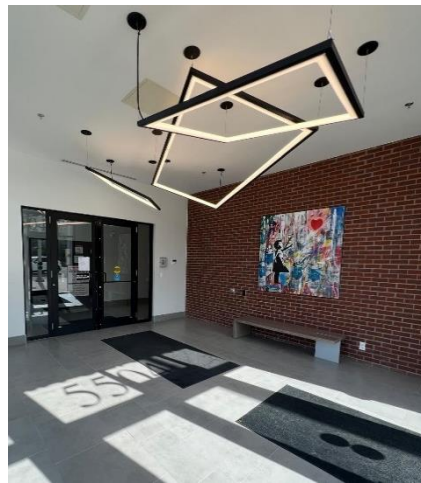
- Space currently outfitted with office and storage room
- Unit adjacent to a medical clinic and pharmacy
- Located in main floor with good frontage and allows signage opportunity
- Unit is within Poplar Centre, a state-of-the-art health and wellness centre located on the corner of Macleod Trail and 53 Avenue SW
- Other tenants within the building includes medical clinics, dental clinic, pharmacy, physiotherapy centre, restaurant and Starbucks
- Centrally located with quick access to Chinook Centre Mall and Chinook LRT station
- 10 minutes away from Downtown

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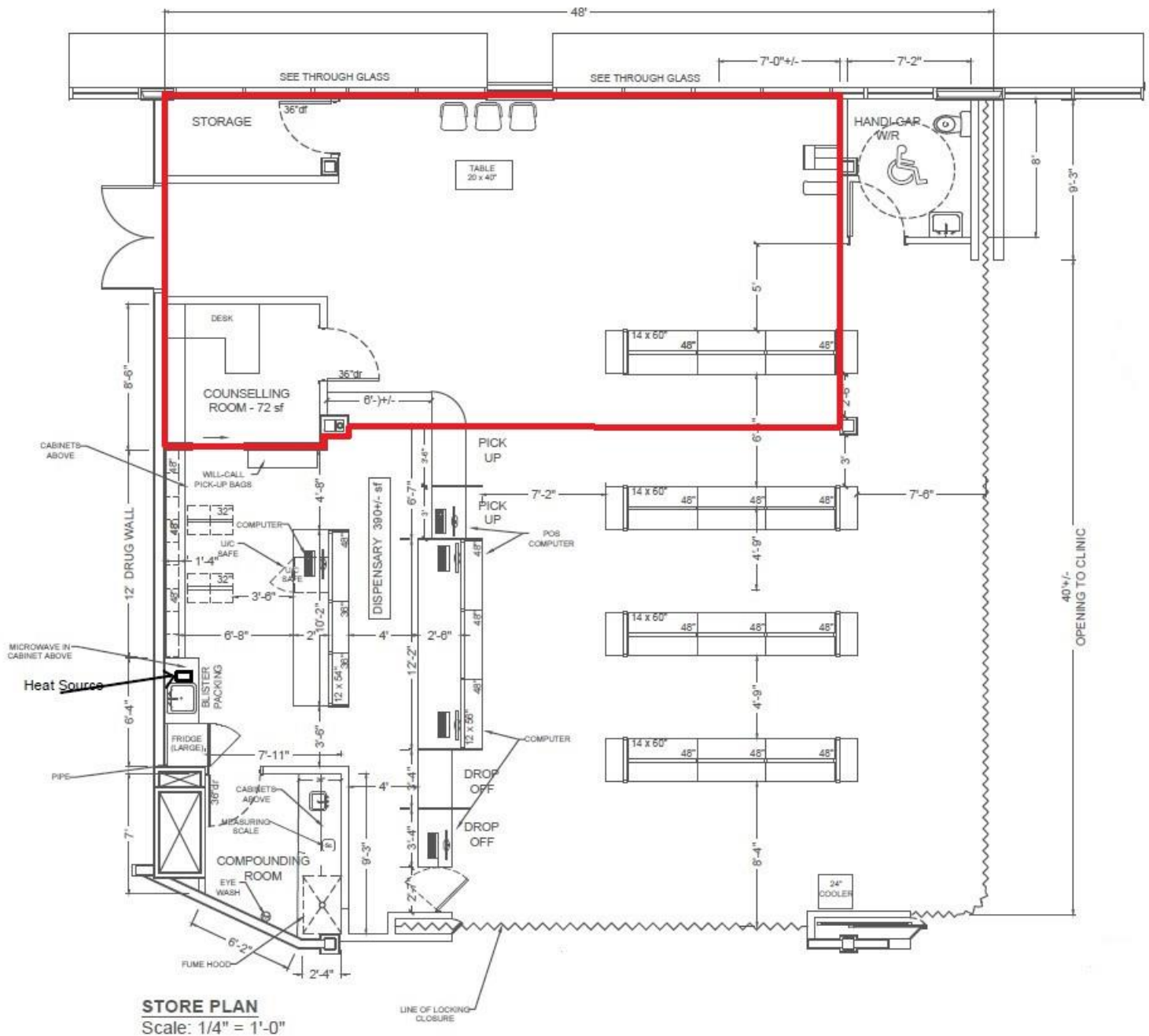
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Floor Plan



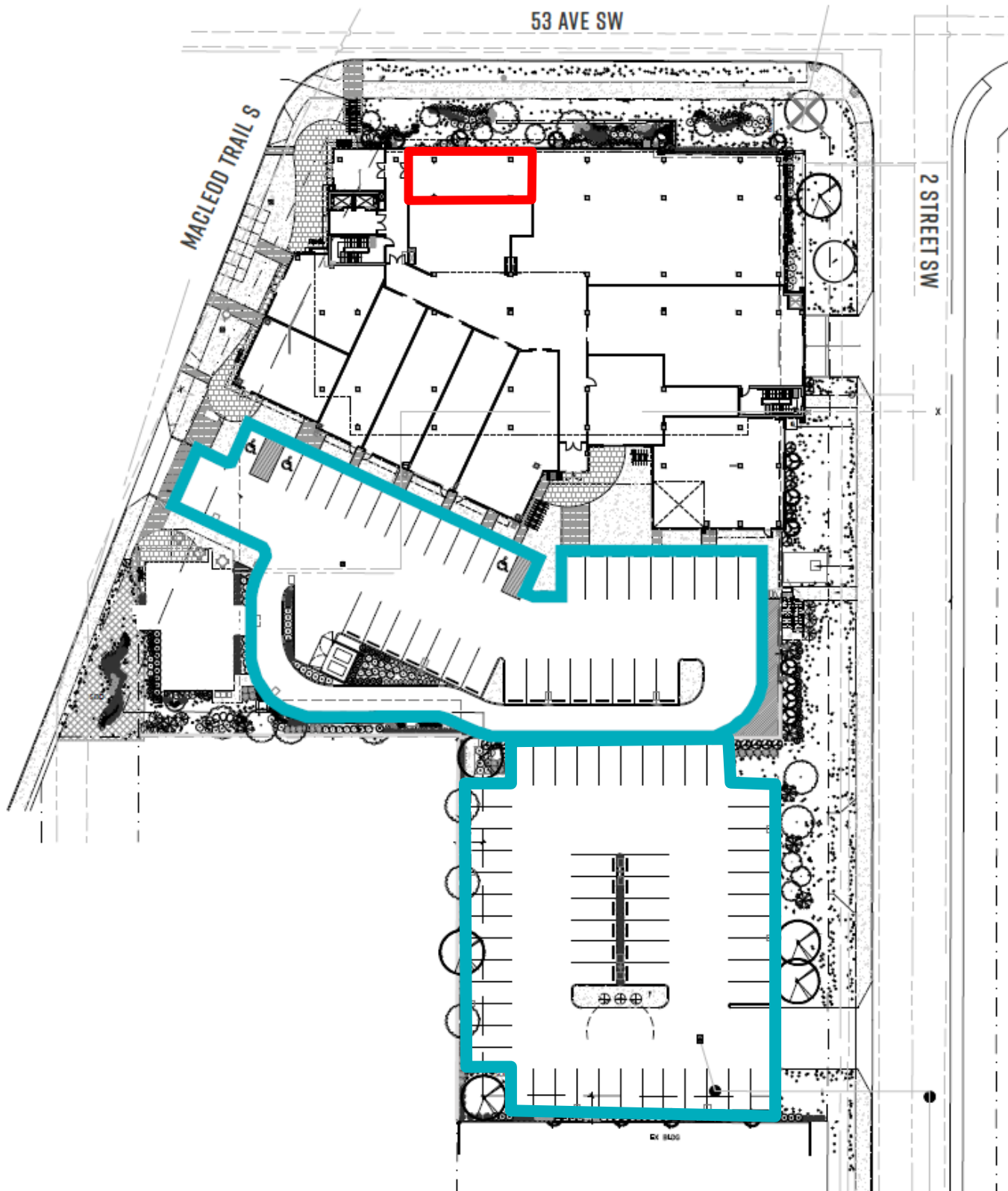
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Site Plan



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