

# \$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

**\*\*Sublease\*\*** This top-floor office space offers 3,134 square feet of premium workspace with stunning views of downtown Calgary, the Rocky Mountains, and the city skyline. Located directly across from Chinook Centre, your business will benefit from exceptional convenience, access to top restaurants, shopping, and just a 7-minute walk to the LRT station.

Available for sublease from July 1, 2025, to March 31, 2028, the space includes six secure, covered parking stalls at \$140 per month each. Operating costs are \$16.88 per square foot and include all utilities and janitorial services. A fully furnished option is also available for a turnkey solution.

The functional layout features a kitchen with full appliances, a large boardroom that seats 10, a reception area, 11 private offices (eight with windows), one executive office, two cubicles, and a dedicated server room. The building also offers access to a reservable boardroom/social space, an on-site fitness centre with showers, and ample visitor parking.

Ideal for growing businesses seeking a prestigious, accessible location with modern amenities, this office space is designed to impress. Contact us today to schedule a private tour.

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 | 101           |

## Listing Details

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

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