

# CENTRE 70

7015 Macleod Trail SW, Calgary AB



## THE OFFERING

CBRE Limited, on behalf of Artis Centre 70 Ltd., is pleased to present for sale a 100% freehold interest in the exceptionally located Centre 70, a quality and well leased suburban office building comprised of 134,293 SF of rentable area on a 1.79 acre site strategically situated along the Macleod Trail retail corridor



## PROPERTY DETAILS

**MUNICIPAL ADDRESS:** 7015 Macleod Trail SW

**CLASS:** B

**YEAR CONSTRUCTED:** 1977

**NRA:** 134,293 SF

**TYPICAL FLOOR PLATE:** 12,511 SF

**FLOORS:** 9

**ELEVATORS:** 2

**SITE SIZE:** 1.79 Acres (78,064 SF)

**LAND USE:** C-Of2.3h30  
(Commercial - Office)

**PARKING STALLS (U/G SURFACE):** 302 Stalls

**PARKING RATIO:** 1 Stall Per 440 SF

## INVESTMENT HIGHLIGHTS

- ▶ Opportunity to acquire a well-leased office complex that has a history of outperforming the market
- ▶ 92% leased to a strong mix of tenants, with average in-place rents of \$14.92 PSF and a weighted average lease term of 3.51 years
- ▶ 49% of the property is leased to medical/health and government tenancies; major tenants include: Alberta Health Services, Ministry of Infrastructure, Silvera for Seniors, Lynne Murfin MD, Redline Real Estate Corp, Entegra Business Centre, and Alzheimer's Society of Calgary
- ▶ Over \$2 million of capital improvements completed at the property since 2010 including roof replacements and HVAC replacements
- ▶ Situated along Macleod Trail, 400 meters south of Chinook Centre, Calgary's dominant regional shopping mall
- ▶ Accessible by multiple major thoroughfares including Macleod Trail, Glenmore Trail and Heritage Drive SE



## FINANCIAL DETAILS

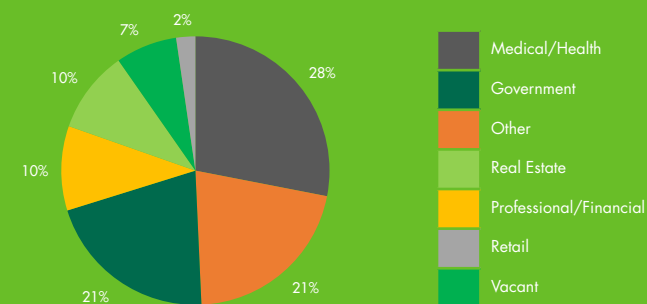
**CURRENT OCCUPANCY:** 92%

**WEIGHTED AVG. IN-PLACE RENT:** \$14.92

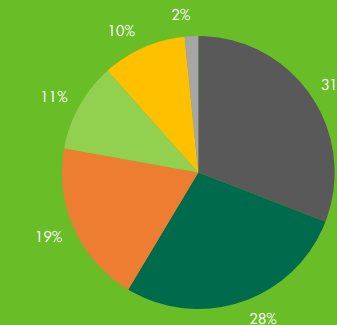
**WEIGHTED AVG. LEASE TERM:** 3.51 Years

**FINANCING:** Treat as Clear Title

### NRA BY INDUSTRY



### BASE RENT BY INDUSTRY





10 minute walk to Chinook Centre and other major retail stores



12 minute walk or 4 minute drive to Chinook Station



Located on Macleod Trail and minutes from Glenmore Trail and Heritage Drive SE

## OFFERING PROCESS

Centre 70 is being offered without a list price or deadline for the submission of expressions of interest to purchase, offers will be responded to as they are received. The Vendor may elect to establish a date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice. Following the execution of the Vendors form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the property.

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