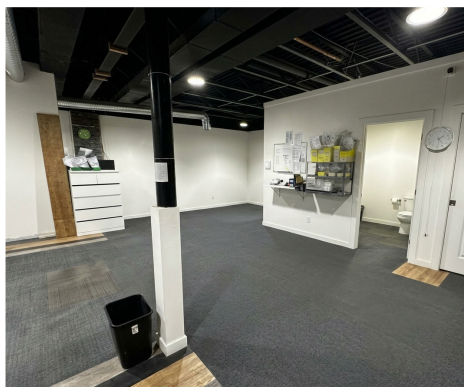




For Lease

Dental Lab / Retail Lower Level Suite

±3,344 SF | 4310 Macleod Trail SW, Calgary, AB T2G 0A4

PROPERTY HIGHLIGHTS

- » ±3,344 SF lower level walk out suite available for lease.
- » Formerly equipped as a dental lab
- » Great location fronting onto Macleod Trail and surrounded by numerous amenities.
- » Minutes from Downtown Calgary, Glenmore Trail, and Deerfoot Trail for seamless citywide access.
- » Flexible zoning allows for retail, office, or medical operations.
- » Convenient transit connectivity with the 39th Avenue LRT Station within easy walking distance.
- » Includes two washrooms and overflow parking north of the unit that can accommodate up to 10 vehicles for staff parking.

For more info,
please contact:



Kaile Landry

+1 403 984 9806
klandry@naiadvent.com



Brody Butchart

+1 403 389 7857
bbutchart@naiadvent.com



Liliya Chukleva

+1 403 984 9818
lichukleva@naiadvent.com



Southwest Calgary Location
The site is ideally connected to public transit—located within easy walking distance of the 39th Avenue LRT Station—and is surrounded by the rich amenities of the Manchester and Chinook retail districts. Whether accommodating clients, managing logistics, or recruiting top talent, 4310 Macleod Trail SW delivers a central, high-profile location designed to support long-term growth.

LEASE DETAILS

AVAILABLE AREA	±3,344 SF
LEASE RATE	Market
OP COSTS	\$10.00 PSF (2026)
ZONING	C-COR3 (Commercial Corridor 3)
PARKING	Multiple spots behind the building
AVAILABLE	30 Days (negotiable)
LEASE TERM	5 Years (negotiable)

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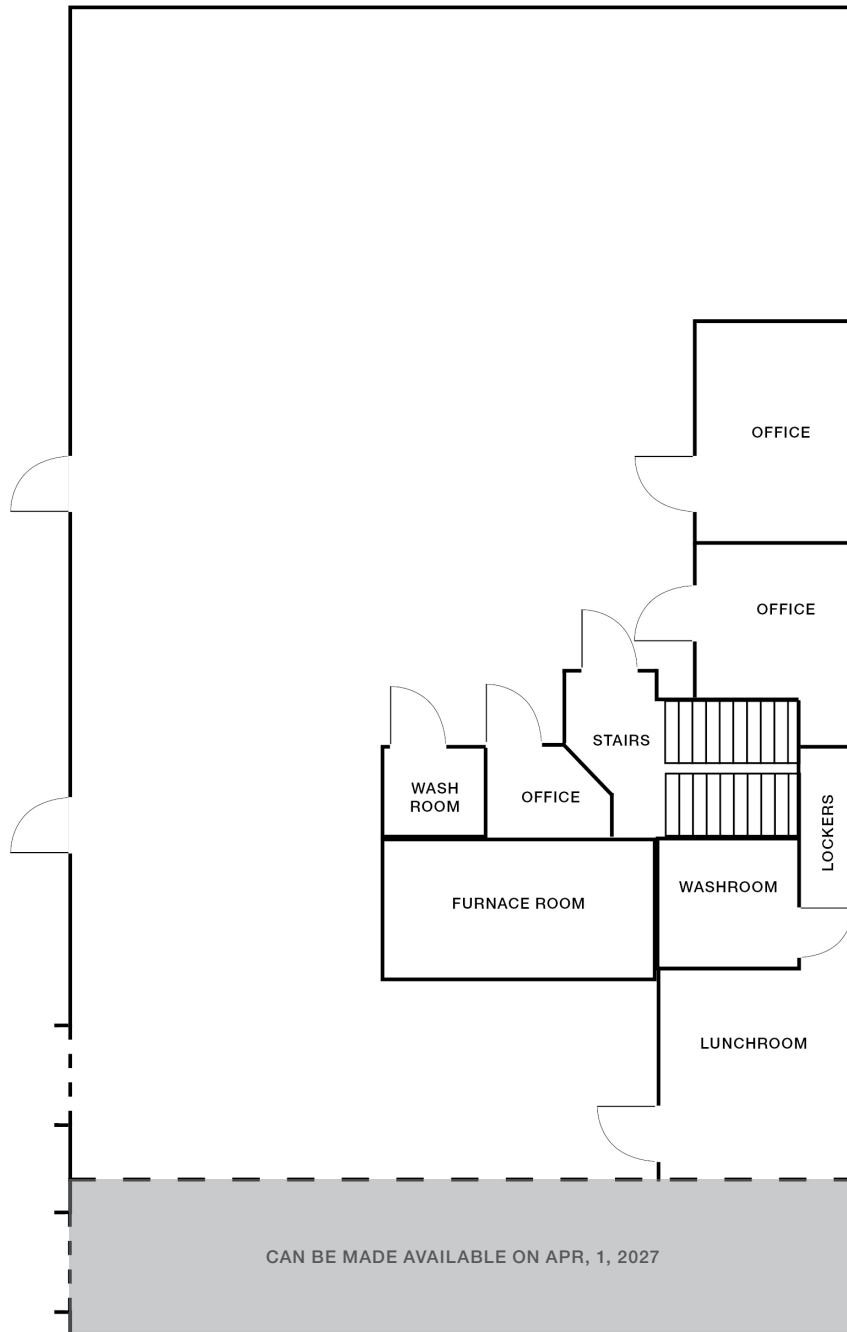


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PROPERTY FLOOR PLAN



Floor plan is approximate and provided for illustrative purposes only.

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