



Colliers

Maynard Technology Centre | 1930 Maynard Road SE | Calgary, AB

Flex Office / Warehouse Space **±42,483 SF For Lease**

Demising Options Available

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Property Overview

Flex office space with warehouse offering visibility, functionality, and convenience—built to support today’s evolving business needs.

Maynard Technology Centre is a high-profile, single-storey flex office and industrial facility offering 153,219 SF of leasable space on a 7-acre site in established Mayland Commercial Park. The property has undergone extensive upgrades and is BOMA Best Certified, reflecting a strong focus on environmental and operational efficiency. Strategically located between Deerfoot Trail and Barlow Trail, it offers excellent access and visibility. I-G zoning supports a broad range of industrial, commercial, and office uses. Key features include generous ceiling heights, dock and drive-in loading, dual grid power, ample parking, and prominent signage opportunities. Ideal for traditional office, technology, flex industrial, or specialized service users. Maynard Technology Centre delivers a functional, infrastructure-rich solution in a prime central Calgary location.

Available Area	Office: ± 35,548 SF
	(Demising Options Available)
	Warehouse: 6,935 SF
	Total: ±42,483 SF
Net Rent	Market
Operating Costs (2025 Estimate)	CAM: \$7.26 PSF/Annum
	Real Estate Tax: \$5.11 PSF/Annum
	Total: \$12.37 PSF/Annum (Utilities Included)
Term	5-10 Years
Zoning	I-G (Industrial – General)
Parking	161 Surface Stalls // Free of Charge Excellent Access to Free Street Parking
Year Built	1965
Signage Opportunity	Building Fascia & Podium Signage
Building & HVAC Hours	Tenant Controlled (24/7)
Ceiling Height	Office: Up to 12' Warehouse: Up to 24'
Loading Doors	10' x 10' Drive-In Loading Door 8' x 8' Dock Loading Door With Lift
Power	Up to 900 Amps at 347/600 Volts Dual Power Grid Capabilities

Virtual Tour

Unit 24



Click Here or Scan QR Code

Unit 28



Vehicle Access



Memorial Drive
1 minute



Deerfoot Trail
2 minutes



Barlow Trail
3 minutes



Downtown
7 minutes

Public Transit Access

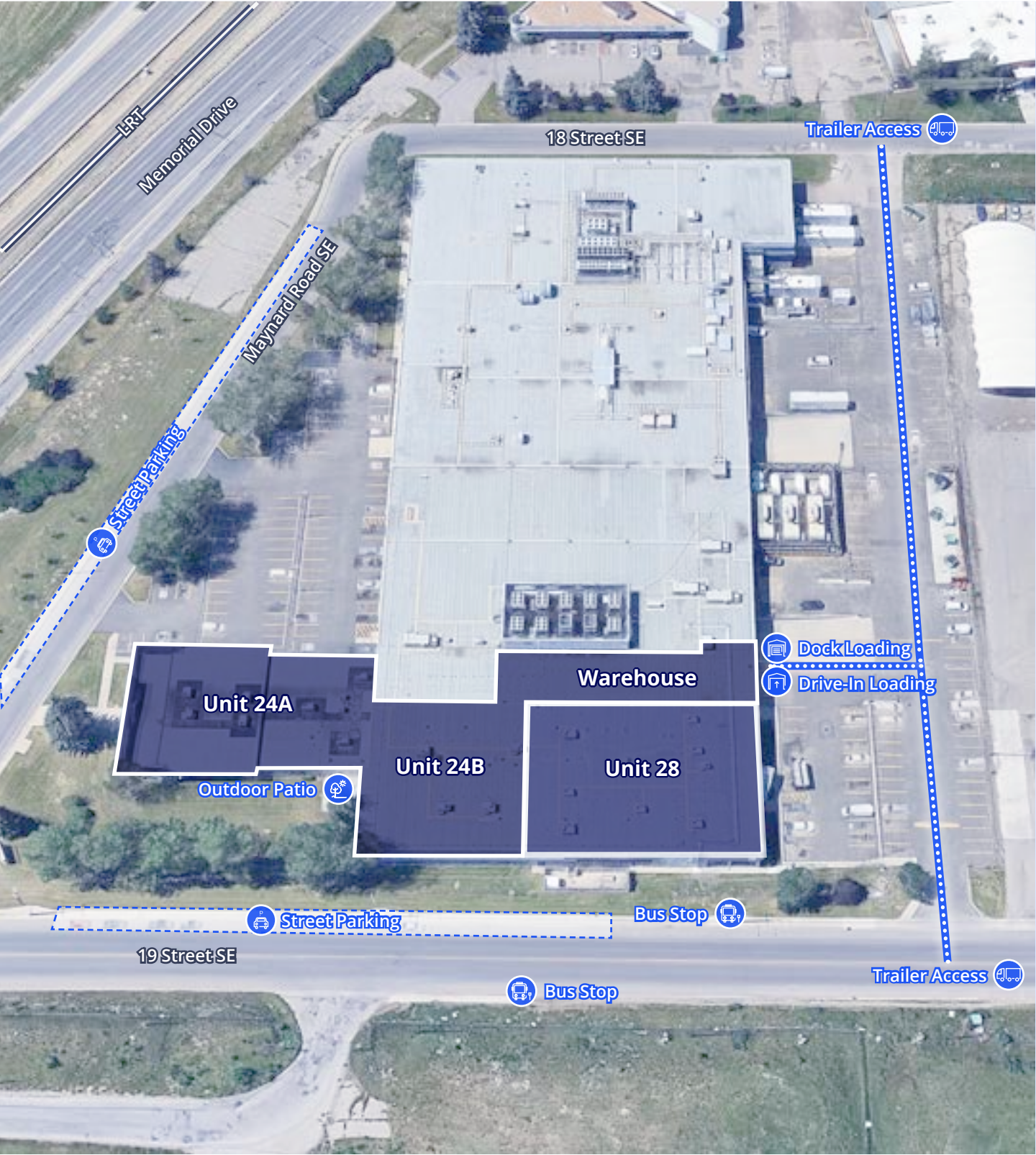


Bus Stop
50 m



LRT Station
400 m

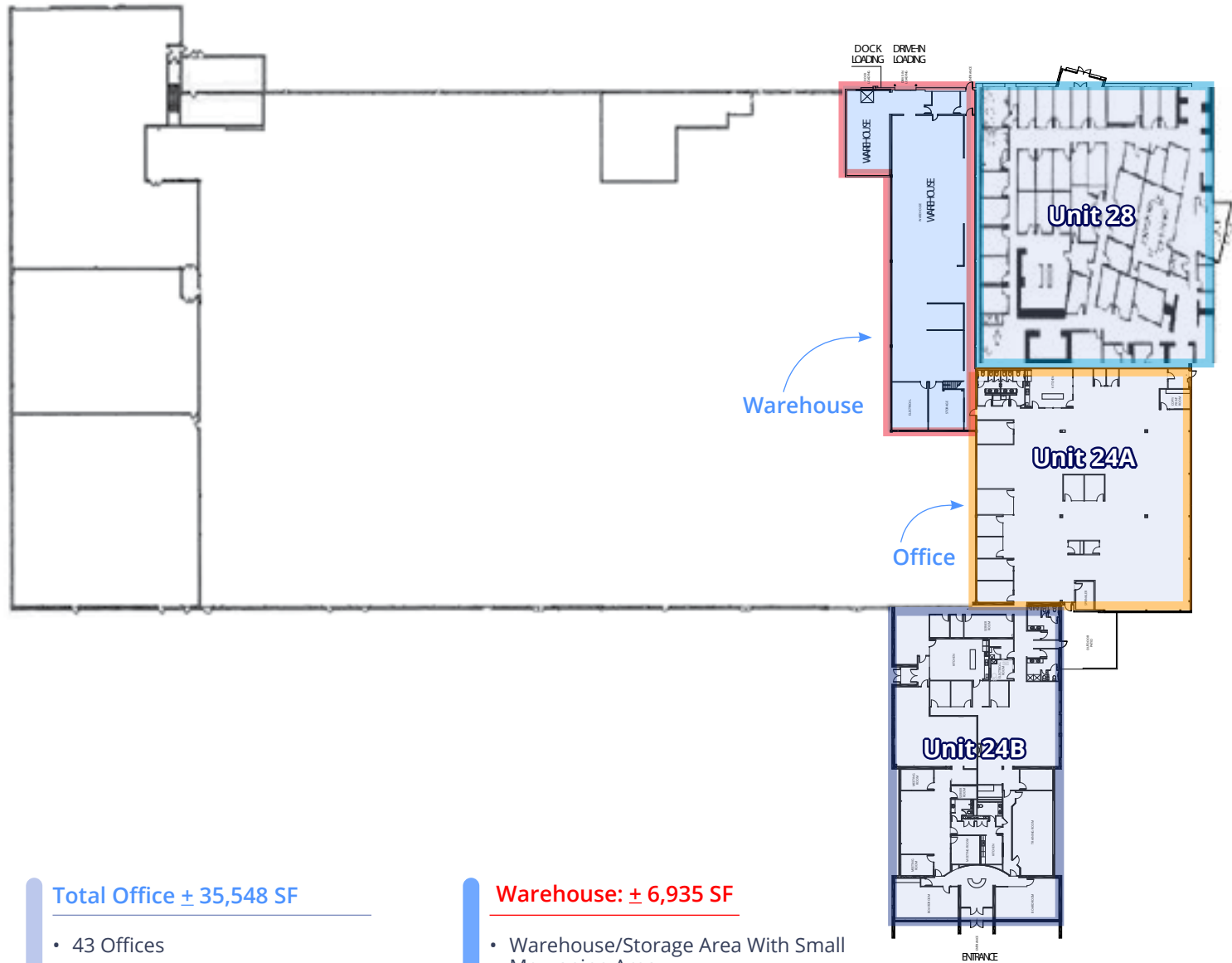
Site Plan



As-Built Floor Plan



Total Availability | ±42,483 SF SF



Total Office ± 35,548 SF

- 43 Offices
- Open Area for 150+ Workstations
- 1 Training Room
- 3 Boardrooms
- 6 Meeting Rooms
- 3 Kitchens
- Filing/Storage Area
- Reception & Waiting Area
- Dedicated Washrooms (with Showers)
- Outdoor Patio Area

Warehouse: ± 6,935 SF

- Warehouse/Storage Area With Small Mezzanine Area
- Ceiling Height: Up to 24'
- Drive-In Loading Door: 10 x 10'
- Dock Loading Door With Lift: 8' x 8'
- Power: 400 Amps, up to 600 Volts
- Lighting: LED

Demising Options

Option	Demising Alternatives (in order of Landlord preference)	Office Square Footage	Warehouse Square Footage	Total Square Footage
#1	Total Available Space	35,548	6,935	42,483
#2	Unit 28+24A+Warehouse	24,543	6,935	31,478
#3	Unit 28+Warehouse	13,591	6,935	20,526
#4	Unit 24A+24B+Warehouse	24,543	6,935	31,478
#5	Unit 24A+24B	21,957	0	21,957
#6	Unit 28	13,591	0	13,591

Office Units

Unit 28: + 13,591 SF

- 30 Offices
- Boardroom
- 3 Meeting Rooms
- Washrooms with Showers
- Kitchen
- Filing/Storage Area
- Reception Area



Unit 24A ± 10,952 SF

- 9 Offices
- Open Area for 100+ Workstations
- 1 Boardroom
- Kitchen
- Washrooms

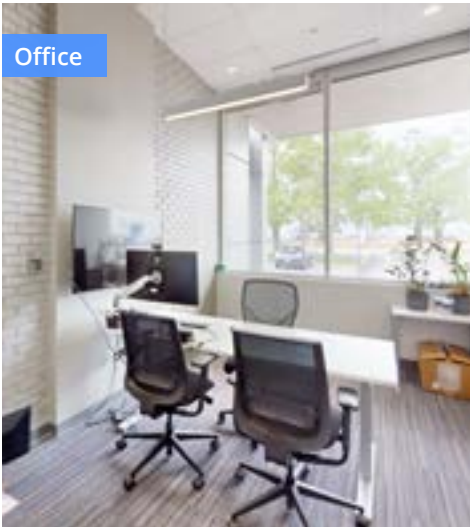


Unit 24B ± 11,005 SF

- 4 Offices
- 1 Boardroom
- 3 Meeting Rooms
- Training Room
- Kitchen
- Reception & Waiting Area
- Outdoor Patio
- Dedicated Washrooms (with Shower)



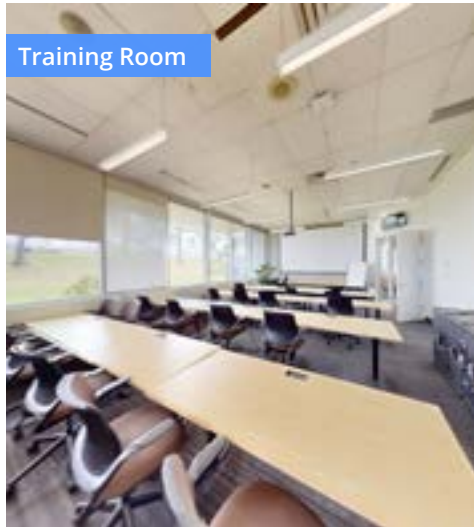
Property Photos



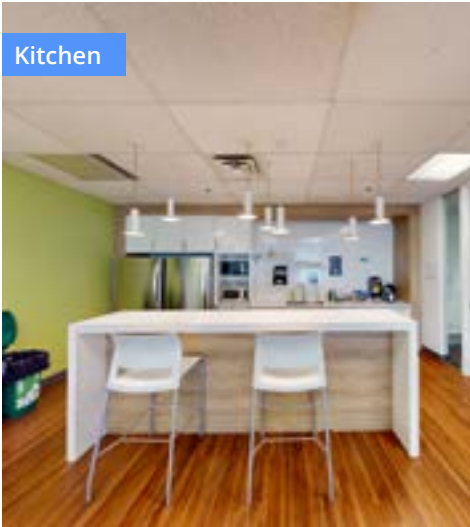
Office



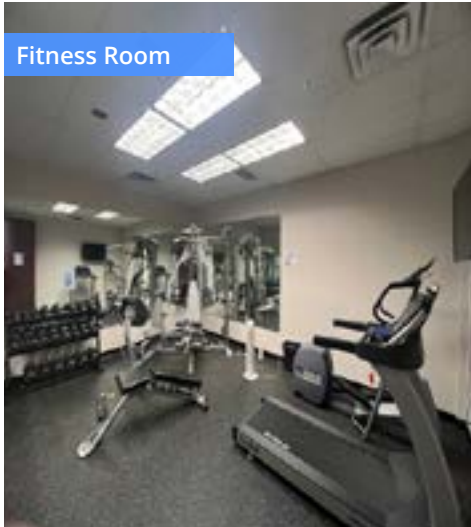
Workstation Area



Training Room



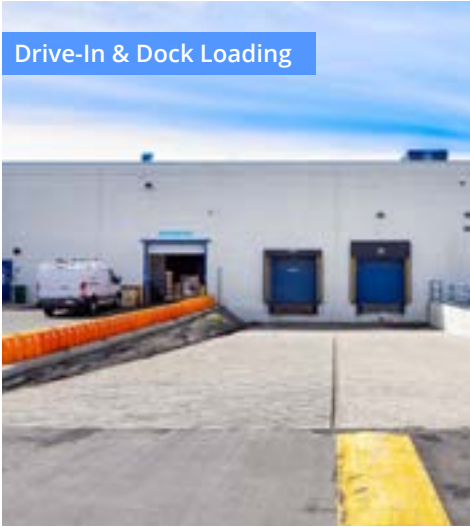
Kitchen



Fitness Room



Waiting Area



Drive-In & Dock Loading



Outdoor Patio



Entrance & Signage Opportunity

Nearby Amenities





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