# FOR LEASE 100, 9805 HORTON ROAD



Easy Access to Southland Drive and Macleod Trail

- 9,000 sq.ft. Office available for Lease
- Water, Sewer and Gas included in operating costs
- Owned and Managed by Telsec Property Corporation
- Available July 15, 2022

**Lisa Ha** lisa@telsec.ca



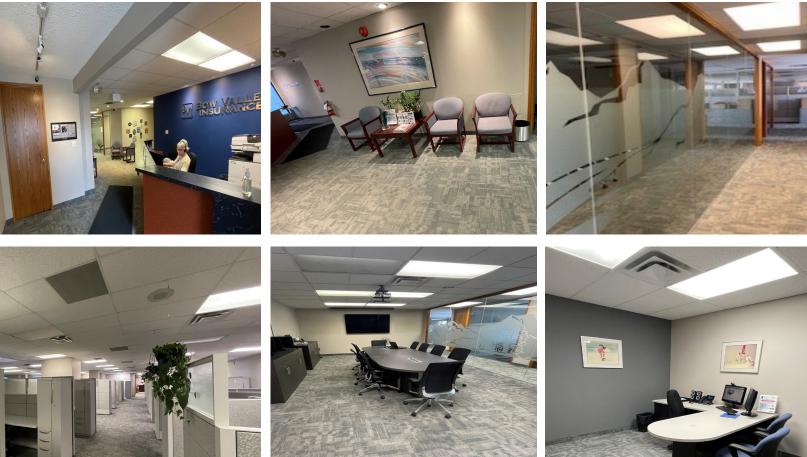
## 403 203 3882

#### TELSEC PROPERTY CORPORATION

Locally owned & operating over a million feet of premium business space

www.TELSEC.ca





Size

Parking

9,000 sq. ft.

Op. Costs & Property Tax \$7.38 (Est. for 2022)

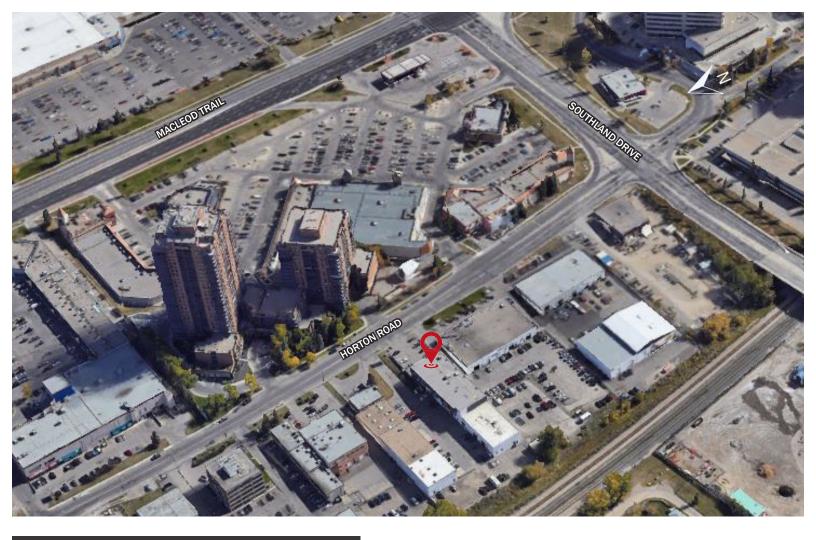
Net Rent Market Rate

up to 3 stalls per 1,000 sq.ft.

All furniture pictured is AVAILABLE Please contact for more information

#### TELSEC PROPERTY CORPORATION

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# AREA FEATURES

### **DRIVING DISTANCE / TIME**

- Distance to Downtown: 9.7km / 12 min
- Distance to Deerfoot Trail Exit: 5km / 5 min

### **NEARBY AMENITIES**

- WALKING DISTANCE: Costa Vida, Tomahawk Kitchen & Bar, Edo Japan, My Donair, PZA Parlour
- Walking distance to Heritage LRT Station
- SHORT DRIVE: Walmart, Canadian Tire, Shanks Bar and Grill, Superstore, and Southcentre Mall.

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