



SOUTHBEND BUSINESS PARK

410, 11979 - 40 STREET SE

FOR LEASE



PROPERTY HIGHLIGHTS

- 2,154 sq. ft. second floor Office available for Lease
- Assigned parking stalls and additional on street parking
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- Developed, owned and managed by Telsec Property Corporation

Lisa Ha
403-203-3882
lisa@telsec.ca

www.Telsec.ca
TELSEC PROPERTY CORPORATION

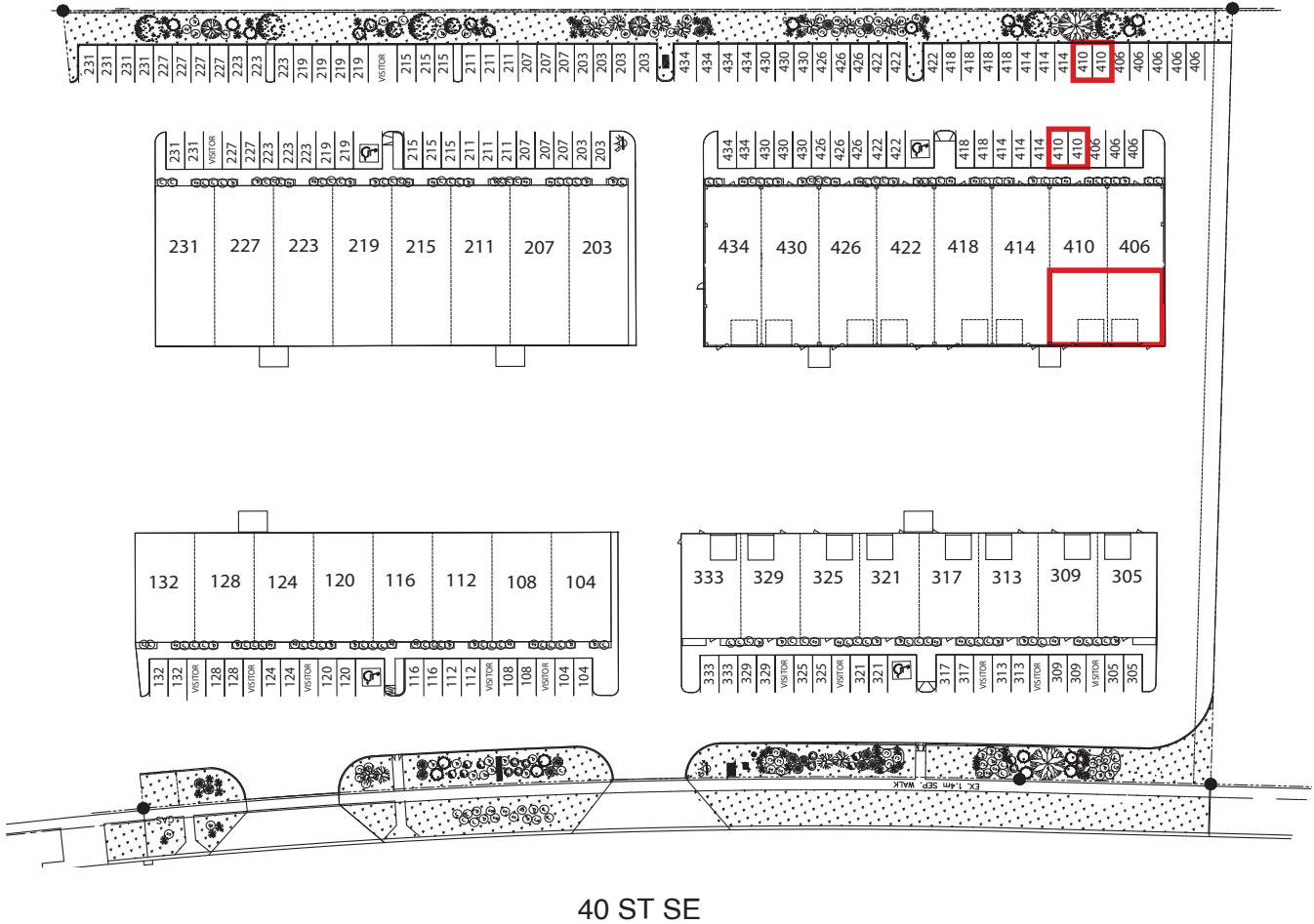




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SITE PLAN



AVAILABLE AREA	2,154 sq. ft.
NET MONTHLY RENT	\$2,500.00
OPERATING COSTS & PROPERTY TAX	\$7.63 per sq. ft. (est for 2023)

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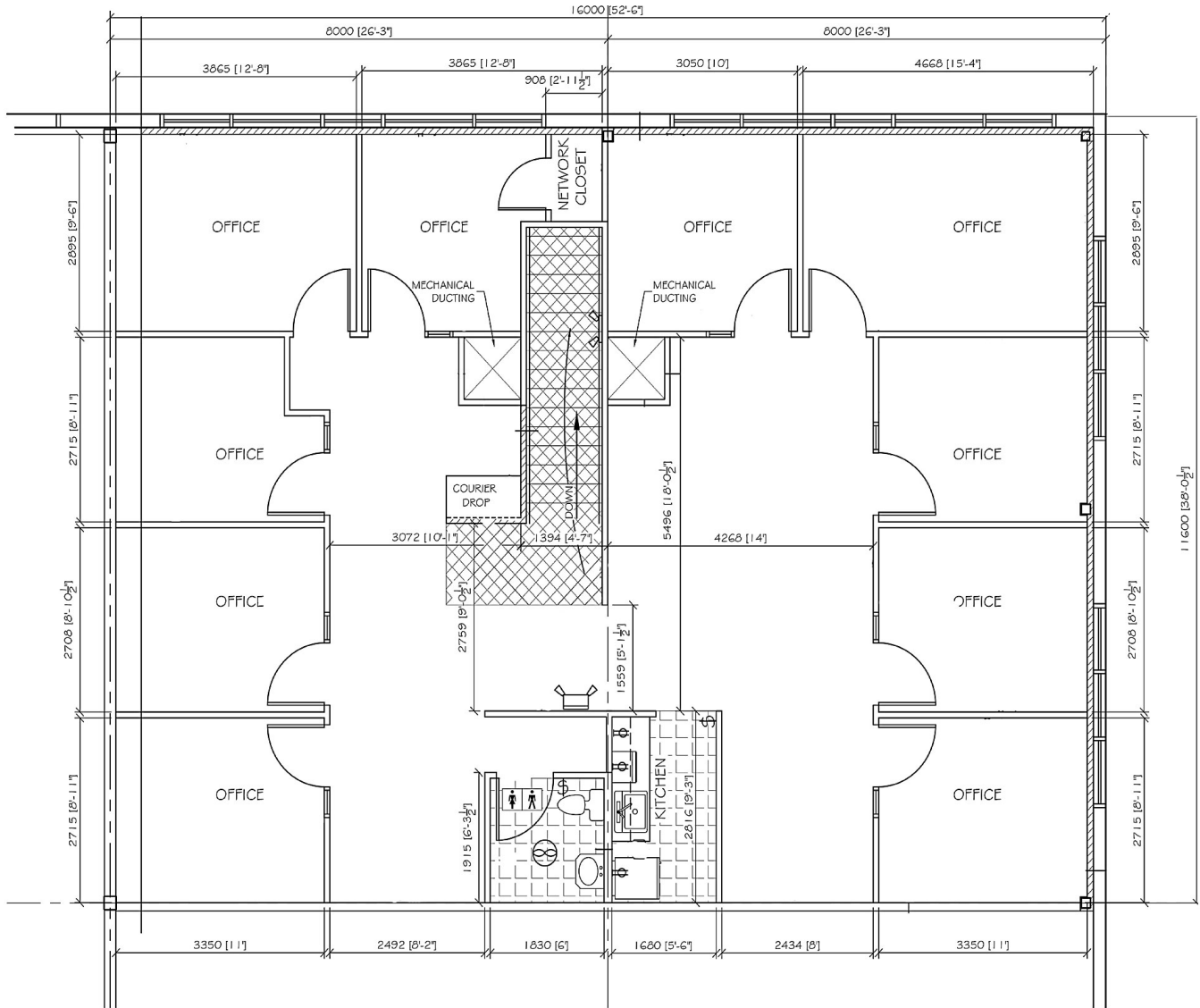




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FLOOR PLAN



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LOCATION



[> VIEW ON GOOGLE MAPS](#)



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