



### FOR LEASE Office Space 1,751 Sq.Ft.

# Southbend Business Park 133, 12111 40 Street SE | Calgary, AB

### **PROPERTY HIGHLIGHTS**

- » 1,751 sq. ft. Office Space for Lease
- » 4 private office suites, conference room and storage/break room area
- S 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

### SPACE DETAILS

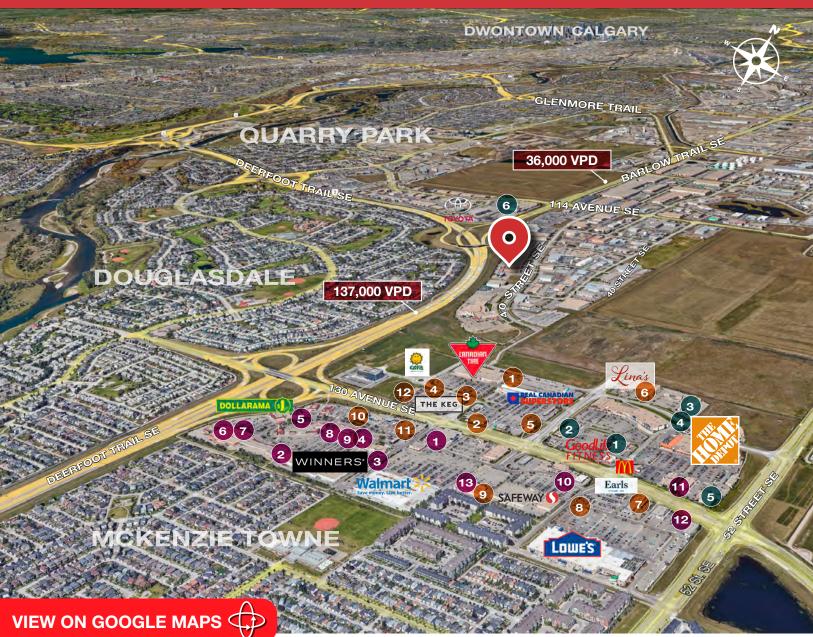
AVAILABLE AREA NET MONTHLY RENT OP COST & PROPERTY TAX LEASE TERM PARKING ZONING 1,751 Sq.Ft. \$2,650 \$8.10 per sq. ft. (est for 2024) 5 year 5 assigned (street parking available) I-G I Light Industrial

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# FOR LEASE | 133, 12111 40 STREET SE



### SHEPARD CENTRE & SOUTH TRAIL CROSSING

### Food, Drinks & Market

- 1. Bento Sushi
- 2. Costa Vida
- 3. The Burger's Priest
- 4. Karma Fine Indian Cuisine
- 5. Montana's
- 6. Lina's, Italian Supermercato
- 7. Five Guys
- 8. Toad 'n' Turtle Pubhouse & Grill
- 9. South St. Burger
- 10. Boston Pizza
- 11. Calavera Cantina
- 12. Kiro Sushi

### Lifestyle & Recreation

- 1. GoodLife Fitness Calgary
- 2. Club Pilates
- 3. Soul Hot Yoga Inc
- 4. Ultimate Dance Company
- 5. Massage Heights Shepard Regional
- 6. Deerfoot Inn & Casino

### Shopping

- 1. London Drugs
- 2. Staples
- 3. Sport Chek
- 4. Crystal Glass Canada Ltd
- 5. Sherwin-Williams Paint Store
- 6. Marshalls
- 7. HomeSense
- 8. PetSmart
- 9. Mastermind Toys
- 10. Petland South Trail
- 11. The Brick Mattress Store
- Structube
  Mark's

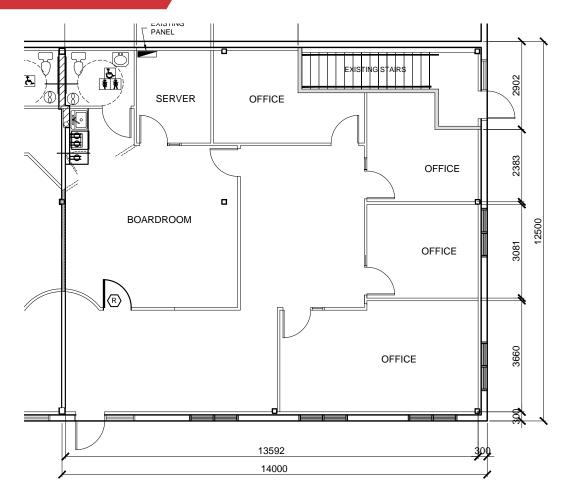




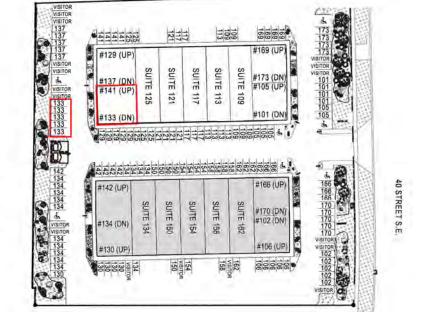


## FOR LEASE | 133, 12111 40 STREET SE

FLOOR PLAN



### SITE PLAN



DEERFOOT TRAIL







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