



FOR LEASE Main Floor Office Space 1,893 Sq.Ft.



PROPERTY HIGHLIGHTS

- » 1,893 sq. ft. Main floor office space for Lease
- » Reception area, 4 private office suites, conference room, server room & break room
- 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

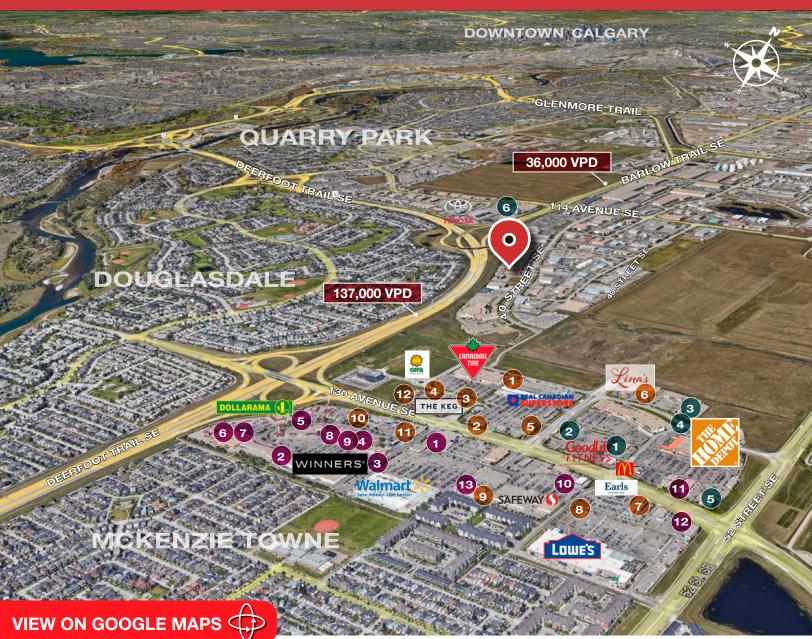
1,893 Sq.Ft. \$2,900 \$8.10 per sq. ft. 5 year 5 assigned (street parking available) I-G I Light Industrial

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FOR LEASE | 170, 12143 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

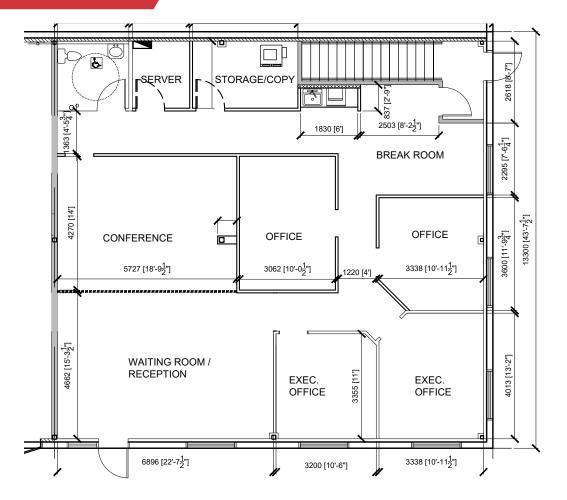




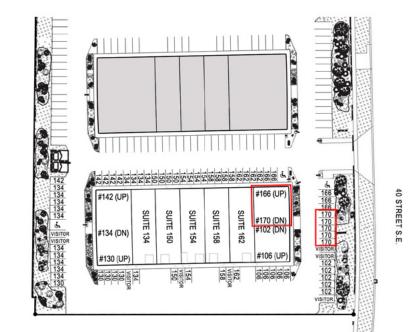


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FLOOR PLAN



SITE PLAN







DEERFOOT TRAIL



FOR LEASE | 170, 12143 40 STREET SE





Kaile Landry

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