



**Southbend Business Park**  
170, 12143 40 Street SE | Calgary, AB

**PROPERTY HIGHLIGHTS**

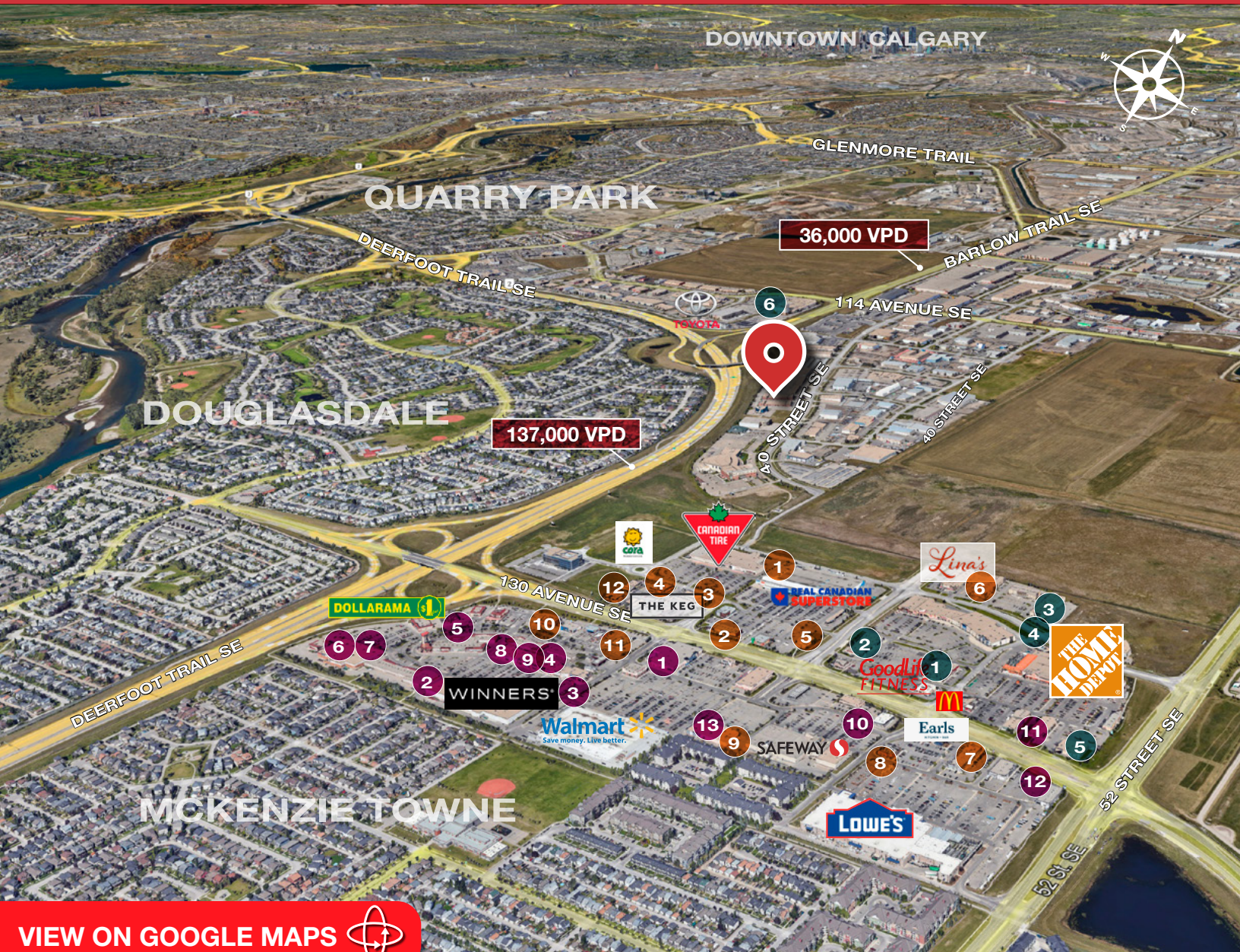
- » **1,893 sq. ft.** Main floor office space for Lease
- » Reception area, 4 private office suites, conference room, server room & break room
- » 5 assigned parking stalls and additional on street parking
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned and managed by Telsec Property Corporation

**SPACE DETAILS**

|                                   |  |
|-----------------------------------|--|
| <b>AVAILABLE AREA</b>             | 1,893 Sq.Ft.                             |
| <b>NET MONTHLY RENT</b>           | \$2,900                                  |
| <b>OP COST &amp; PROPERTY TAX</b> | \$8.10 per sq. ft.                       |
| <b>LEASE TERM</b>                 | 5 year                                   |
| <b>PARKING</b>                    | 5 assigned<br>(street parking available) |
| <b>ZONING</b>                     | I-G I Light Industrial                   |



# FOR LEASE | 170, 12143 40 STREET SE



[VIEW ON GOOGLE MAPS](#) 

## 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

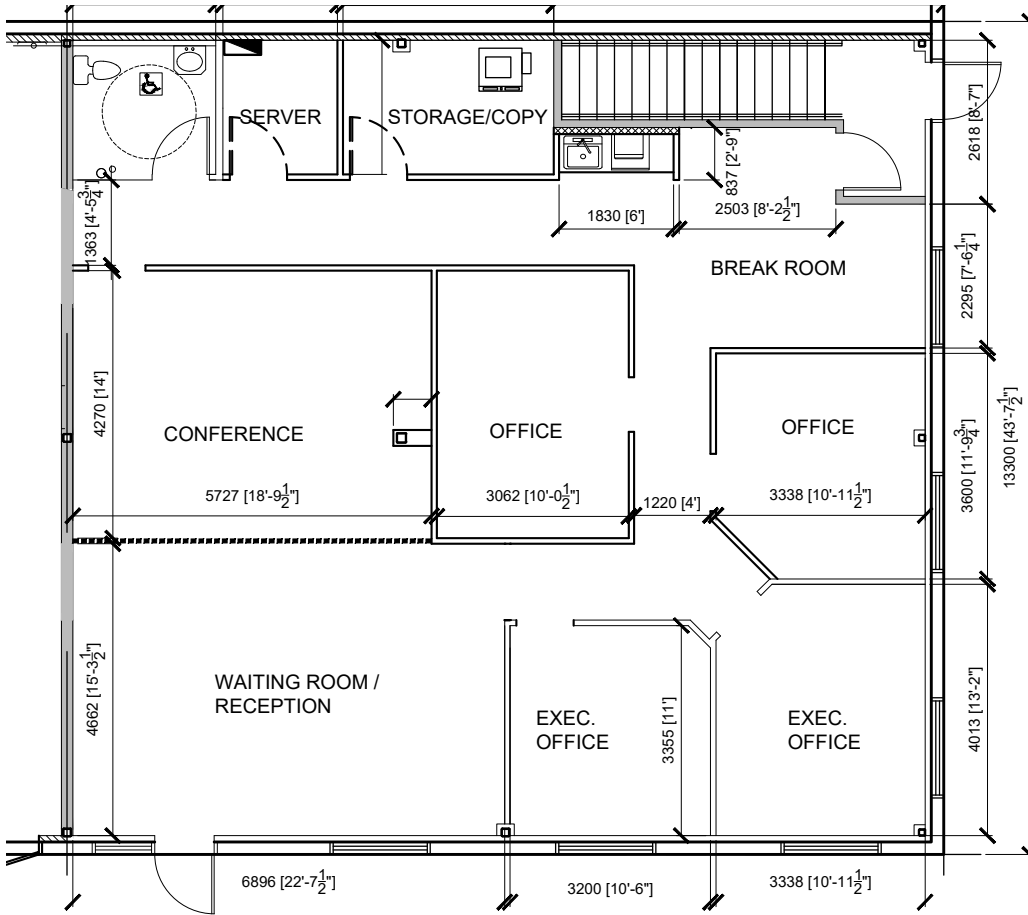
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Sheppard Regional
6. Deerfoot Inn & Casino

### Shopping

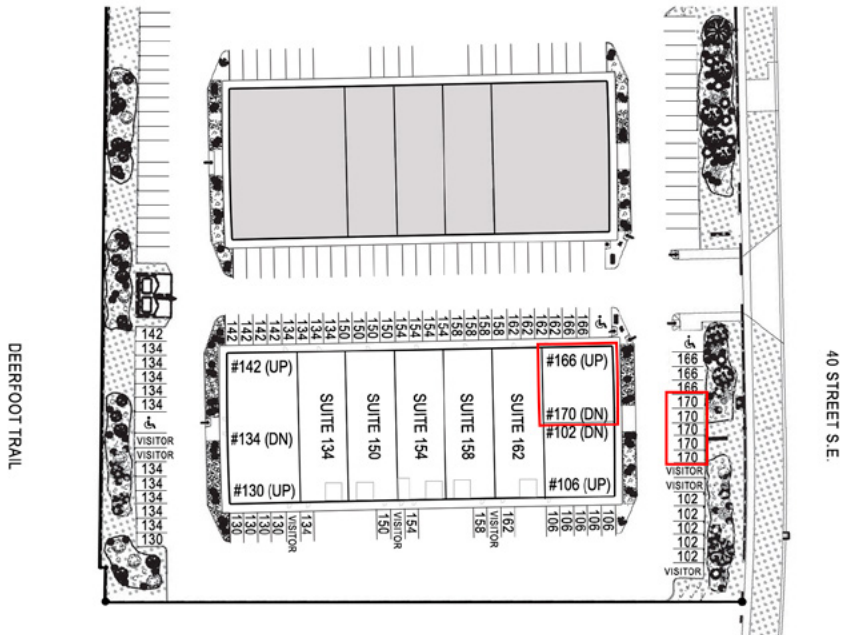
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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## FLOOR PLAN



## SITE PLAN



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