



Office / Warehouse

105, 4615 - 112 AVENUE SE | CALGARY, AB - 1,786 SF

PROPERTY HIGHLIGHTS

- » 1,786 sq. ft. Office / Showroom / Warehouse for Lease
- » 14' clear ceiling height in warehouse with 12' x 12' loading door
- » 3 assigned parking stalls and additional on street parking available
- » Pylon signage available on 114 Avenue SE
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned and managed by Telsec Property Corporation
- » Available November 1, 2024, or earlier on sublease

SPACE DETAILS

SUBMARKET	Eastlake Business Park
AVAILABLE AREA	1,786 SF
NET MONTHLY RENT	\$2,530
OP COST & PROPERTY TAX	\$8.58 PSF
LEASE TERM	5 years
ZONING	I-G Industrial General
POWER	208/120V, 3 Phase, 100 Amp
CEILING HEIGHT	14' in warehouse
LOADING DOOR	12' x 12'
AVAILABLE	November 1



FOR LEASE | 105, 4615 - 112 AVENUE 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

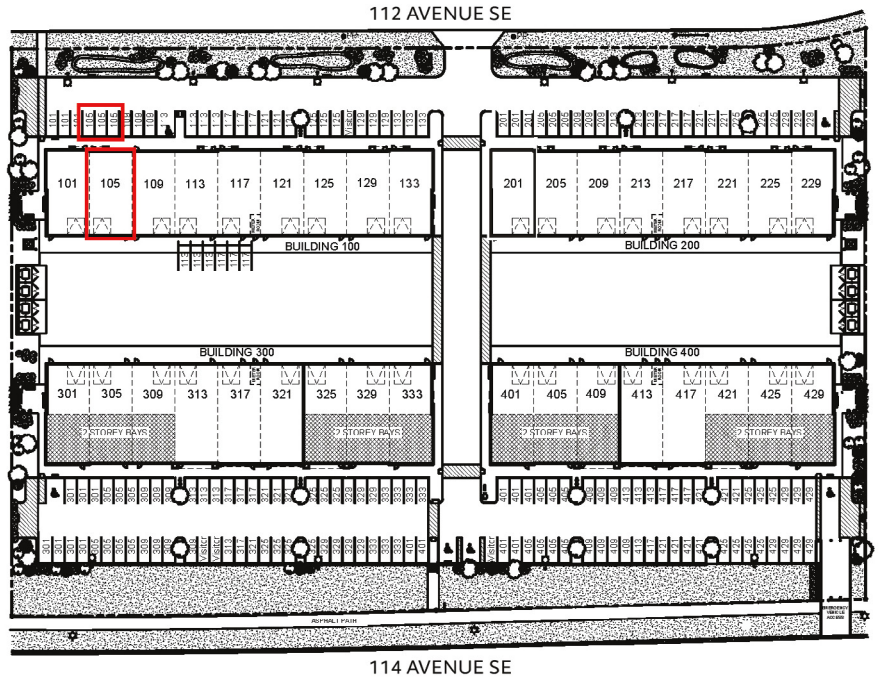
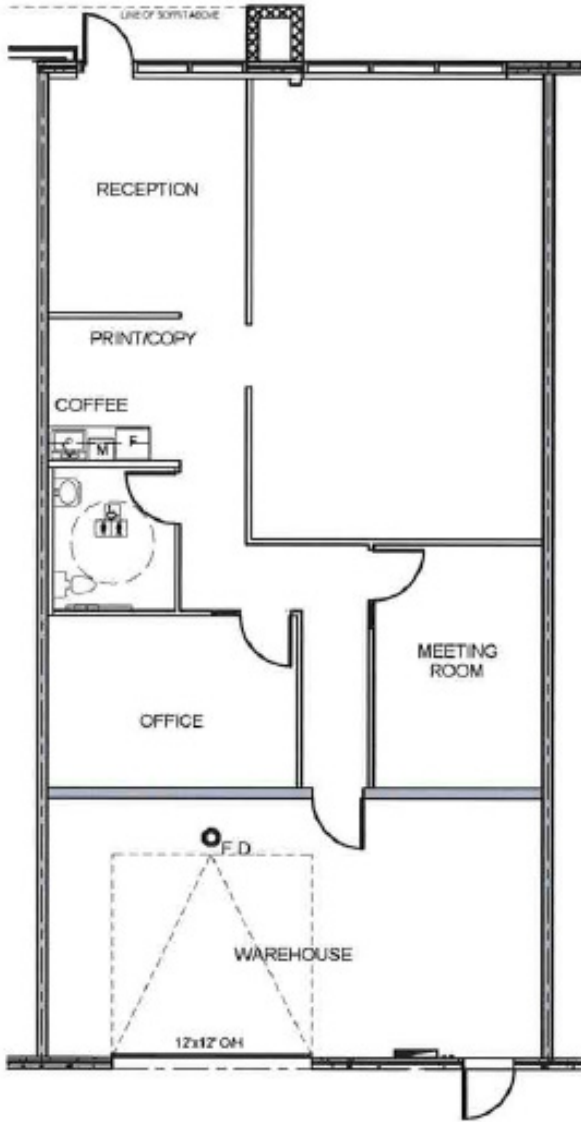
Shopping

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

FOR LEASE | 105, 4615 - 112 AVENUE SE

FLOOR PLAN

SITE PLAN



FOR LEASE

Southbend Business Park

105, 4615 112 AVENUE SE



Kaile Landry

Associate

klandry@naiadvent.com

(403) 669-3050

Jennifer Myles

Associate

jmyles@naiadvent.com

(403) 975-2616

Brody Butchart

Senior Associate

bbutchart@naiadvent.com

(403) 389 7857

Jamie Coulter, SIOR

Vice President/Partner

jcoulter@naiadvent.com

(403) 835 1535

3633 8 Street SE
Calgary, AB T2G 3A5

+1 403 984 9800

naiadvent.com