



Showroom / Office and Warehouse
201, 4615 - 112 AVENUE SE | CALGARY, AB - 1,845 SF

PROPERTY HIGHLIGHTS

- » **1,845 SF** Showroom / Office and Warehouse for Lease.
- » Well designed unit with quality finishes and lots of natural light.
- » 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 August, 2024**

SPACE DETAILS

AVAILABLE AREA	1,845 SF
LEASE RATE	\$2,615 / month
OP COST & PROPERTY TAX	\$8.58 PSF (est for 2024)
LEASE TERM	5 years
ZONING	I-G Light Industrial
POWER	208/120V, 3phase, 100 amp
CEILING HEIGHT	14' in warehouse
LOADING DOOR	1 Drive In - 12' x 12'



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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

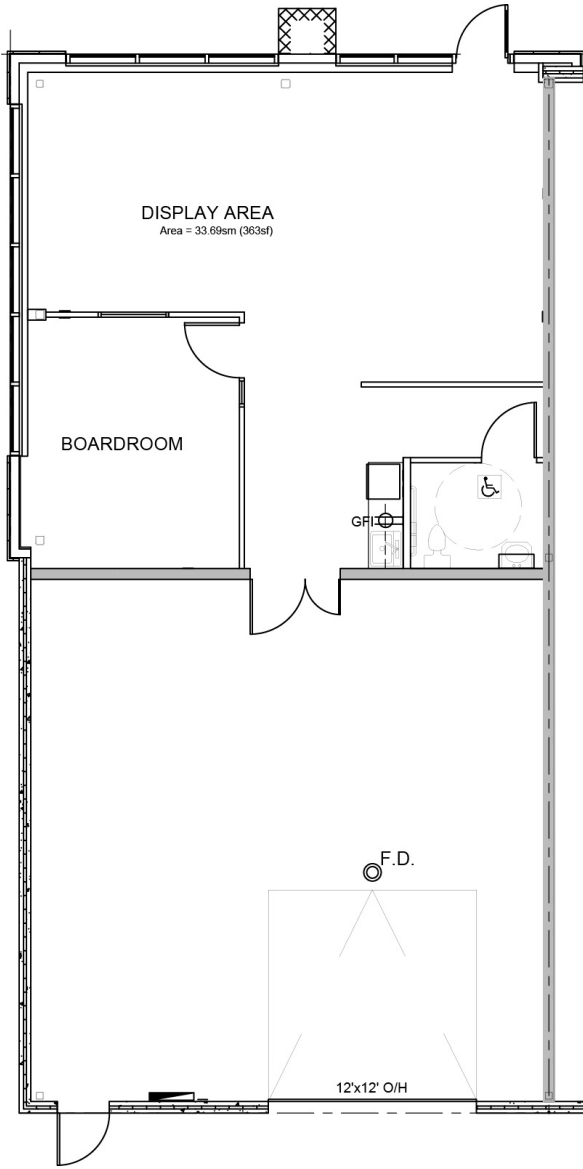
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

Shopping

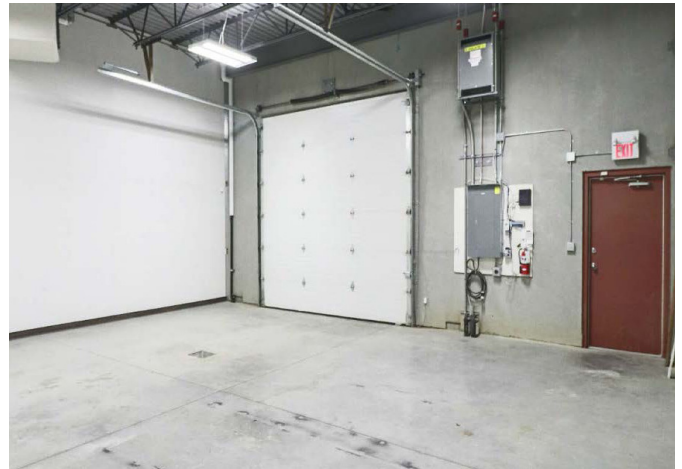
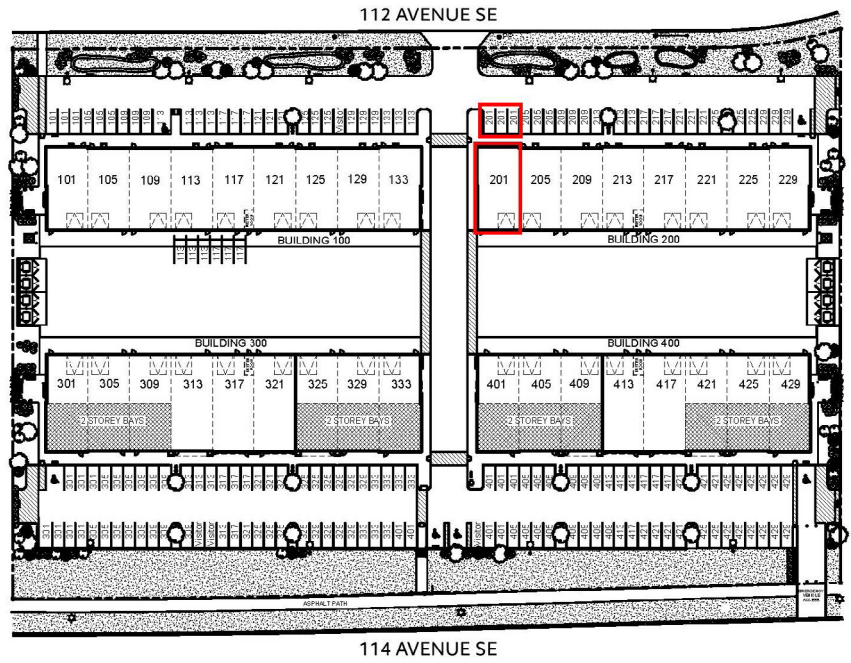
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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FLOOR PLAN



SITE PLAN



FOR LEASE

Eastlake Business Park

201, 4615 112 AVENUE SE



NAI Advent



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