



## Office / Warehouse

129, 4615 - 112 Avenue SE | Calgary, AB - 1,786 SF

### PROPERTY HIGHLIGHTS

- » 1,800 sq. ft. of Showroom / Office / Warehouse available for lease
- » 14' clear ceiling height in warehouse
- » 100 amp panels; 208/120v 3 phase
- » 12' x 12' overhead drive in doors
- » 3 assigned parking stalls and on street parking available
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned & managed by Telsec

### SPACE DETAILS

|                                   |                            |
|-----------------------------------|----------------------------|
| <b>SUBMARKET</b>                  | Eastlake Business Park     |
| <b>AVAILABLE AREA</b>             | 1,800 SF                   |
| <b>NET MONTHLY RENT</b>           | \$2,600                    |
| <b>OP COST &amp; PROPERTY TAX</b> | \$8.58 PSF                 |
| <b>LEASE RATE</b>                 | \$17.50 PSF                |
| <b>LEASE TERM</b>                 | 5 years                    |
| <b>ZONING</b>                     | I-G Industrial General     |
| <b>POWER</b>                      | 208/120V, 3 Phase, 100 Amp |
| <b>CEILING HEIGHT</b>             | 14' in warehouse           |
| <b>LOADING DOOR</b>               | 12' x 12'                  |
| <b>AVAILABLE</b>                  | July 1, 2024               |





# FOR LEASE | 129, 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



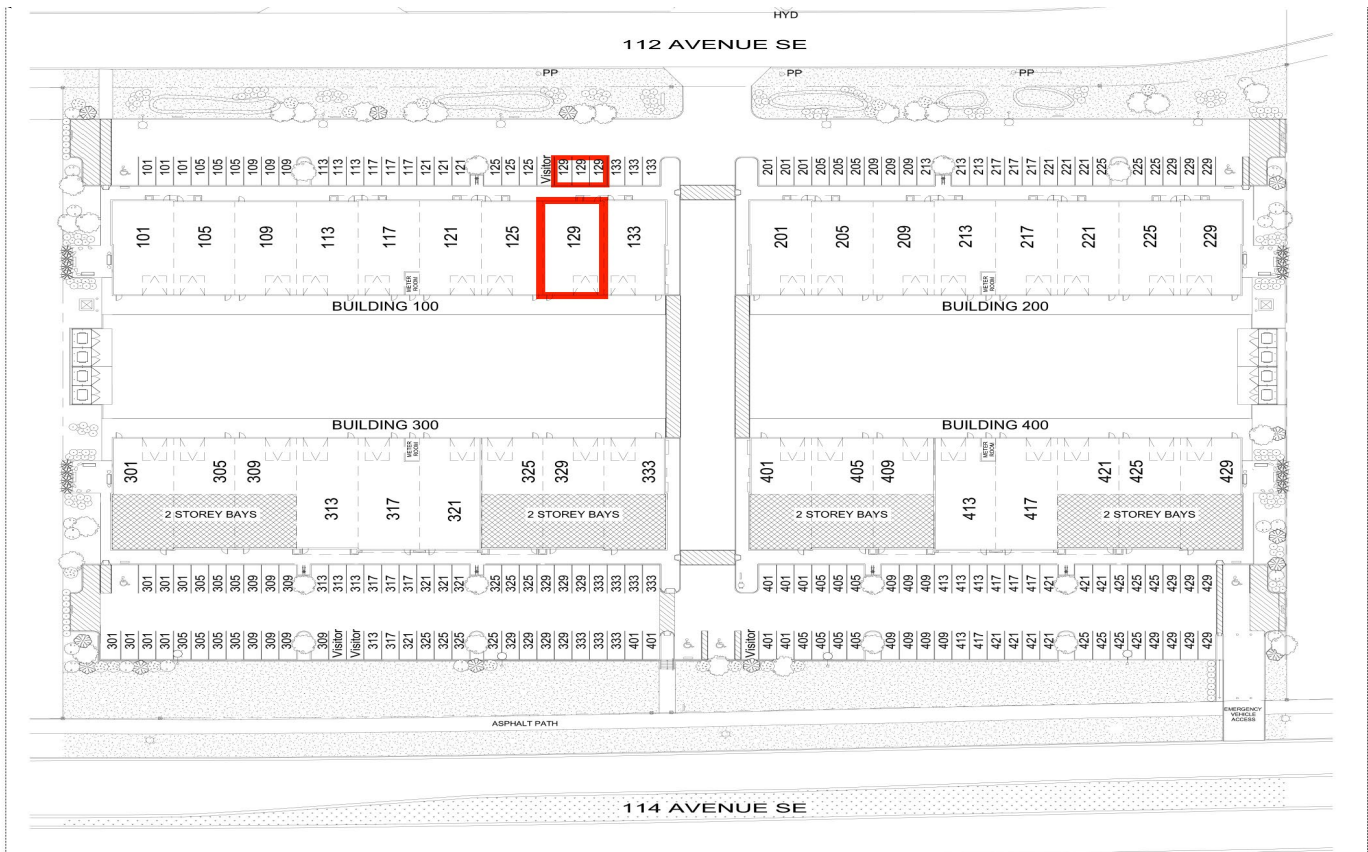
### Shopping

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

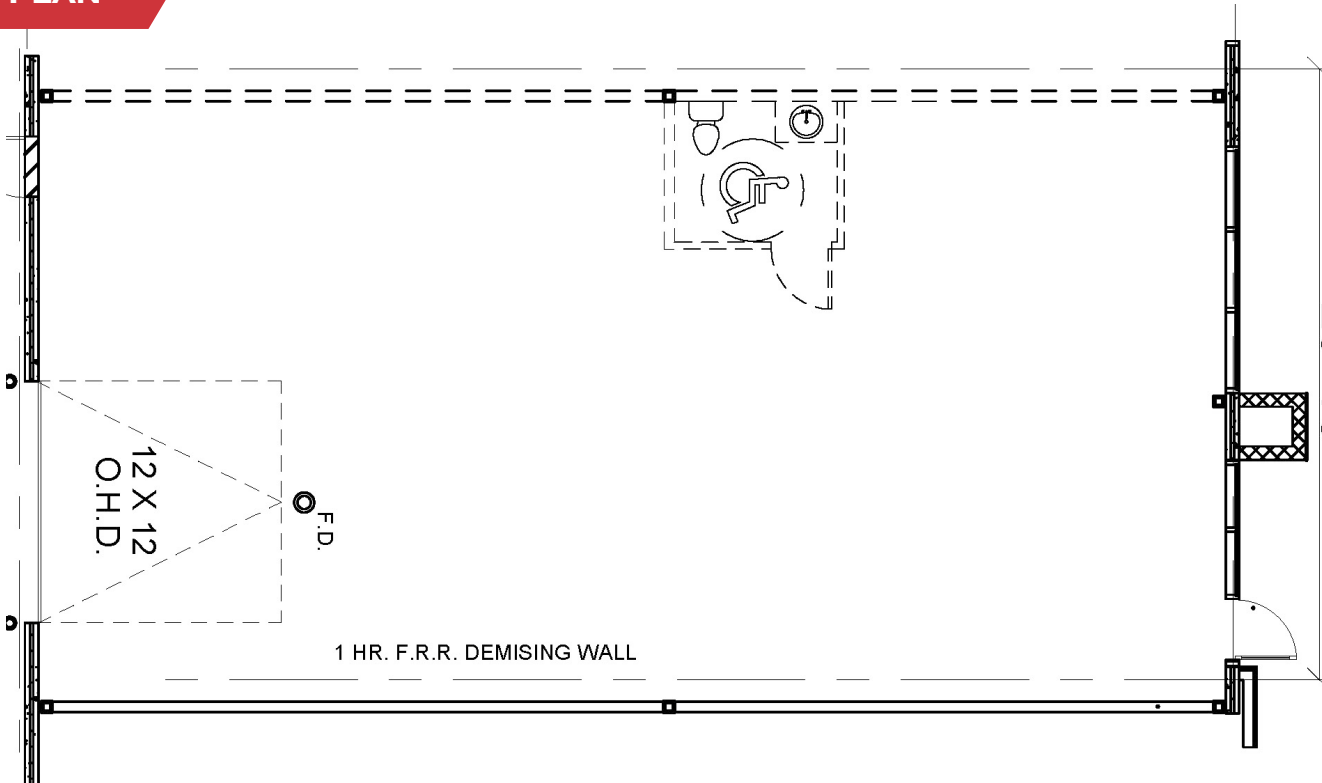


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## SITE PLAN



## FLOOR PLAN





# FOR LEASE

## Southbend Business Park

### 129, 4615 112 AVENUE SE



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