



FOR LEASE Main Floor Office 3,523 SF

Southbend Business Park 101 & 173, 12111 40 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

- » 3,523 sq. ft. of first floor office space available for lease
- Ideally located with easy access to Deerfoot Trail,
 Barlow Trail and Stoney Trail
- Developed, owned and managed by Telsec
 Property Corporation
- Can be combined with second floor office for a total of 5,561 SF

SPACE DETAILS

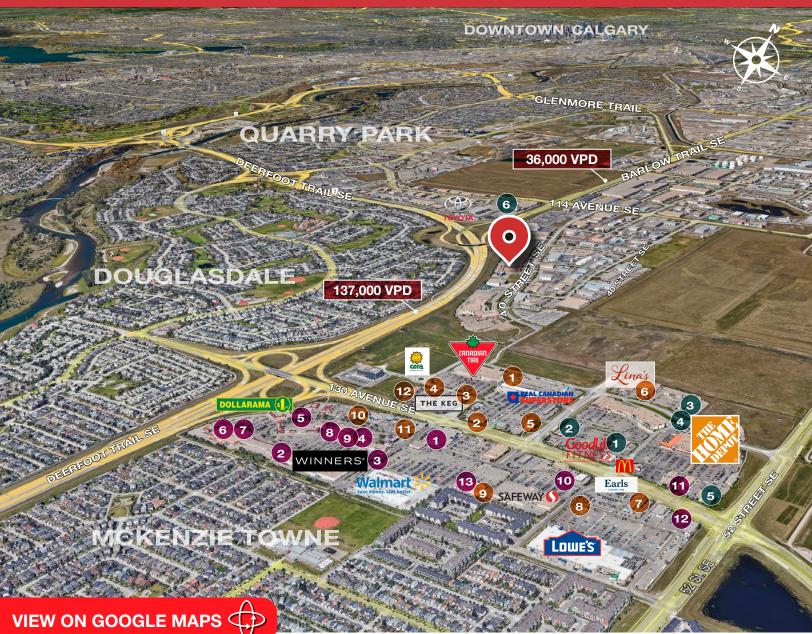
AVAILABLE AREA	3,523 SF
NET MONTHLY RENT	Market
OP COST & PROPERTY TAX	\$8.10 PSF
LEASE TERM	5 year
PARKING	9 parking stalls (Street parking available)
ZONING	I-G I Light Industrial
Available	Aug 1st 2024

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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
- 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

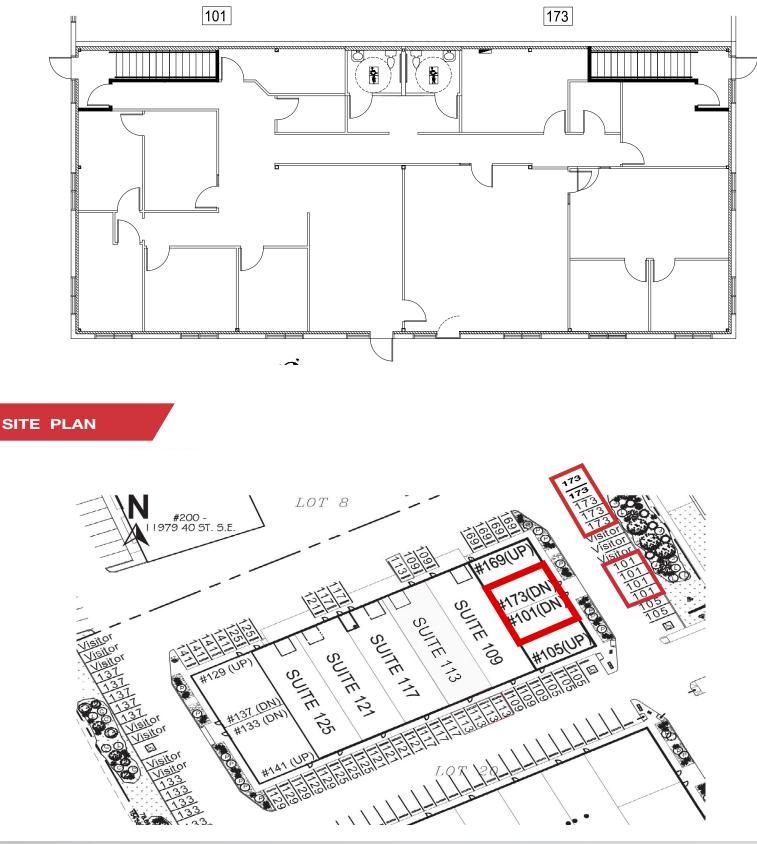






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FLOOR PLAN









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