



## 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

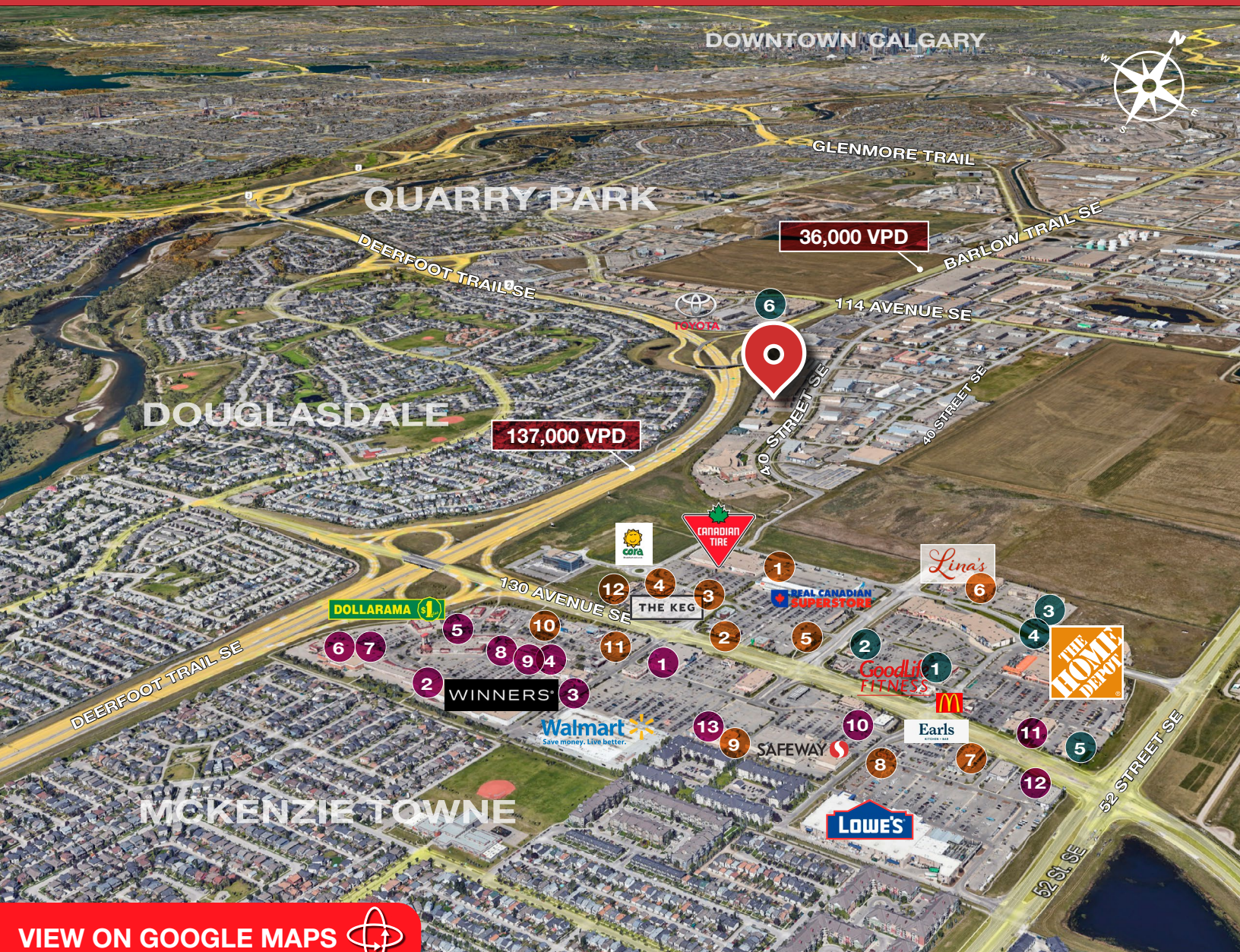
### SPACE DETAILS

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





# FOR LEASE | 101 / 173, 12111 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 Shepard Regional
6. Deerfoot Inn & Casino



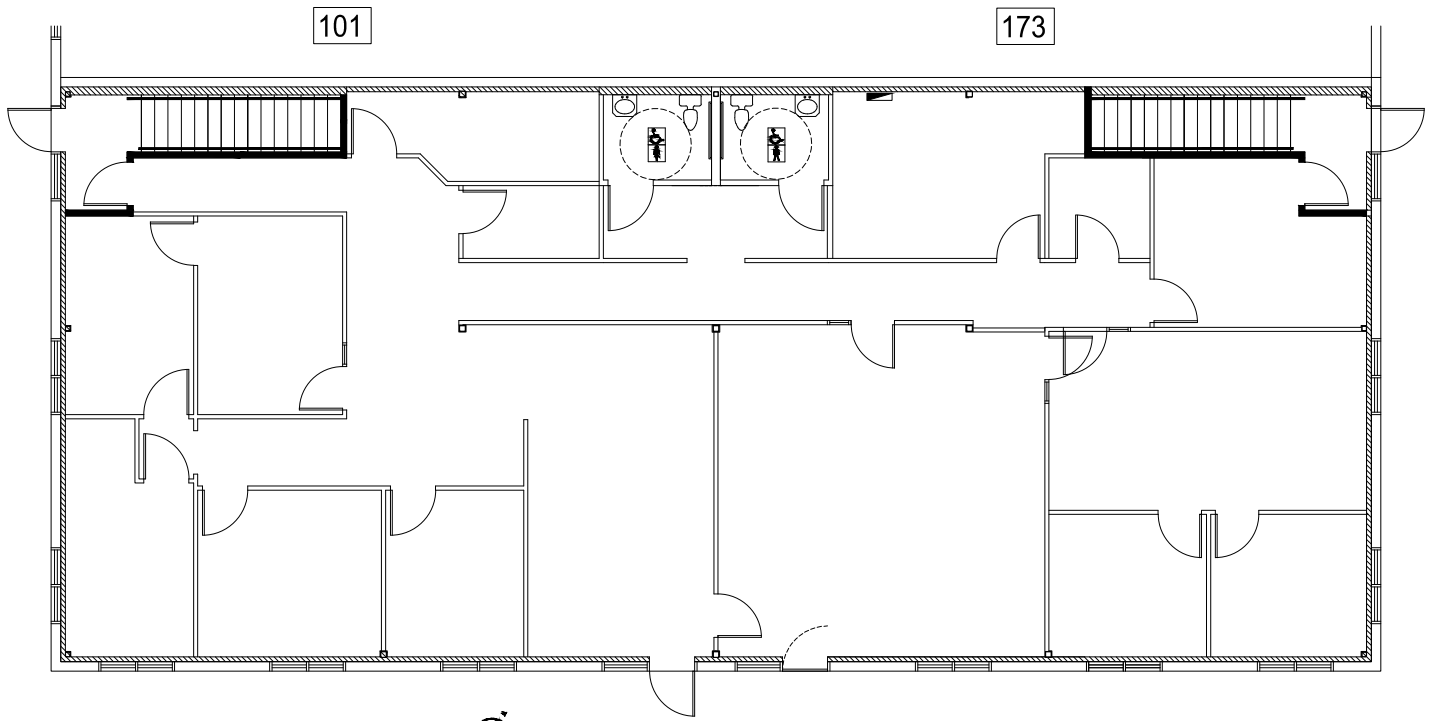
### Shopping

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
12. Structube
13. Mark's

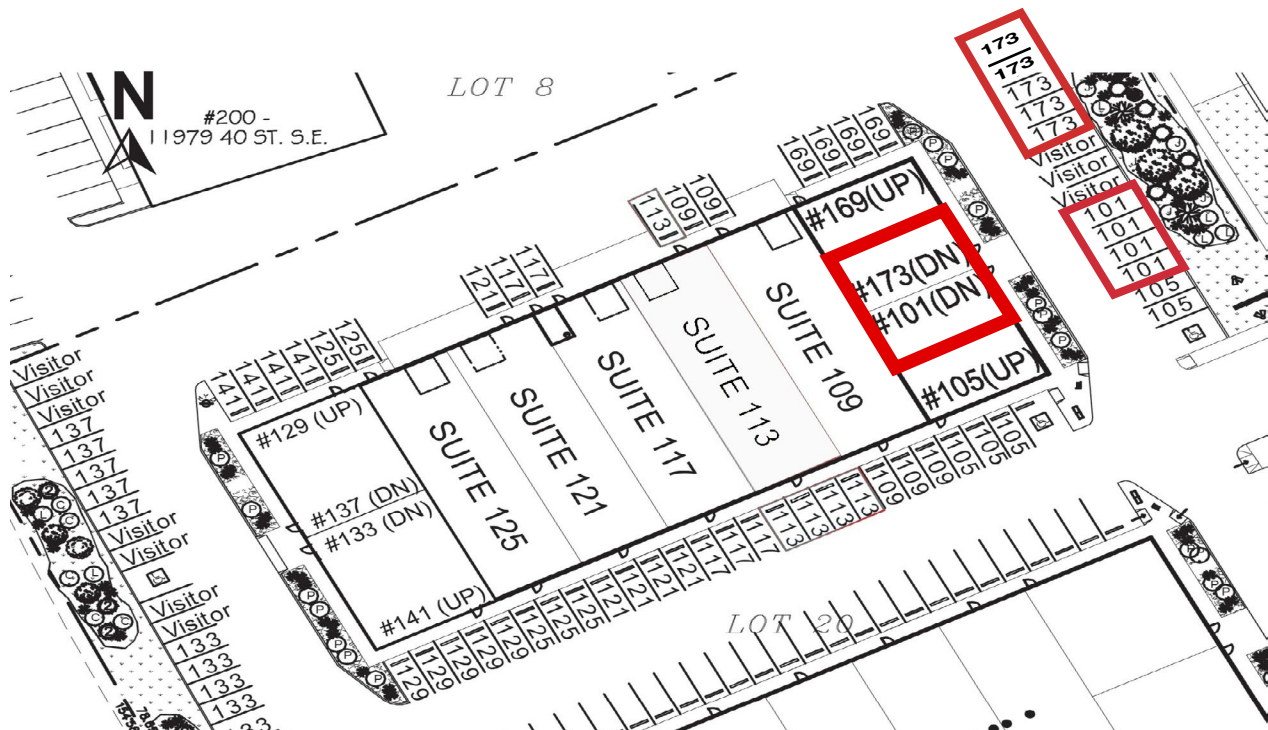


# FOR LEASE | 101 / 173, 12111 40 STREET SE

## FLOOR PLAN



## SITE PLAN





# FOR LEASE | 101 / 173, 12111 40 STREET SE



**Kaile Landry**

Associate

[klandry@naiadvent.com](mailto:klandry@naiadvent.com)

(403) 669-3050

**Jennifer Myles**

Associate

[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

(403) 975-2616

**Brody Butchart**

Senior Associate

[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)

(403) 389 7857

**Jamie Coulter, SIOR**

Vice President/Partner

[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

(403) 835 1535

3633 8 Street SE  
Calgary, AB T2G 3A5

+1 403 984 9800

[naiadvent.com](http://naiadvent.com)