



Southbend Business Park

169, 12111 40 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

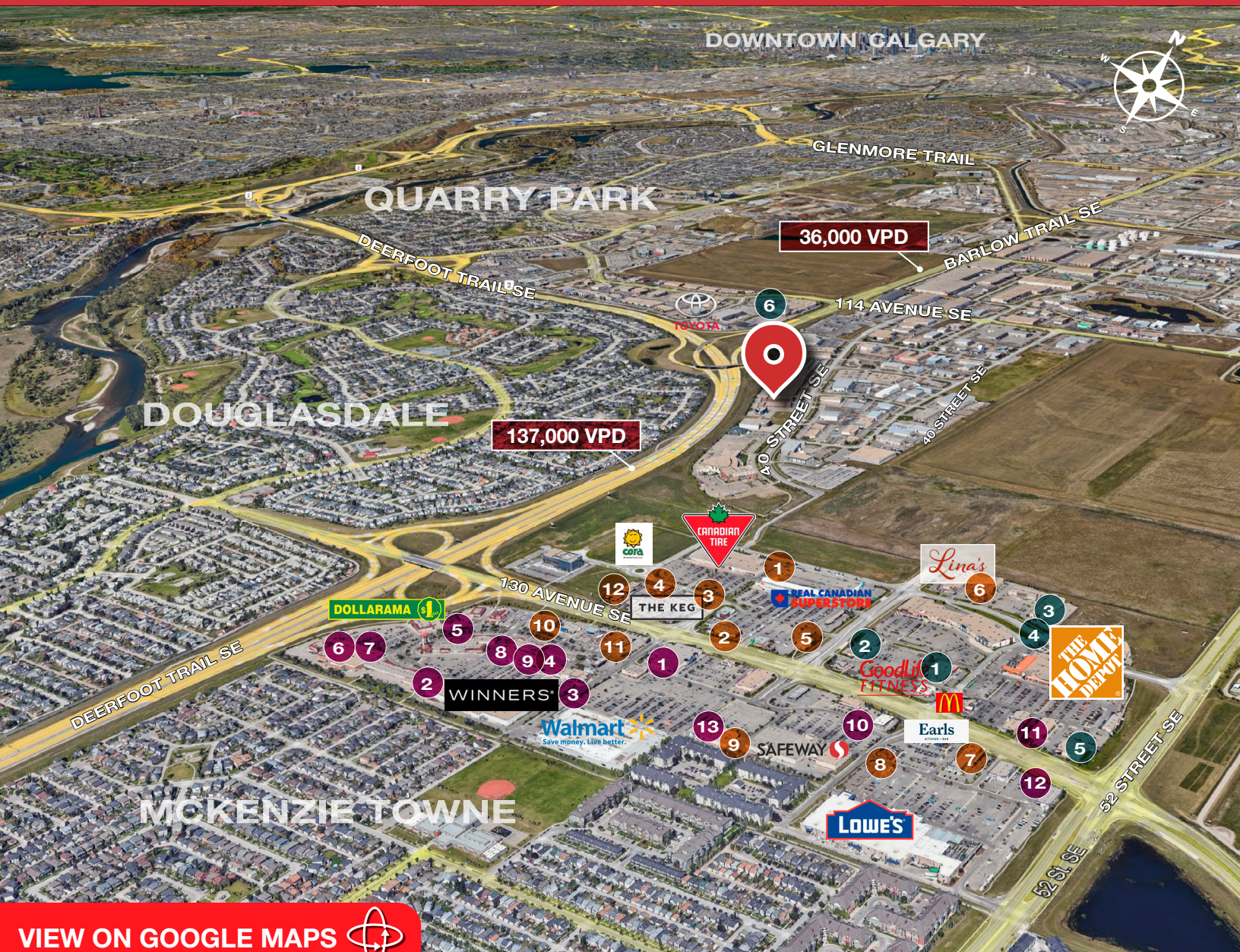
- » 2,038 sq. ft. of second floor office space available for lease
- » Reception/waiting area, 6 offices, open work area, washroom and coffee station
- » Ideally located with easy access to
- » Deerfoot Trail, Barlow Trail and Stoney Trail
- » 5 assigned parking stalls
- » Developed, owned and managed by Telsec Property Corporation
- » Can be combined with main floor office for a total of 5,561 SF

SPACE DETAILS

AVAILABLE AREA	2,038 SF
NET MONTHLY RENT	Market
OP COST & PROPERTY TAX	\$8.10 PSF
LEASE TERM	5 year
PARKING	5 assigned (street parking available)
ZONING	I-G I Light Industrial
Available	August 1st, 2024



FOR LEASE | 169, 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

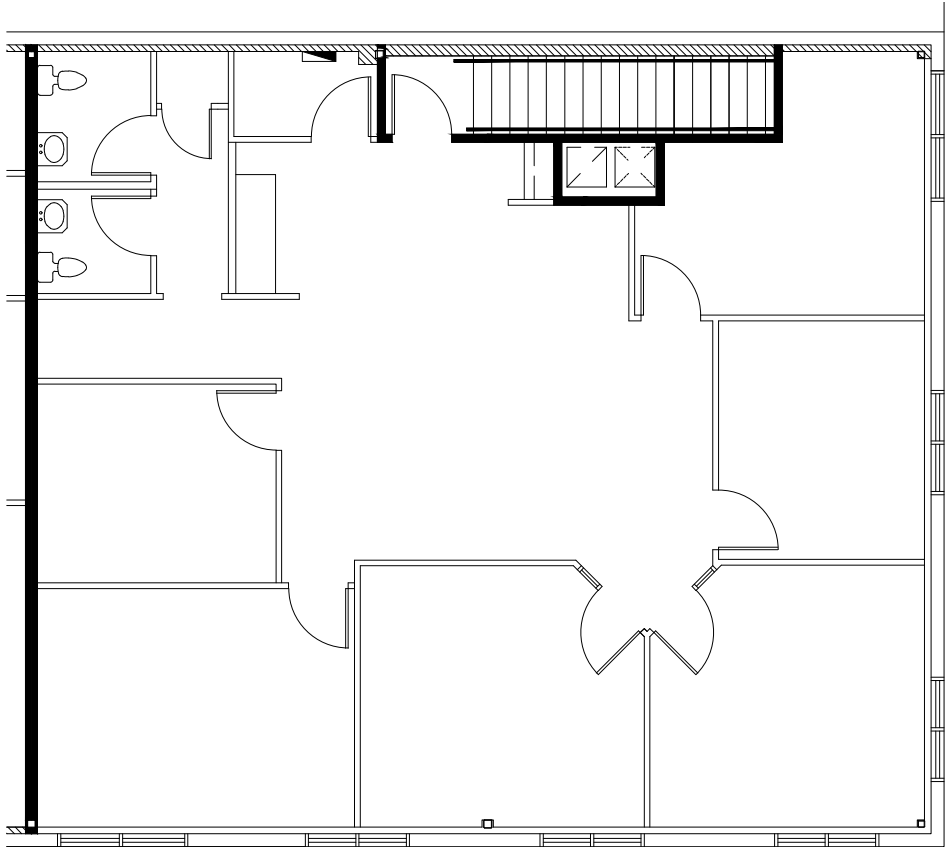
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional
6. Deerfoot Inn & Casino



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

FLOOR PLAN



SITE PLAN



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