



## PROPERTY OVERVIEW

- » The unit features a bright, modern office buildout with lots of natural light, a welcoming reception area, and a functional layout suitable for a wide range of business users.
- » At the rear, the space includes a warehouse component that is currently being used creatively as a boardroom area and a fitness/gym setup, but can easily be converted back to storage or light warehouse use depending on the tenant's needs.
- » This is a great option for companies looking for a high-quality suburban office environment with the benefit of flexible warehouse/storage area.
- » Pylon signage available on 114 Avenue SE.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail, the location also benefits from plenty of convenient nearby amenities.
- » Part of a well-maintained multi-tenant building, developed, owned, and managed by Telsec Property Corporation.

## LEASE DETAILS

<b>AVAILABLE AREA</b>	±5,425 SF
<b>OFFICE</b>	±4,075 SF
<b>WAREHOUSE/STORAGE</b>	±1,070 SF
<b>LEASE RATE</b>	Market
<b>OP COST</b>	\$4.38 PSF (2026)
<b>PROPERTY TAX</b>	\$5.04 PSF (2026)
<b>ZONING</b>	I-G (Industrial General)
<b>LOADING</b>	2 Drive-in doors (12' x 12')
<b>CEILING HEIGHT</b>	14' in warehouse
<b>POWER</b>	208/120V, 3Phase, 100Amp
<b>PARKING</b>	9 Assigned stalls & street parking
<b>OCCUPANCY</b>	September 2026

January 15, 2026

For more information,  
please contact:



**Kaile Landry**  
+1 403 669 3050  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)



**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)



3633 8 Street SE, Calgary, AB T2G 3A5



+1 403 984 9800



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



## STRATEGIC LOCATION

Located within the East Shepard Industrial community, in the established Eastlake Business Park, this site offers excellent access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

For more information,  
please contact:



**Kaile Landry**

+1 403 669 3050

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



**Jennifer Myles**

+1 403 975 2616

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



**Brody Butchart**

+1 403 389 7857

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

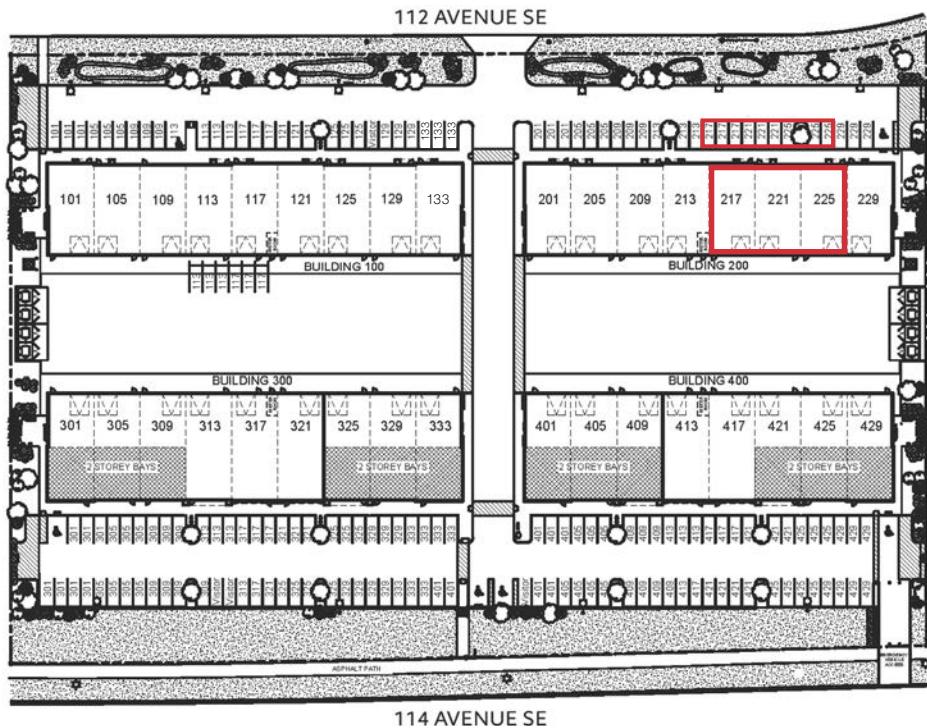


**Jamie Coulter, SIOR**

+1 403 835 1535

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

**SITE PLAN**



For more information,  
please contact:



**Kaile Landry**

+1 403 669 3050

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



**Jennifer Myles**

+1 403 975 2616

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



**Brody Butchart**

+1 403 389 7857

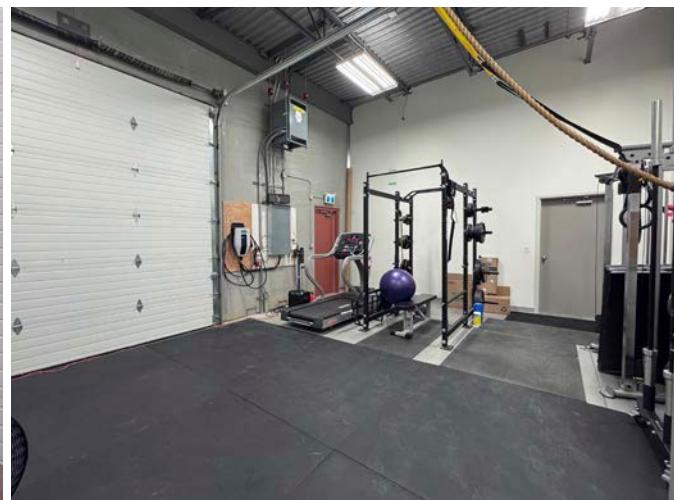
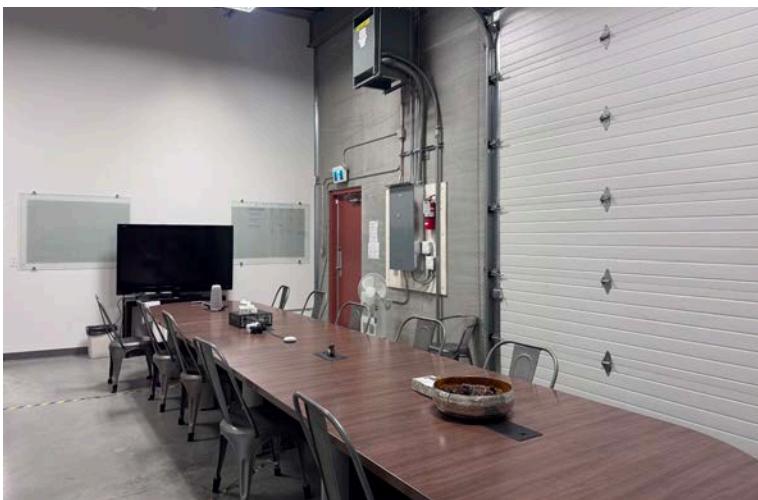
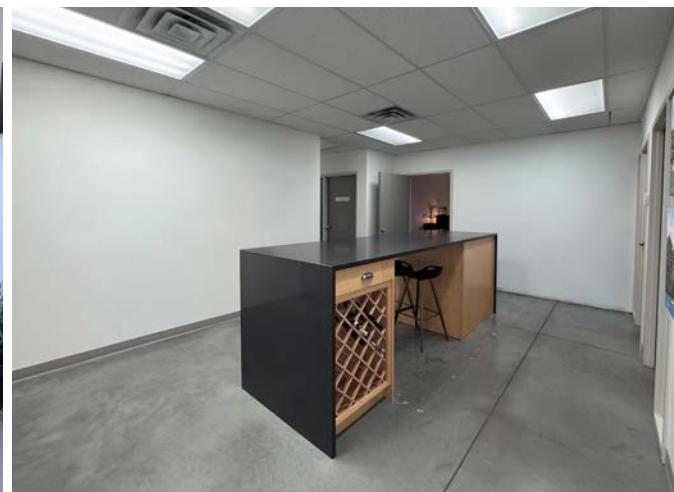
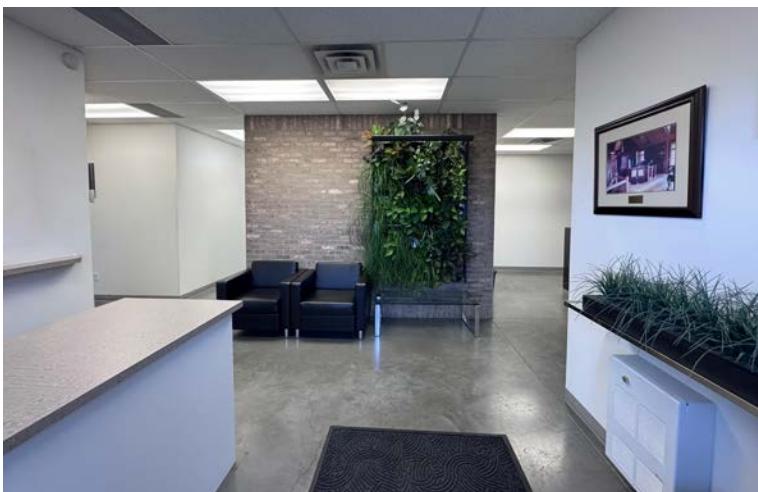
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Jamie Coulter, SIOR**

+1 403 835 1535

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



For more information,  
please contact:



**Kaile Landry**  
+1 403 669 3050  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

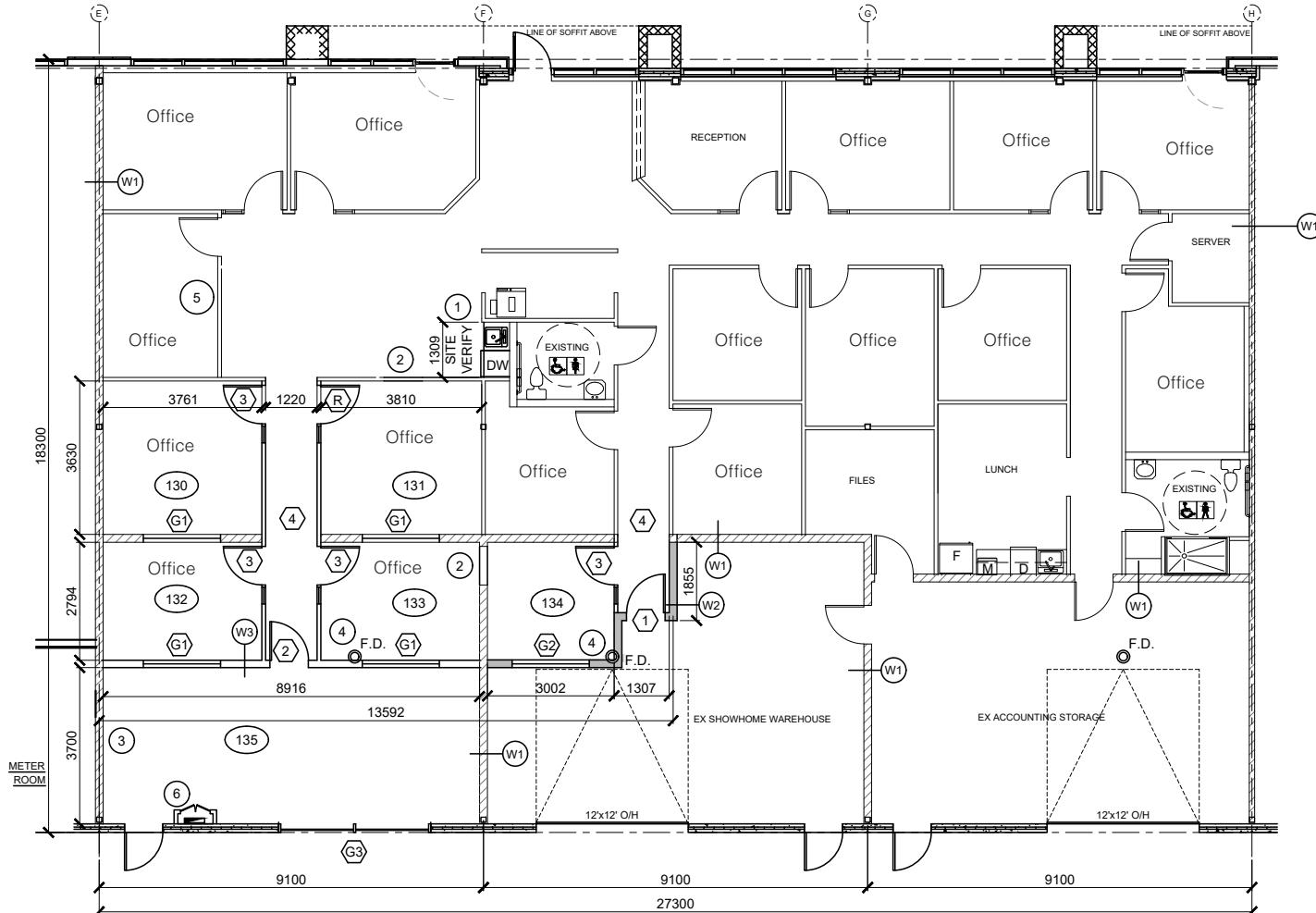


**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

**FLOOR PLAN**



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT DEEMS RELIABLE. HOWEVER, ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. NAI ADVENT. ALL RIGHTS RESERVED. NO REPRODUCTION, DISTRIBUTION, OR TRANSMISSION OF THE COPYRIGHTED MATERIALS AT THIS SITE IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF NAI ADVENT UNLESS OTHERWISE SPECIFIED. A LICENSED ASSOCIATE OF NAI ADVENT IS A PRINCIPAL OF THE OWNER OF THE PROPERTY.

For more information,  
please contact:



**Kaile Landry**

+1 403 669 3050  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**

+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)



**Brody Butchart**

+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Jamie Coulter, SIOR**

+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)