

Flexible Demising Options

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

TOTAL AVAILABLE AREA	±5,425 SF
OFFICE	±4,343 SF
WAREHOUSE/STORAGE	±1,082 SF
LEASE RATE	Market
OP COST	\$4.38 PSF (2026)
PROPERTY TAX	\$5.04 PSF (2026)
ZONING	I-G (Industrial General)
LOADING	2 Drive-in doors (12' x 12')
CEILING HEIGHT	14' in warehouse
POWER	208/120V, 3Phase, 100Amp
PARKING	9 Assigned stalls & street parking
OCCUPANCY	September 2026

DEMISING OPTIONS

UNIT 217	±1,808 SF
OFFICE	±1,453 SF
WAREHOUSE/STORAGE	±355 SF
UNITS 221 & 225	±3,617 SF
OFFICE	±2,890 SF
WAREHOUSE/STORAGE	±727 SF

For more information,
please contact:



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September 8, 2026



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.

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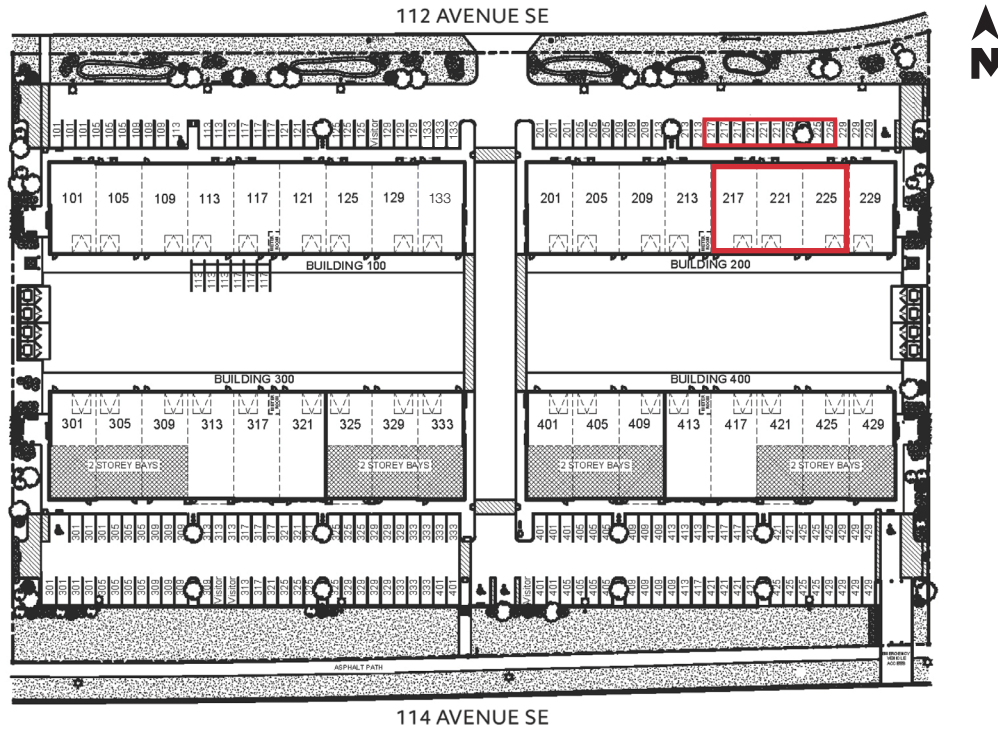


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SITE PLAN



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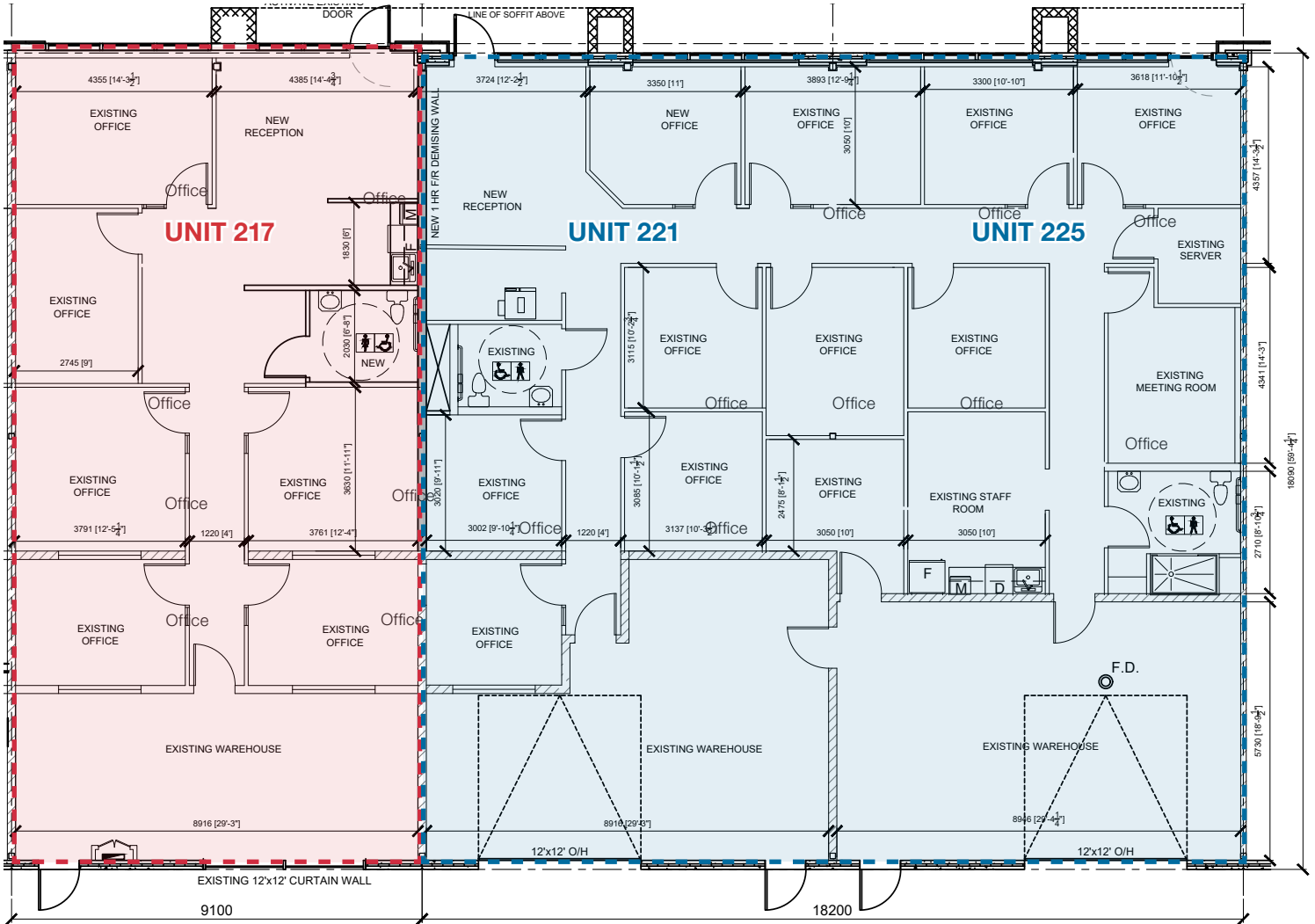


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FLOOR PLAN



UNIT 217 ±1,808 SF

OFFICE ±1,453 SF

**WAREHOUSE /
STORAGE ±355 SF**

UNITS 221 & 225 ±3,617 SF

OFFICE ±2,890 SF

**WAREHOUSE /
STORAGE ±727 SF**

UNITS 217, 221 & 225 ±5,425 SF

OFFICE ±4,343 SF

**WAREHOUSE /
STORAGE ±1,082 SF**

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