NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

For Lease

2nd Floor Office Space

±2,006 SF | 141-12111 40 St SE, Calgary, AB T2Z 4E6 | Southbend Business Park

PROPERTY HIGHLIGHTS

- ±2,006 SF second-floor office space available for lease
- Functional layout featuring private offices and open workspace
- Abundant natural light with modern interior finishes
- 5 assigned parking stalls
- Excellent signage exposure to Deerfoot Trail
- Strategically located with convenient access to Deerfoot Trail, Barlow Trail and Stoney Trail
- Situated within Southbend Business Park in Calgary's southeast industrial district
- Property developed, owned and managed by Telsec Property Corporation
- Existing furtniture is negotiable

For more info, please contact:

Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com

Kaile Landry
+1 403 984 9806
klandry@naiadvent.com

Liliya Chukleva
+1 403 984 9818
lchukleva@naiadvent.com

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

FOR LEASE

±2,006 SF Second Floor Office Space

Unit 141, 12111 40 Street SE, Calgary, AB T2Z 4E6 | Southbend Business Park

LEASE DETAILS

AVAILABLE AREA	±2,006 SF
LEASE RATE	Market
OP COSTS & PROPERTY TAX	$8.88 PSF (2026)
PARKING	5 Assigned Stalls
AVAILABLE	January 15, 2027
LEASE TERM	5 Years

Southeast Calgary Location

Located within Southbend Business Park, the property offers excellent connectivity to Calgary's major transportation routes, with convenient access to Deerfoot Trail, Barlow Trail and Stoney Trail. The very prominent exposure to Deerfoot Trail provides this property with additional visibility for businesses seeking an accessible southeast Calgary location.

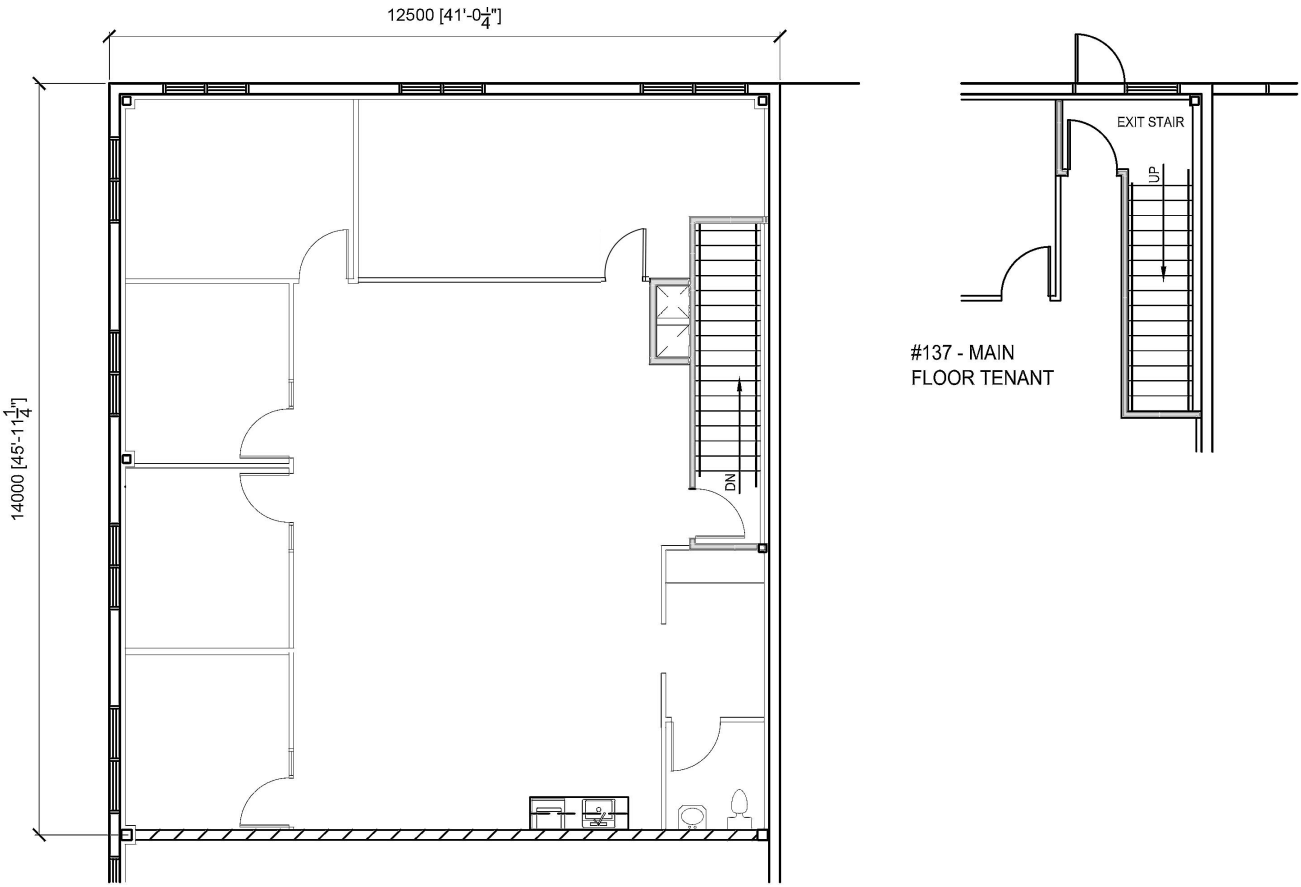
For more info, please contact:

Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com

Kaile Landry
+1 403 984 9806
klandry@naiadvent.com

Liliya Chukleva
+1 403 984 9818
lchukleva@naiadvent.com

PROPERTY FLOOR PLAN



Floor plan is approximate and provided for illustrative purposes only.

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 NAI Advent deems reliable, however, NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does 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.

For more info, please contact:

Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com

Kaile Landry
+1 403 984 9806
klandry@naiadvent.com

Liliya Chukleva
+1 403 984 9818
lchukleva@naiadvent.com