



Southbend Business Park
169, 12111 40 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

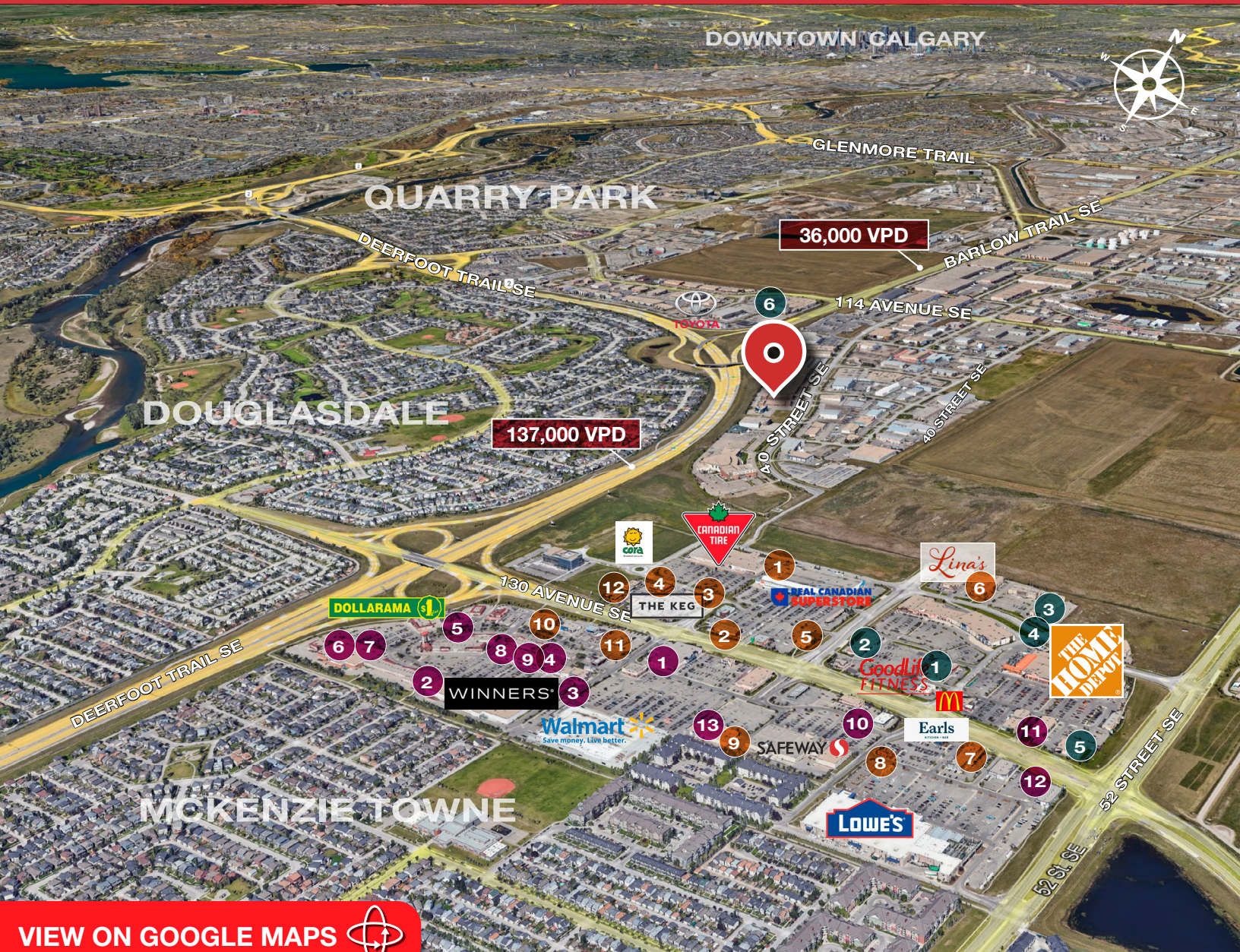
- » Bullpen area, 6 offices, open work area, washroom and coffee station
- » Located on the second floor (no elevator)
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned and managed by Telsec Property Corporation

SPACE DETAILS

AVAILABLE AREA	2,038 SF
NET MONTHLY RENT	Market
OP COST & PROPERTY TAX	\$8.37 PSF (2025)
LEASE TERM	5 year
PARKING	5 assigned (street parking available)
ZONING	I-G I Light Industrial
AVAILABILITY	Immediate



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

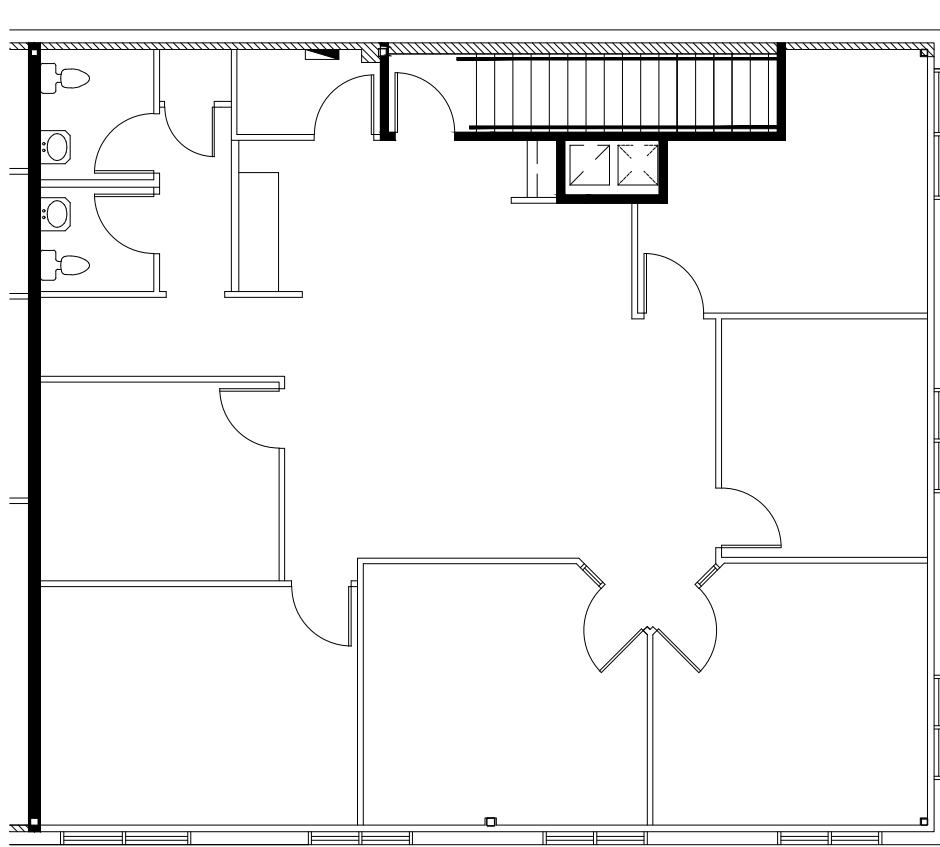
Lifestyle & Recreation

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



FOR LEASE | 169, 12111 40 STREET SE



Kaile Landry
Associate
klandry@naiadvent.com
(403) 669-3050

Jennifer Myles
Associate
jmyles@naiadvent.com
(403) 975-2616

Brody Butchart
Senior Associate
bbutchart@naiadvent.com
(403) 389 7857

Jamie Coulter, SIOR
Vice President/Partner
jcoulter@naiadvent.com
(403) 835 1535

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com