



Showroom / Office / Warehouse

309, 4615 - 112 Avenue SE | Calgary, AB

PROPERTY HIGHLIGHTS

- » Bright open main floor office with additional second floor office, kitchenette and two washrooms
- » 7 assigned parking stalls and on street parking available
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Pylon signage on 114th Avenue
- » Developed, owned & managed by Telsec Property Corporation

SPACE DETAILS

SUBMARKET	Eastlake Business Park
AVAILABLE AREA	3,159 ± SF
MAIN FLOOR OFFICE	1,050 ± SF
2ND FLOOR OFFICE	1,050 ± SF
WAREHOUSE	1,059 ± SF
NET MONTHLY RENT	\$4,500
OP COST & PROPERTY TAX	\$8.90 PSF (2025)
LEASE TERM	5 years
ZONING	I-G Industrial General
POWER	100 Amp, 208/120V, 3 Phase
CEILING HEIGHT	22' clear
LOADING DOOR	12' x 14' (Drive-In)
AVAILABLE	May 1, 2025

FOR LEASE | 309, 4615 - 112 AVENUE SE



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

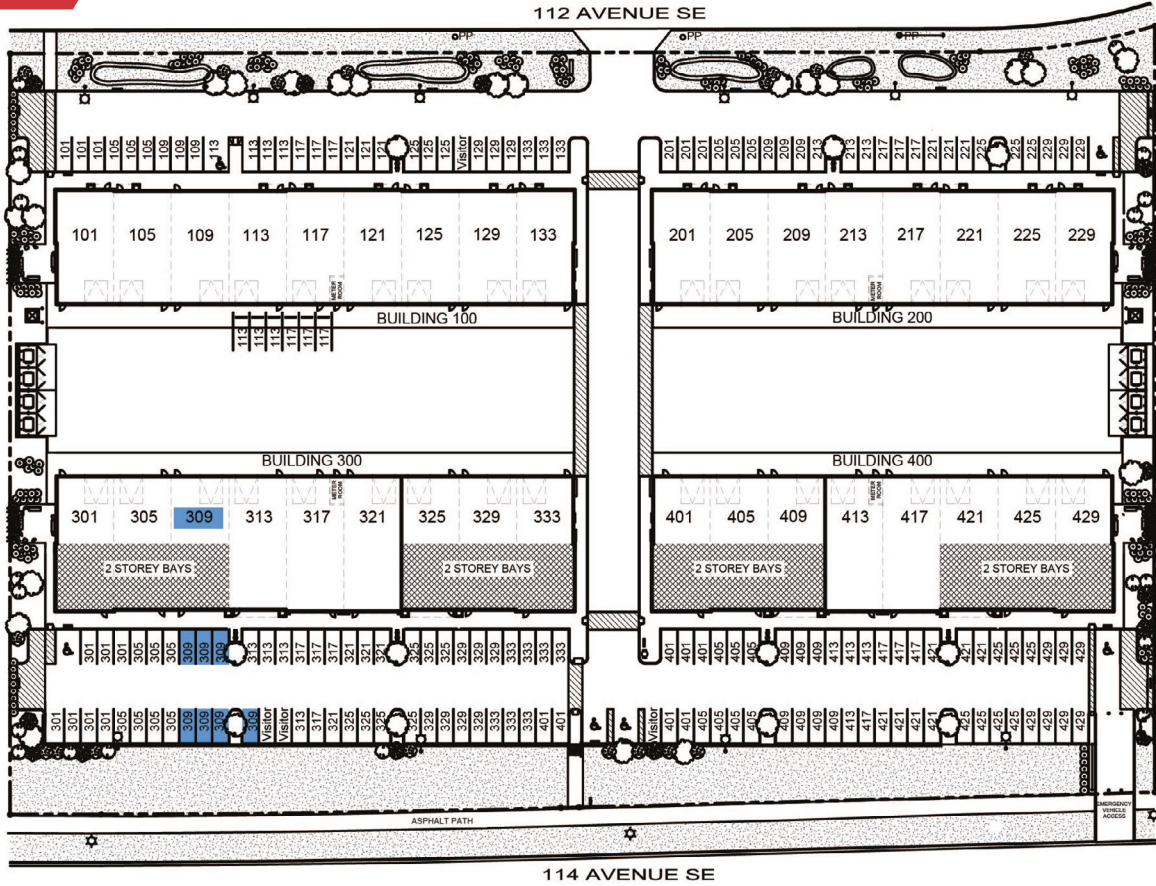
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

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

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SITE PLAN



FLOOR PLAN



FOR LEASE

3,159 ± SF

Eastlake Business Park



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