



## Office / Showroom / Warehouse

305, 11979 - 40 STREET SE - 1,358 SF

### PROPERTY HIGHLIGHTS

- » **1,358 SF** Office / Showroom / Warehouse for Lease
- » 14' clear ceiling height in warehouse.
- » Includes 2 assigned parking stalls and additional on-street parking is available.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.
- » Very close to various restaurants and retail amenities as part of Shepard power centre & South Trail Crossing on 130 Ave SE.
- » Developed, owned and managed by Telsec Property Corporation
- » **Available immediately**

### SPACE DETAILS

<b>AVAILABLE AREA</b>	1,358 SF
<b>NET MONTHLY RENT</b>	\$1,925
<b>OP COST &amp; PROPERTY TAX</b>	\$7.63 per sq. ft. (est for 2023)
<b>LEASE TERM</b>	5 years
<b>ZONING</b>	I-G Light Industrial
<b>CEILING HEIGHT</b>	14' in warehouse (clear)
<b>LOADING DOOR</b>	1 Drive In - 10' x 12'



# FOR LEASE | 305, 11979 - 40 STREET SE AB



## 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

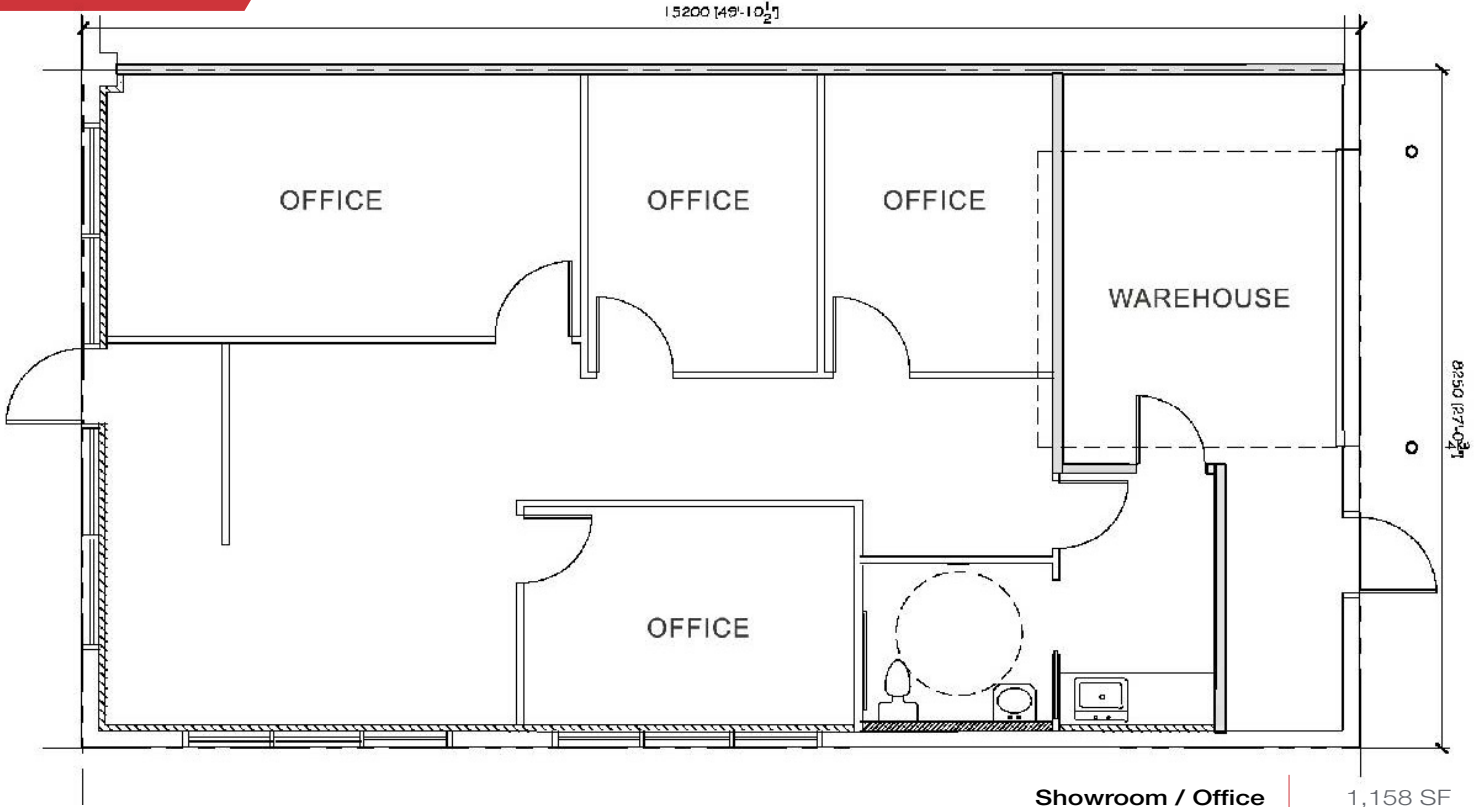
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

### 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

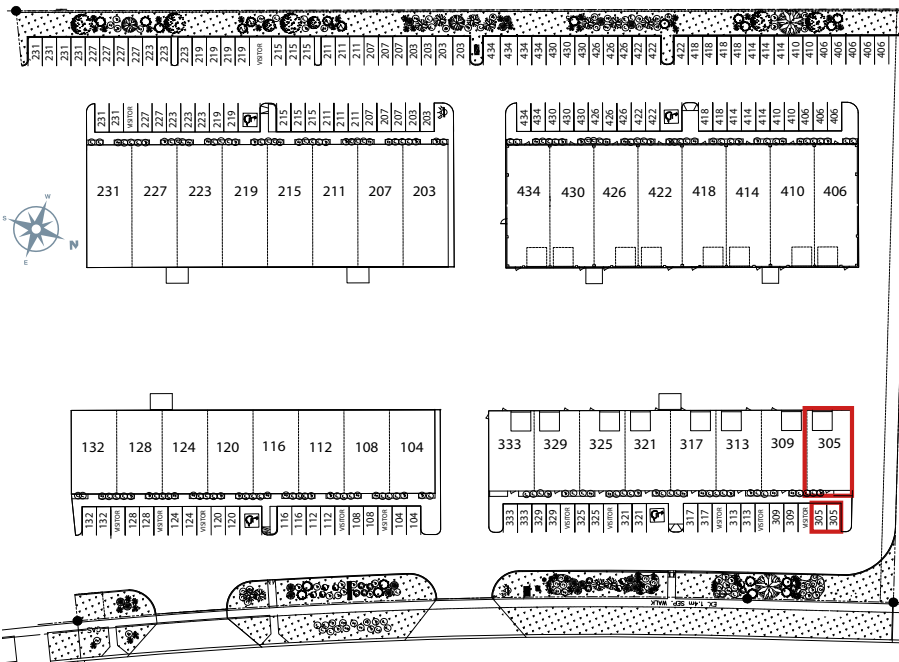
# FOR LEASE | 305, 11979 - 40 STREET SE AB

## FLOOR PLAN



Showroom / Office	1,158 SF
Warehouse	200 SF
<b>Total</b>	<b>1,358 SF</b>

## SITE PLAN



**FOR LEASE**

**Southbend Business Park**

**305, 11979 - 40 STREET SE**



**Kaile Landry**

Associate

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

(403) 669-3050

**Jennifer Myles**

Associate

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

(403) 975-2616

**Brody Butchart**

Senior Associate

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

(403) 389 7857

**Jamie Coulter, SIOR**

Vice President/Partner

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

(403) 835 1535

3633 8 Street SE  
Calgary, AB T2G 3A5

+1 403 984 9800

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