



FOR LEASE Douglasdale Business Park 1,721 Sq.Ft. Office

<u>LENNOZ</u>



PROPERTY HIGHLIGHTS

- » 1,721 sq. ft. of second floor Office available for lease
- » 2 large offices + large open work area
- » Utilities included in the operating cost
- A assigned parking stalls and on street parking available
- 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 NET MONTHLY RENT OP COST & PROPERTY TAX LEASE TERM PARKING

Classic

FIREPLACE

1,721 Sq.Ft. \$2,500 \$10.15 per sq. ft. (2025) 5 year 4 assigned (street parking available) I-G Industrial General

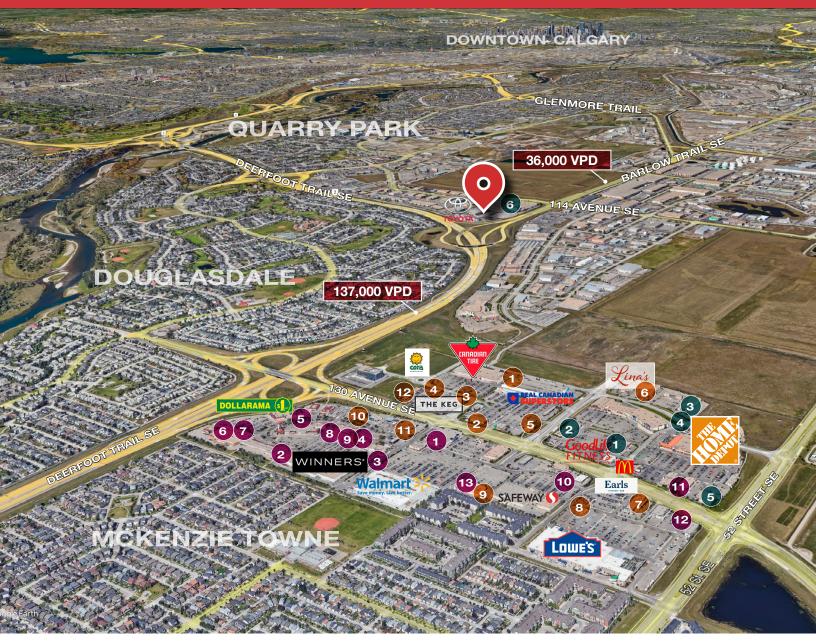
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ZONING

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FOR LEASE | 8214, 11500 35 STREET 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
- 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
- Structube
 Mark's

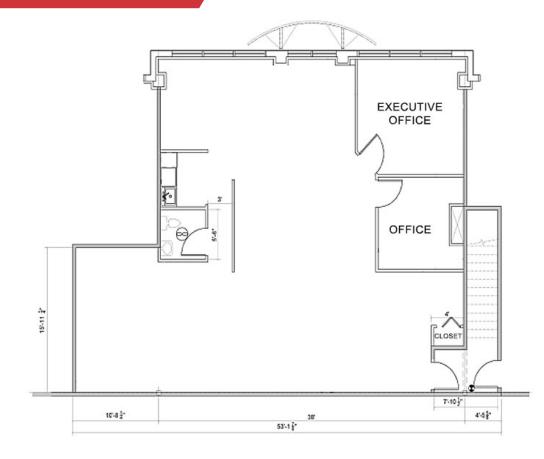




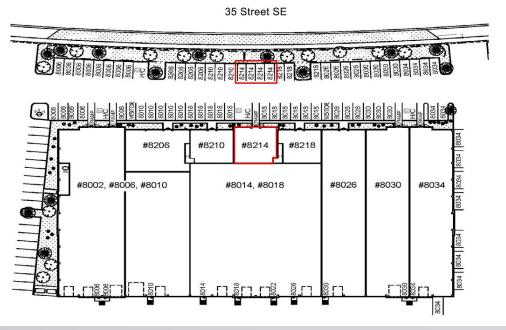


FOR LEASE | 8214, 11500 35 STREET SE

UNIT 8214 FLOOR PLAN



SITE PLAN









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Kaile Landry

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