



FOR LEASE

Southbend Business Park 127, 11929 40 STREET SE



PROPERTY HIGHLIGHTS

- » 1,632 SF Office / Warehouse for Lease
- » Located in the Southbend Business Park
- Easy access to Deerfoot Trail, Glenmore Trail, Barlow Trail and the Stoney Trail Ring Road
- » 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 March 1, 2024

SPACE DETAILS

AVAILABLE AREA

LEASE RATE

OP COST & PROPERTY TAX

LEASE TERM

ZONING

CEILING HEIGHT

LOADING DOOR

1,632 SF

\$16.50 PSF

\$9.19 PSF

5 years

I-G Industrial General

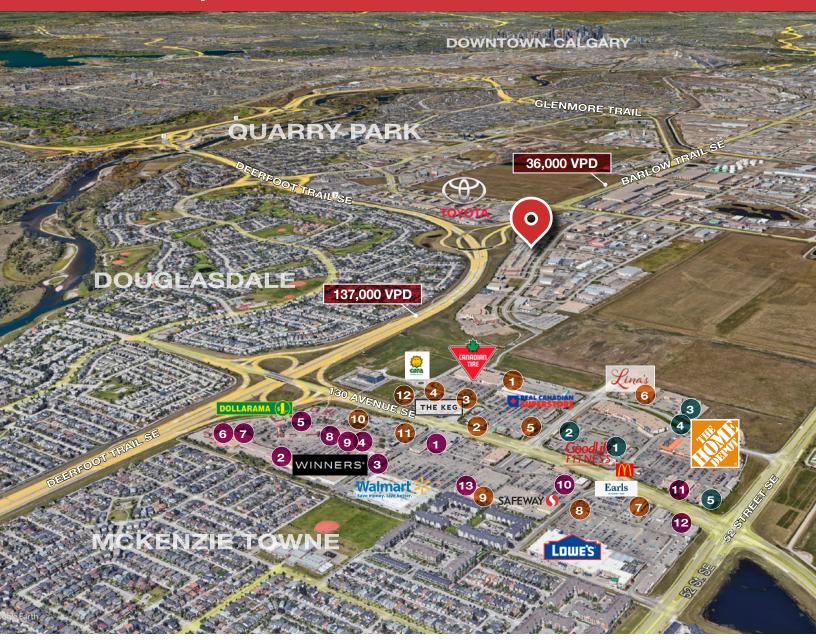
TBV

1 Drive In - 12' x 12'

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SHEPARD CENTRE & SOUTH TRAIL CROSSING



Food, Drinks & Market

- 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

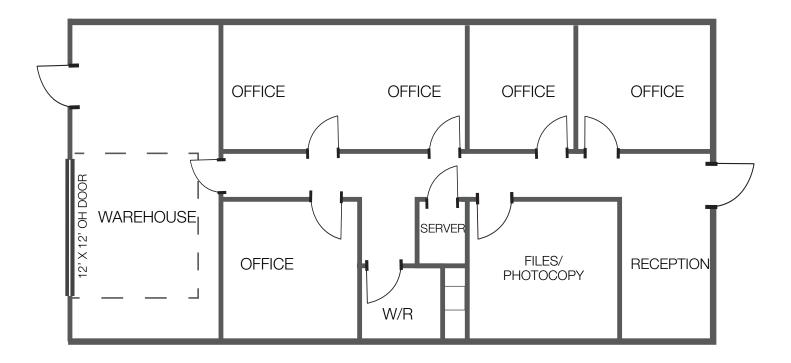




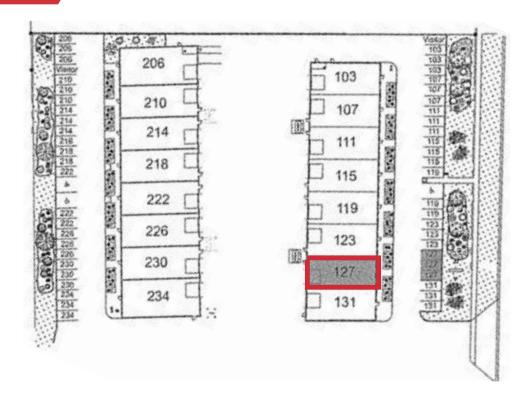


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FLOOR PLAN



SITE PLAN













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