



Office / Showroom / Warehouse

104, 11979 - 40 STREET SE - 1,337 SF

PROPERTY HIGHLIGHTS

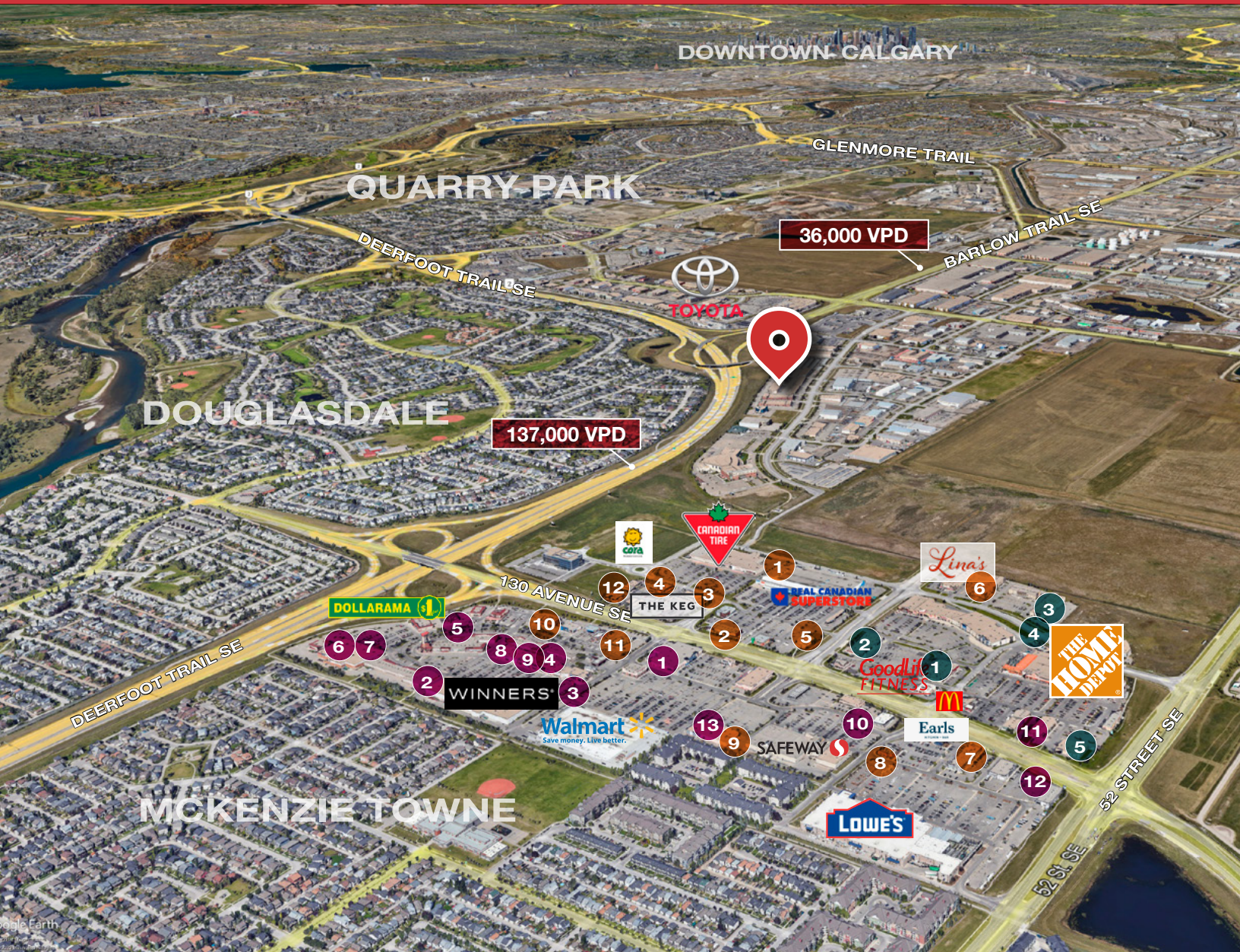
- » **1,337 SF** Office / Showroom / Warehouse for Lease
- » 14' clear ceiling height in warehouse.
- » Includes 2 assigned parking stalls and additional on-street parking is available.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.
- » Very close to various restaurants 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 May 1, 2024**

SPACE DETAILS

AVAILABLE AREA	1,337 SF
LEASE RATE	\$16.50 per sq. ft.
OP COST & PROPERTY TAX	\$8.22 per sq. ft.
LEASE TERM	5 years
ZONING	I-G Light Industrial
CEILING HEIGHT	14' in warehouse (clear)
LOADING DOOR	1 Drive In - 10' x 12'



FOR LEASE | 104, 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

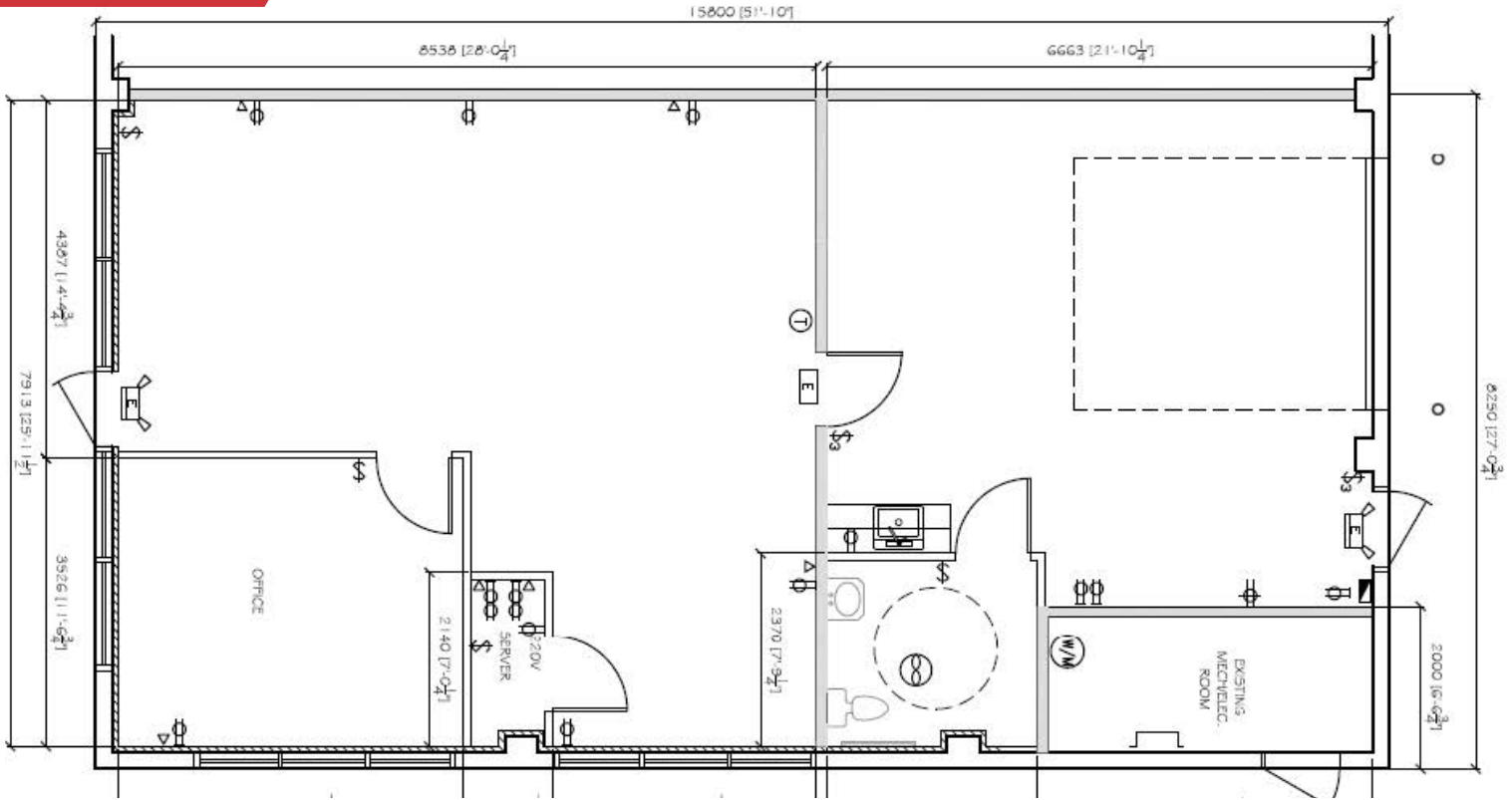
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

Shopping

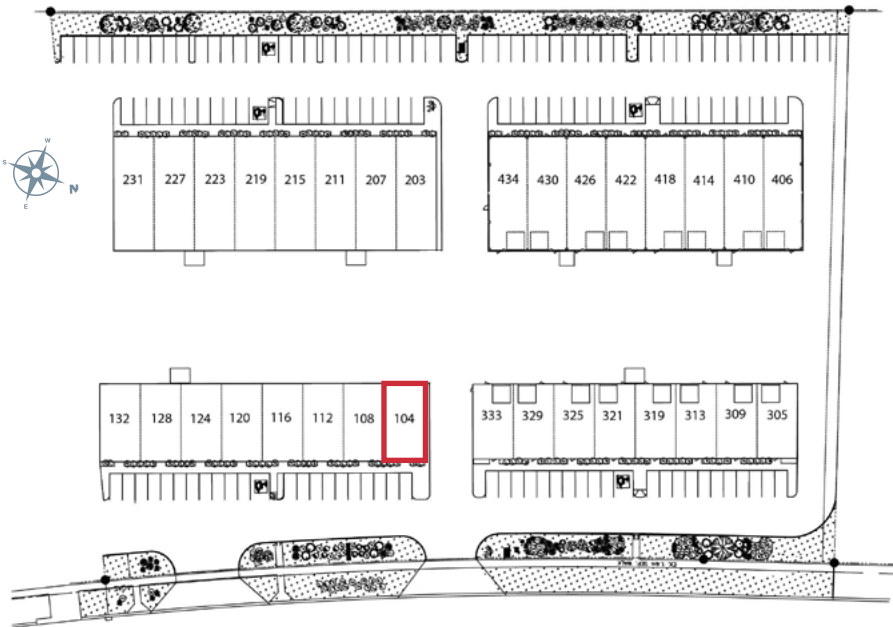
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

FOR LEASE | 104, 11979 - 40 STREET SE AB

FLOOR PLAN



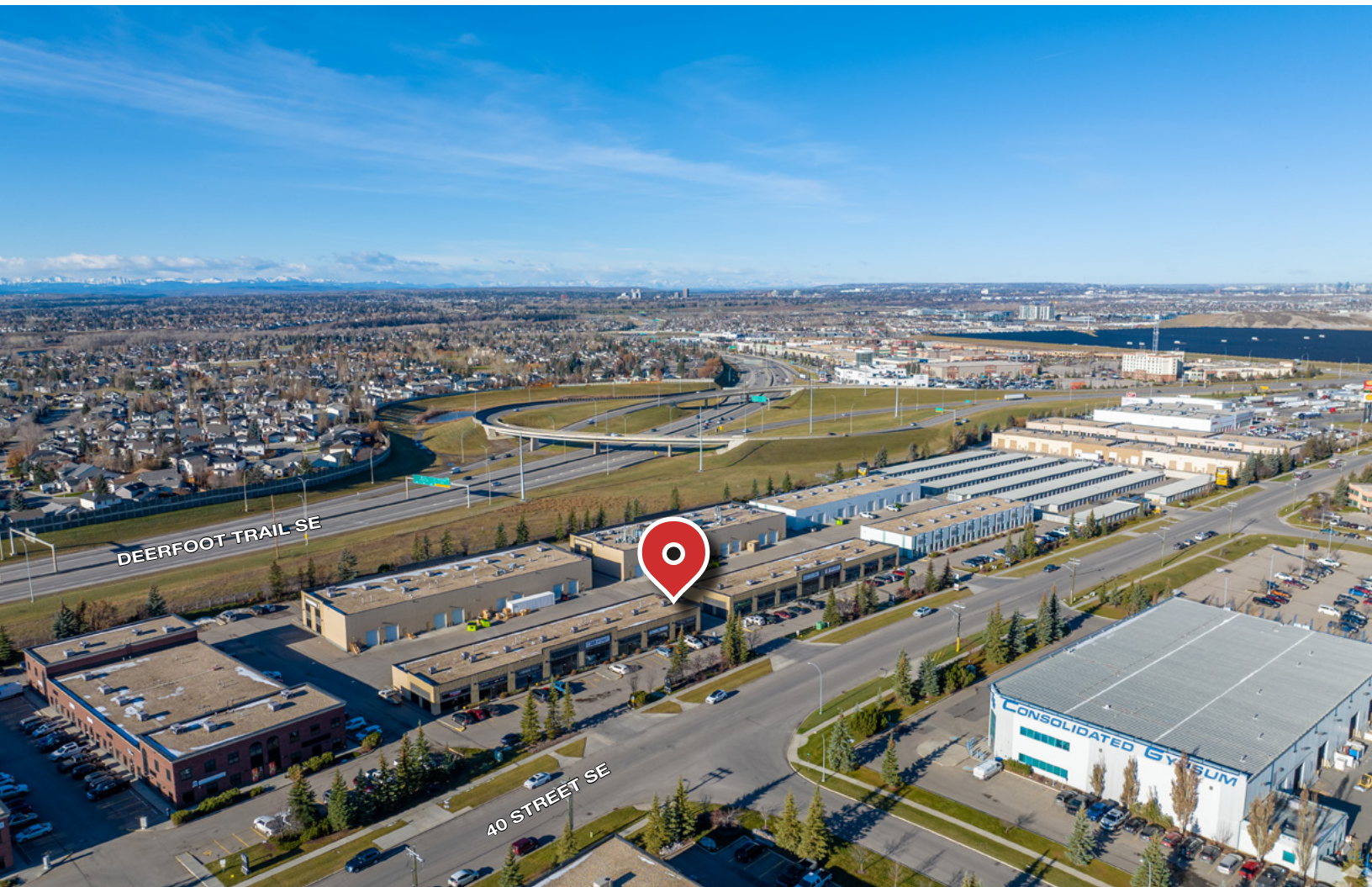
SITE PLAN



FOR LEASE

Southbend Business Park

104, 11979 - 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