



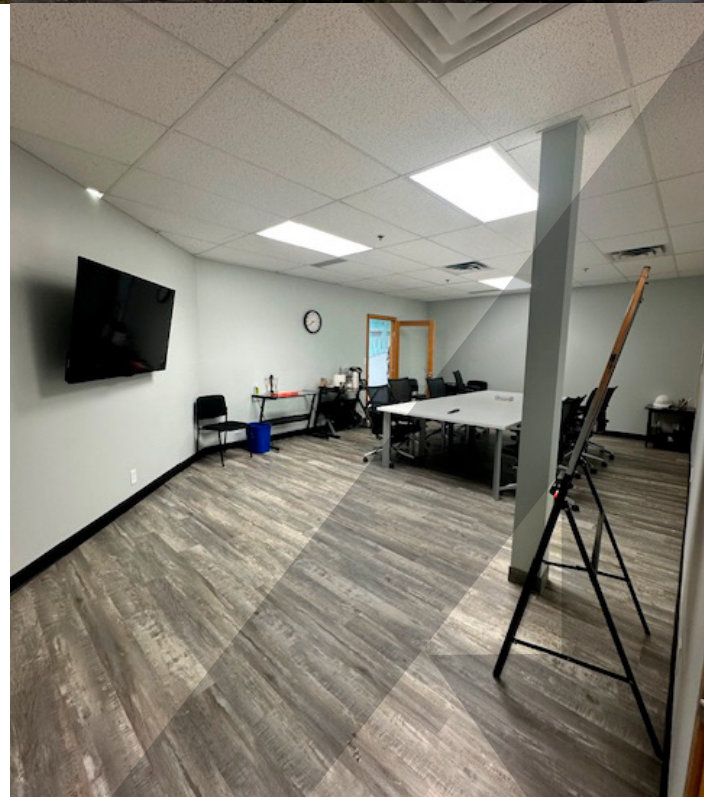
Southbend Business Park
133, 12111 40 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

- » **1,751 sq. ft.** Main floor office space for Lease
- » 4 private office suites, conference room and storage/break room area
- » 5 assigned parking stalls and additional on street parking
- » 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	1,751 Sq.Ft.
NET MONTHLY RENT	\$2,650
OP COST & PROPERTY TAX	\$8.10 per sq. ft.
LEASE TERM	5 year
PARKING	5 assigned (street parking available)
ZONING	I-G I Light Industrial

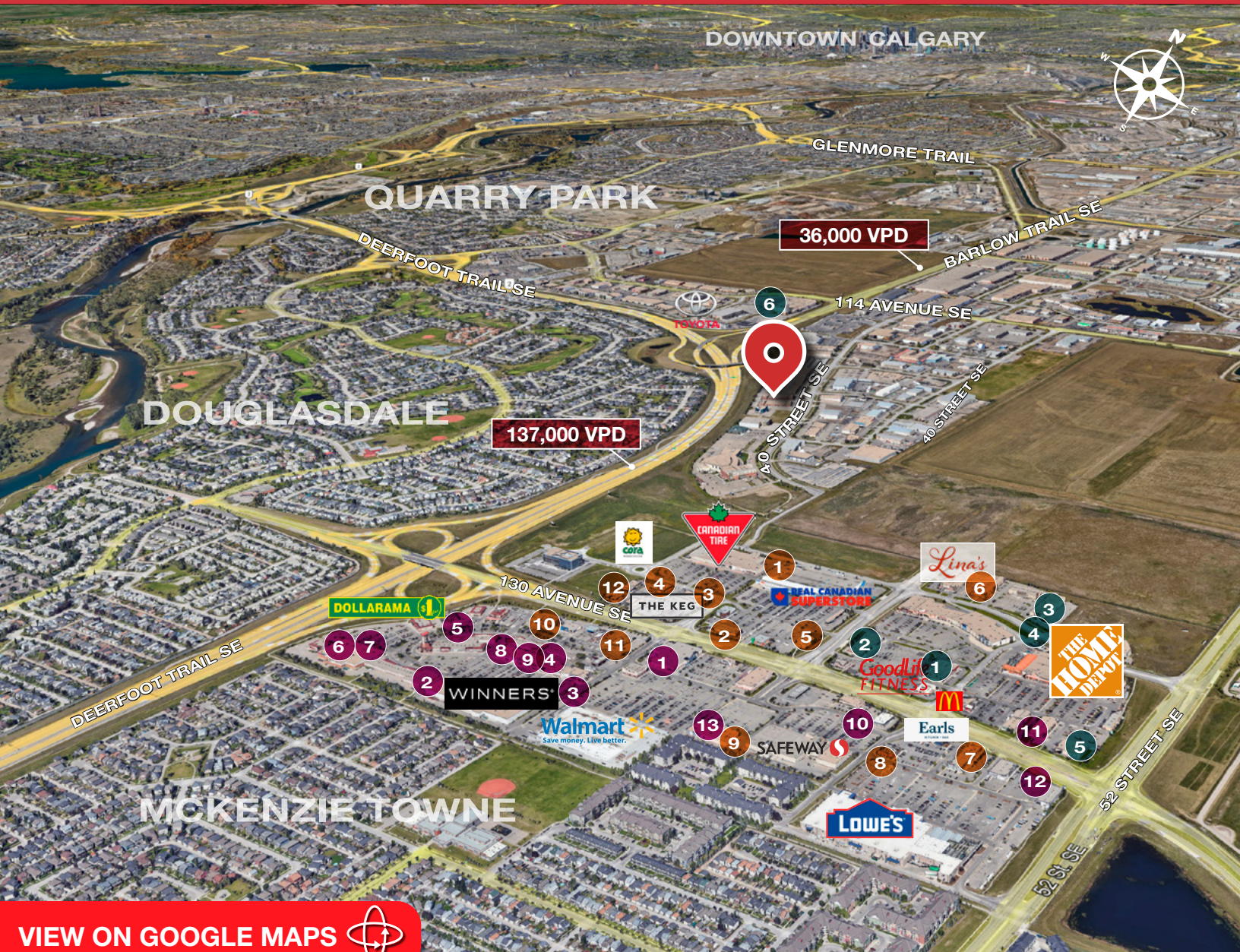


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FOR LEASE | 133, 12111 40 STREET SE



DOWNTOWN CALGARY

QUARRY PARK

DOUGLASDALE

MCKENZIE TOWNE

36,000 VPD

137,000 VPD

VIEW ON GOOGLE MAPS



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

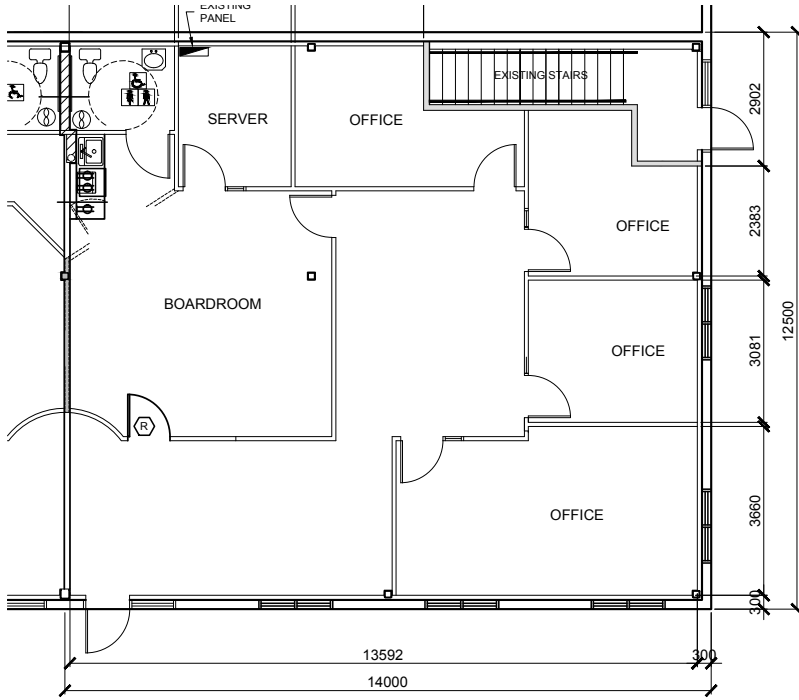
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional
6. Deerfoot Inn & Casino

Shopping

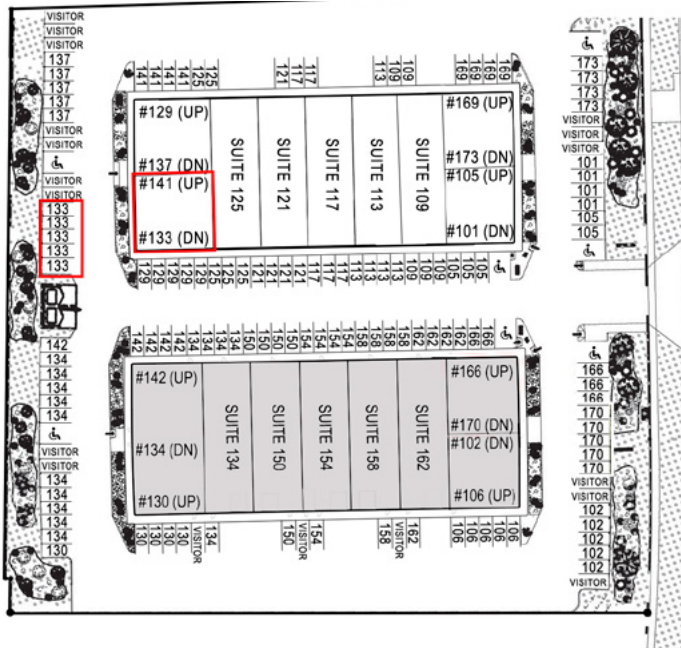
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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FLOOR PLAN



SITE PLAN



DEERFOOT TRAIL

40 STREET S.E.

FOR LEASE | 133, 12111 40 STREET SE



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