



## Southbend Business Park

101 & 173, 12111 40 Street SE | Calgary, AB

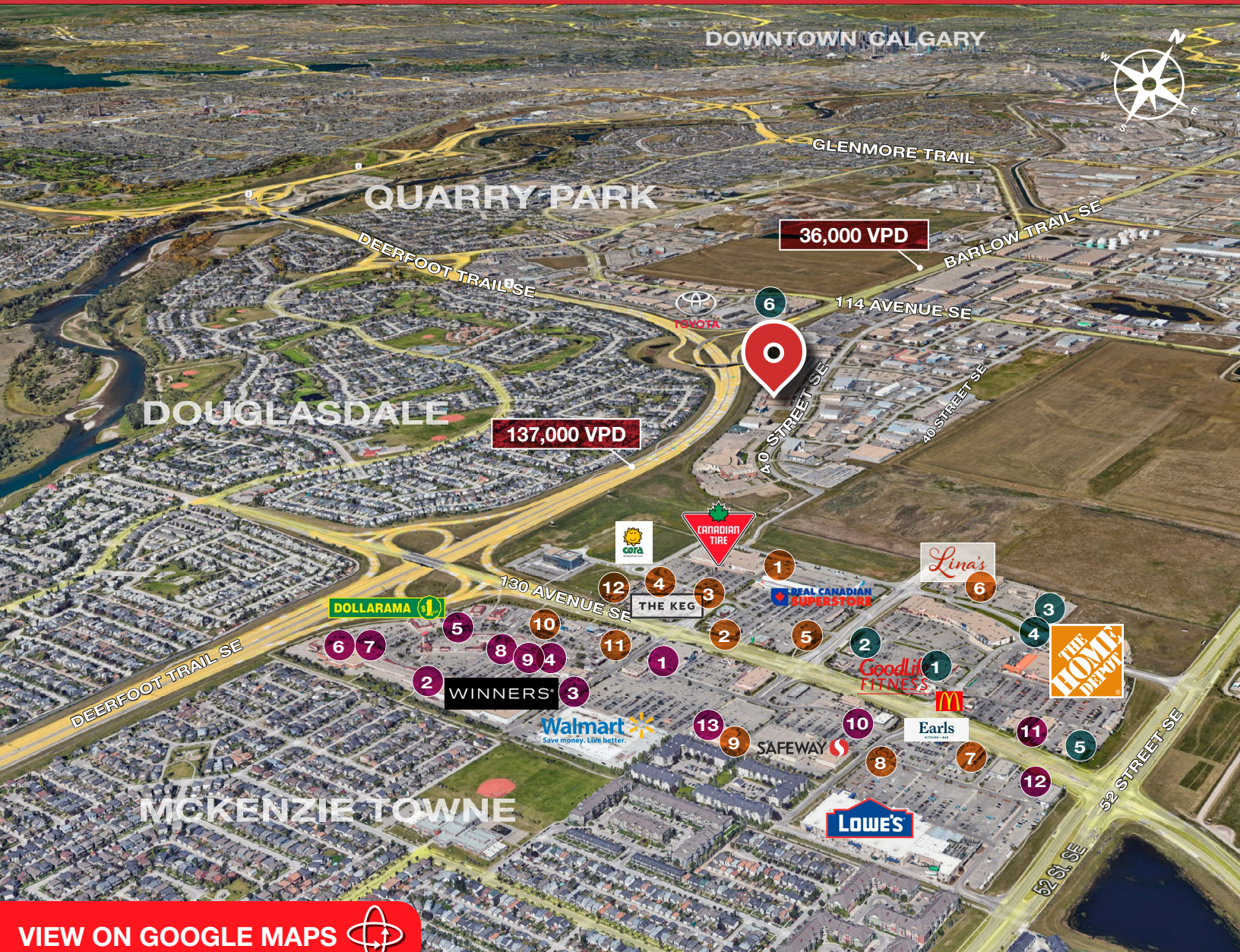
### PROPERTY HIGHLIGHTS

- » Well appointed office space available for lease.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.
- » Can be combined with second floor office for a total of 5,561 SF.
- » Demising option available.
- » Developed, owned and managed by Telsec Property Corporation.

### SPACE DETAILS

<b>AVAILABLE AREA</b>	3,523 SF
<b>NET MONTHLY RENT</b>	Market
<b>OP COST &amp; PROPERTY TAX</b>	\$8.37 PSF (2025)
<b>LEASE TERM</b>	5 year
<b>PARKING</b>	9 parking stalls (Street parking available)
<b>ZONING</b>	I-G
<b>Available</b>	August 1st 2024





[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

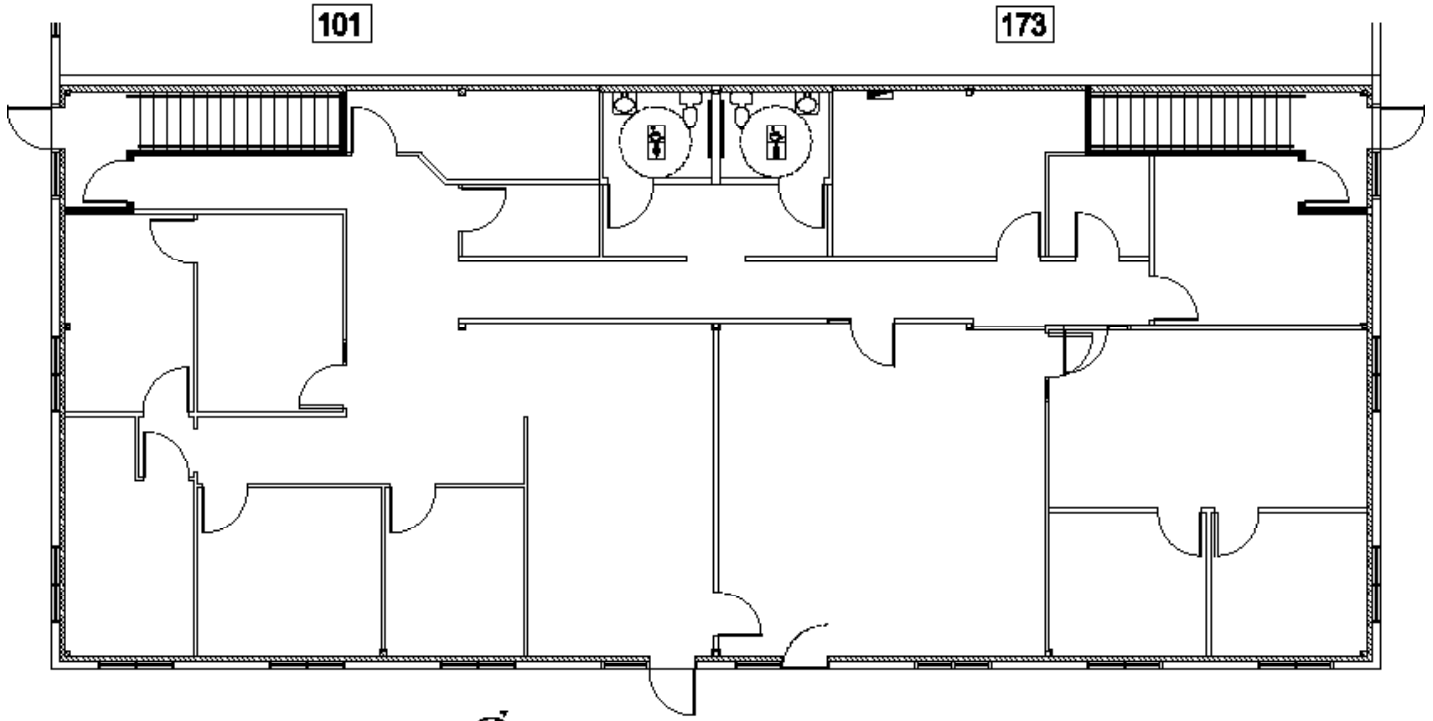
### Lifestyle & Recreation

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

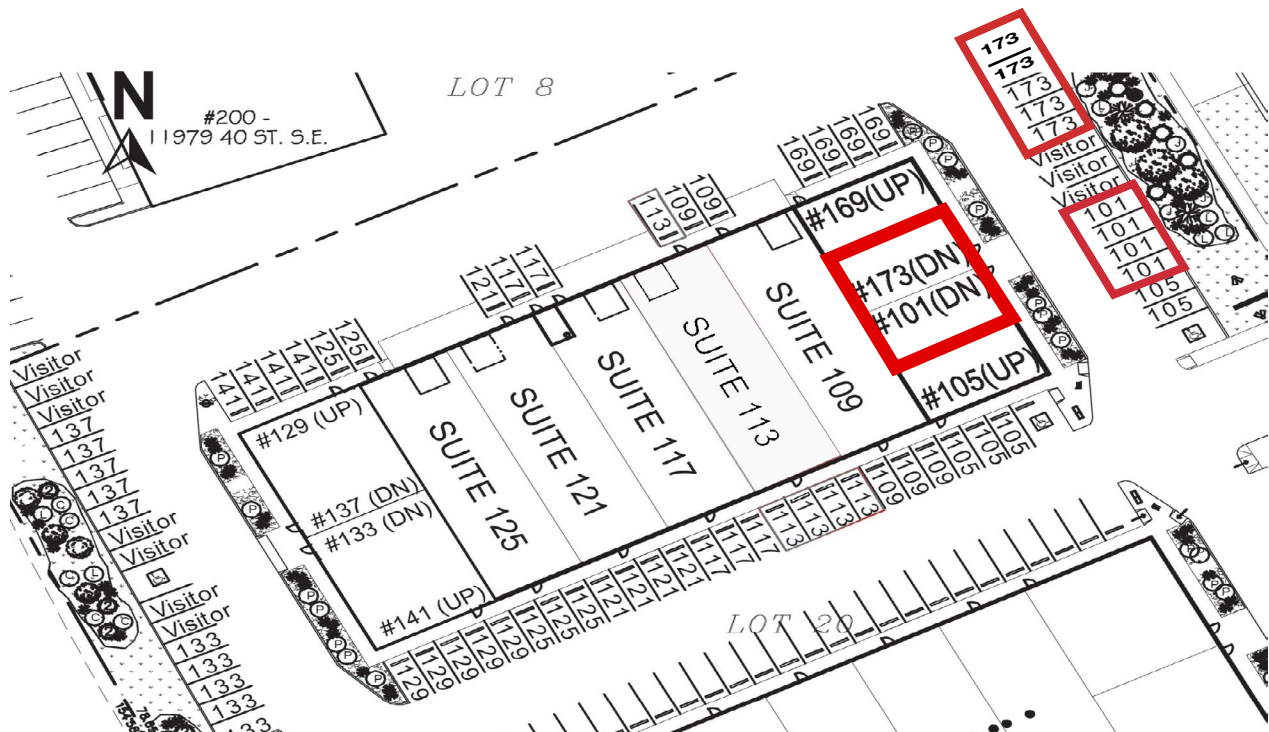
### Shopping

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

## FLOOR PLAN



## SITE PLAN



# FOR LEASE | 101 / 173, 12111 40 STREET SE



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