



FOR LEASE Second Floor Office 2,038 SF

Southbend Business Park 169, 12111 40 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

- Bullpen area, 6 offices, open work area, washroom and coffee station
- » Ideally located with easy access to
- » Deerfoot Trail, Barlow Trail and Stoney Trail
- Can be combined with main floor office for a total of 5,561 SF
- Developed, owned and managed by Telsec
 Property Corporation

SPACE DETAILS

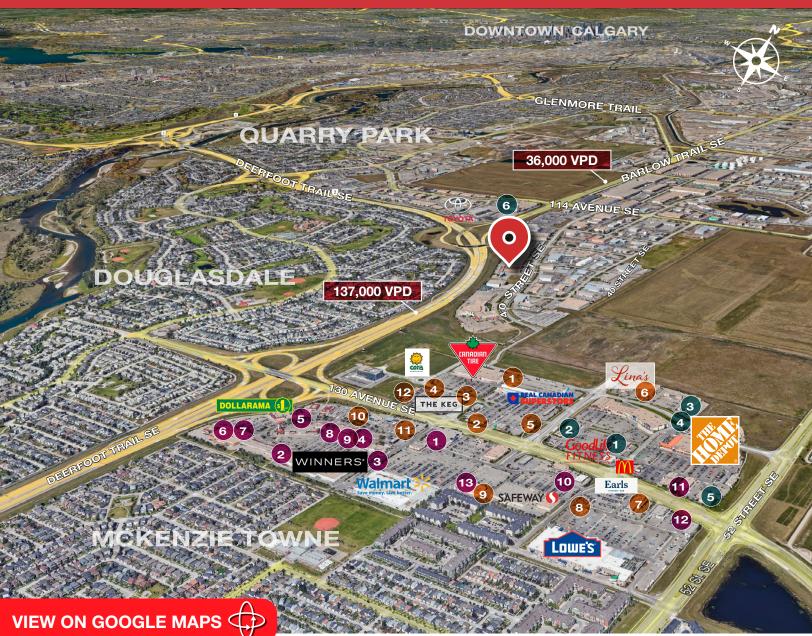
| AVAILABLE AREA | 2,038 SF |
|---------------------------|--|
| NET MONTHLY RENT | Market |
| OP COST & PROPERTY TAX | \$8.37 PSF (2025) |
| LEASE TERM | 5 year |
| PARKING | 5 assigned (street parking available) |
| ZONING | I-G I Light Industrial |
| Available | August 1st, 2024 |

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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

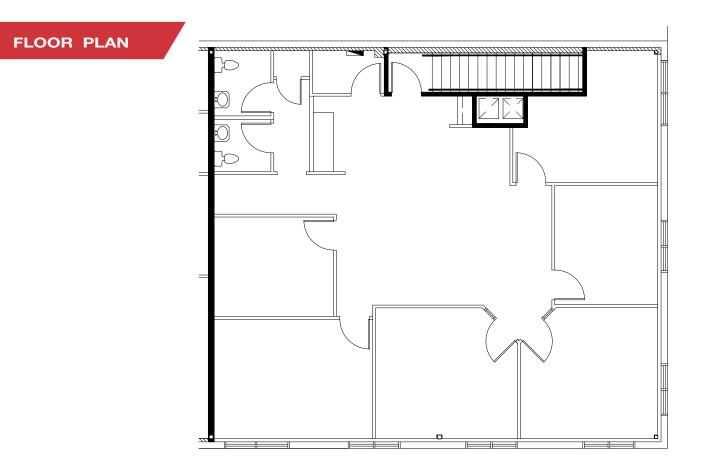
- 1. London Drugs
- 2. Staples
- 3. Sport Chek
- 4. Crystal Glass Canada Ltd
- 5. Sherwin-Williams Paint Store
- 6. Marshalls
- 7. HomeSense
- 8. PetSmart
- 9. Mastermind Toys
- 10. Petland South Trail
- 11. The Brick Mattress Store
- 12. Structube
 13. Mark's



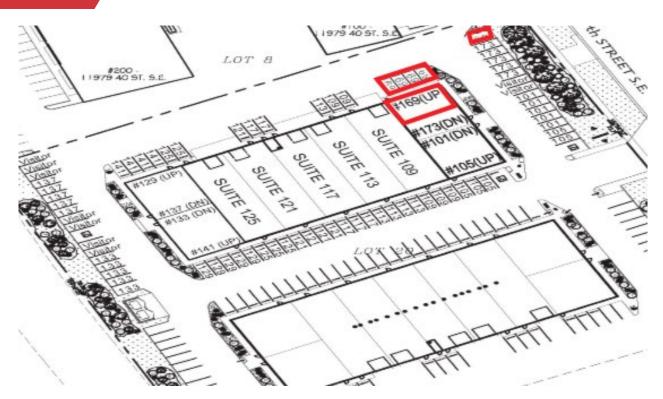




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SITE PLAN









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Kaile Landry

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