



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

**PROPERTY HIGHLIGHTS**

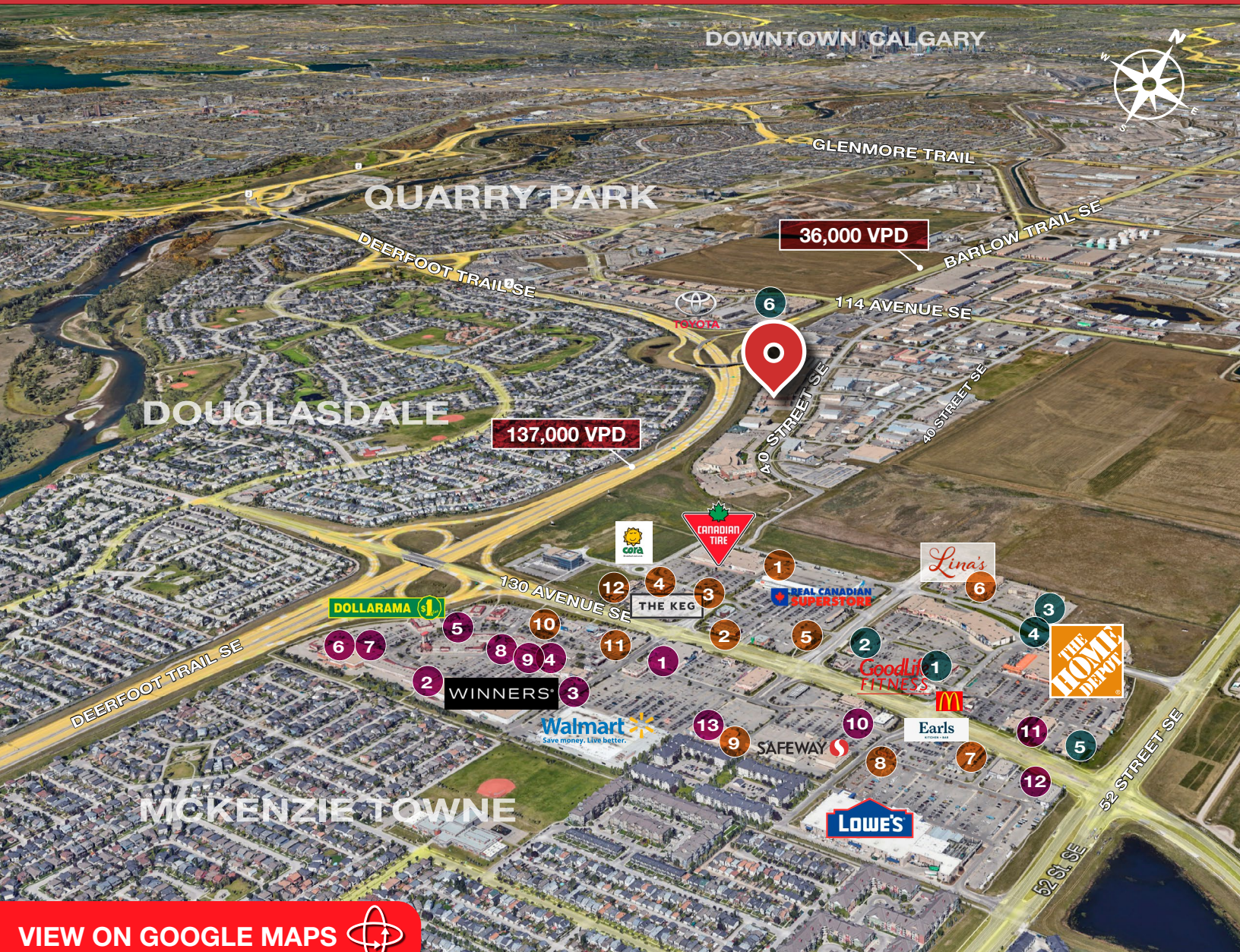
- » Bullpen area, 6 offices, open work area, washroom and coffee station
- » Ideally located with easy access to
- » Deerfoot Trail, Barlow Trail and Stoney Trail
- » Can be combined with main floor office for a total of 5,561 SF
- » Developed, owned and managed by Telsec Property Corporation

**SPACE DETAILS**

<b>AVAILABLE AREA</b>	2,038 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>	5 assigned (street parking available)
<b>ZONING</b>	I-G I Light Industrial
<b>Available</b>	August 1st, 2024



# FOR LEASE | 169, 12111 40 STREET SE



[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

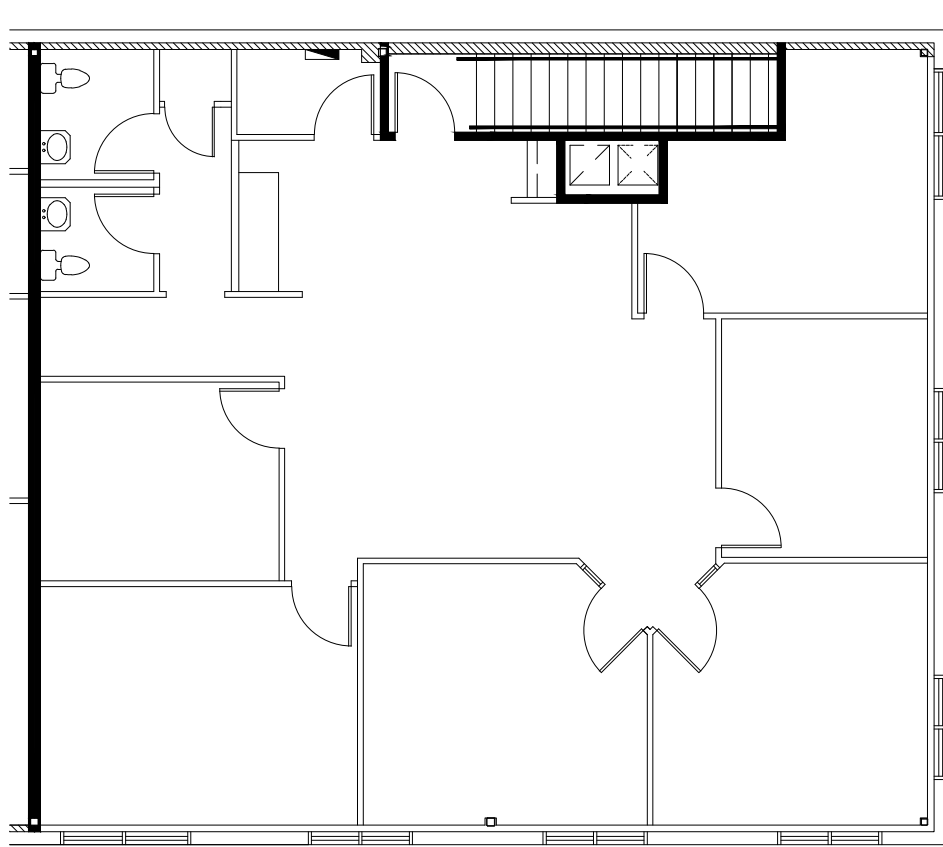
### Lifestyle & Recreation

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



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**Kaile Landry**

Associate

[klandry@naiadvent.com](mailto:klandry@naiadvent.com)

(403) 669-3050

**Jennifer Myles**

Associate

[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

(403) 975-2616

**Brody Butchart**

Senior Associate

[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)

(403) 389 7857

**Jamie Coulter, SIOR**

Vice President/Partner

[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

(403) 835 1535

3633 8 Street SE  
Calgary, AB T2G 3A5

+1 403 984 9800

[naiadvent.com](http://naiadvent.com)