



Douglasdale Business Park
207, 11505 35 Street SE | Calgary, AB

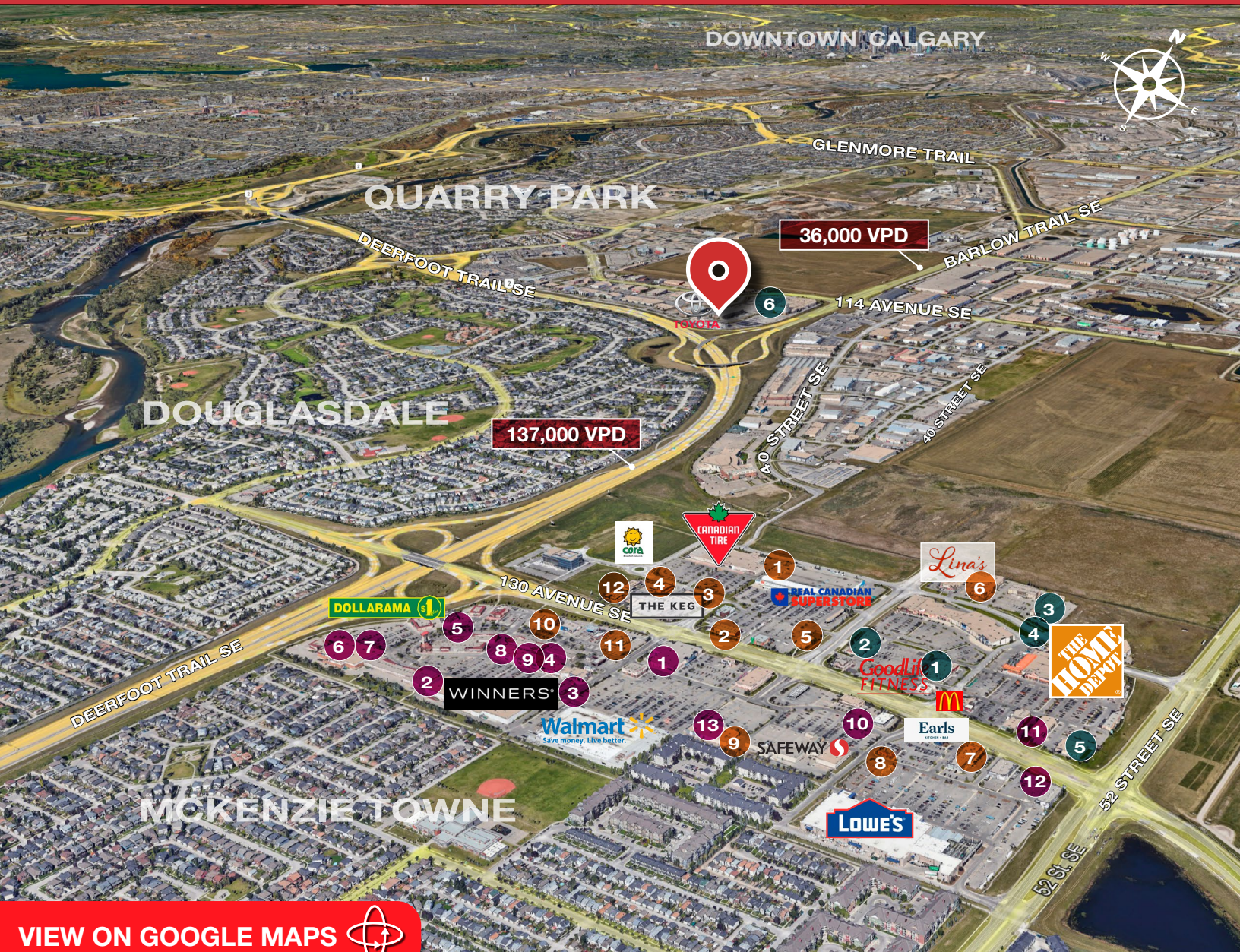
PROPERTY HIGHLIGHTS

- » Second Floor Office Suite available for lease
- » 3 offices with open reception area
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » **Shared common area, kitchen and washrooms with neighbouring unit**
- » Developed, owned and managed by Telsec Property Corporation

SPACE DETAILS

AVAILABLE AREA	1,297 SF
NET MONTHLY RENT	Market
OP COST & PROPERTY TAX	\$14.76 PSF (includes utilities)
LEASE TERM	5 year
PARKING	3 assigned (street parking available)
ZONING	I-B
Available	Immediately

FOR LEASE | 207, 11505 35 STREET SE



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

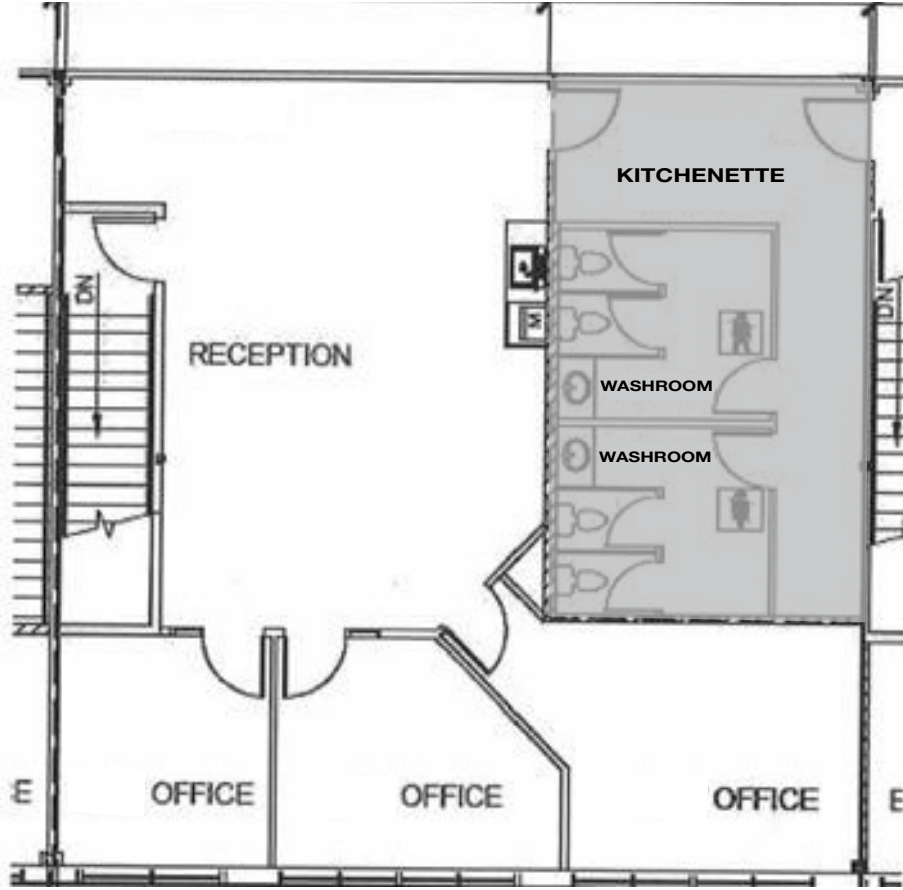
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional
6. Deerfoot Inn & Casino

Shopping

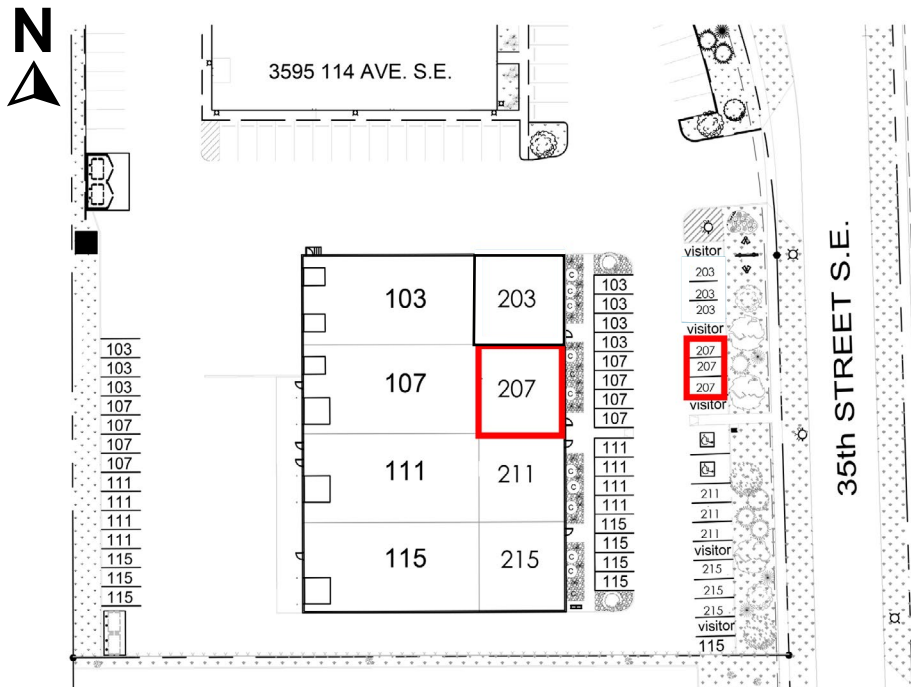
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

FOR LEASE | 207, 11505 35 STREET SE

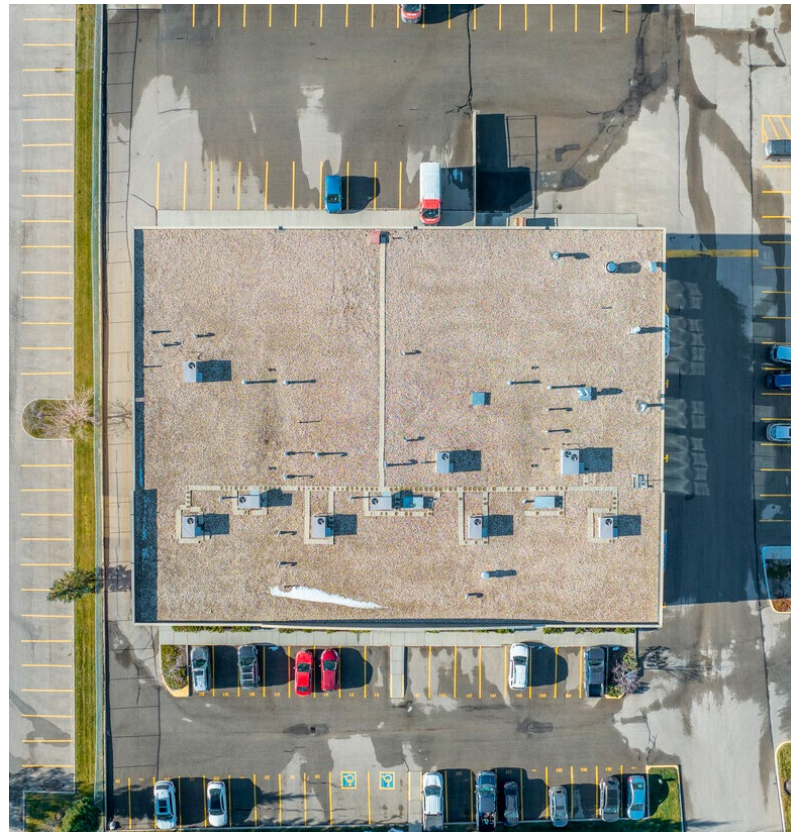
FLOOR PLAN



SITE PLAN



FOR LEASE | 207, 11505 35 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