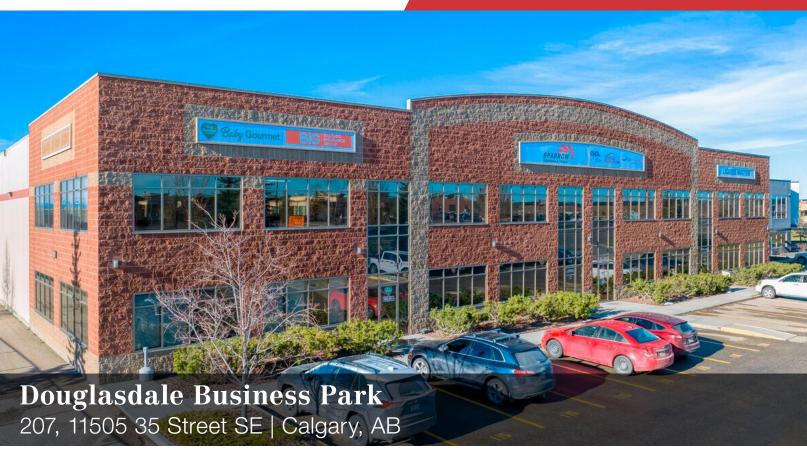




FOR LEASE

Second Floor Office 1,297 SF



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 & \$14.76 PSF
PROPERTY TAX (includes utilities)

LEASE TERM 5 year

PARKING 3 assigned

(street parking available)

ZONING I-B

Available Immediately

THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN. SUBJECT TO CHANGE WITHOUT NOTICE.

FOR LEASE | 207, 11505 35 STREET SE



SHEPARD CENTRE & SOUTH TRAIL CROSSING



- Bento Sushi
- 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
- South St. Burger
- 10. Boston Pizza
- 11. Calavera Cantina
- 12. Kiro Sushi



Lifestyle & Recreation

- GoodLife Fitness Calgary
- Club Pilates
- Soul Hot Yoga Inc
- Ultimate Dance Company
- Massage Heights Shepard Regional
- Deerfoot Inn & Casino



Shopping

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

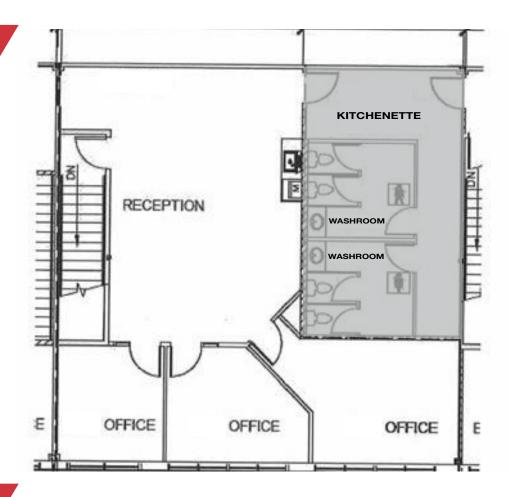




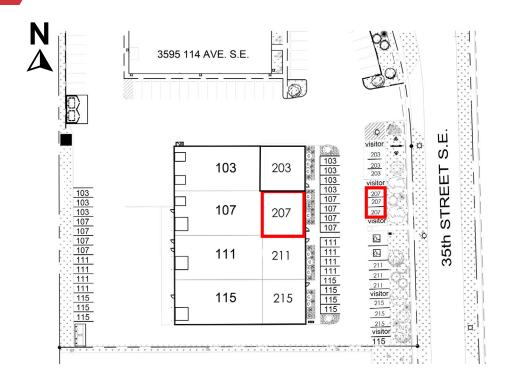


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FLOOR PLAN



SITE PLAN

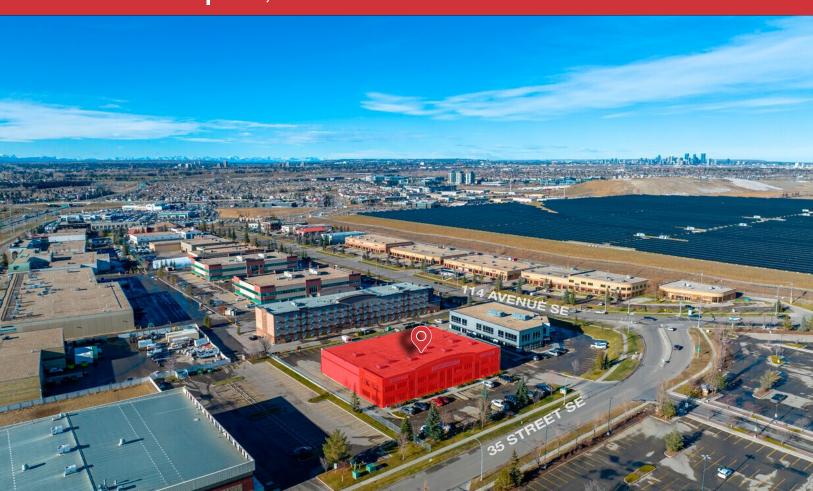








FOR LEASE | 207, 11505 35 STREET SE







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