



## Douglasdale Business Park

207, 11505 35 Street SE | Calgary, AB

### PROPERTY HIGHLIGHTS

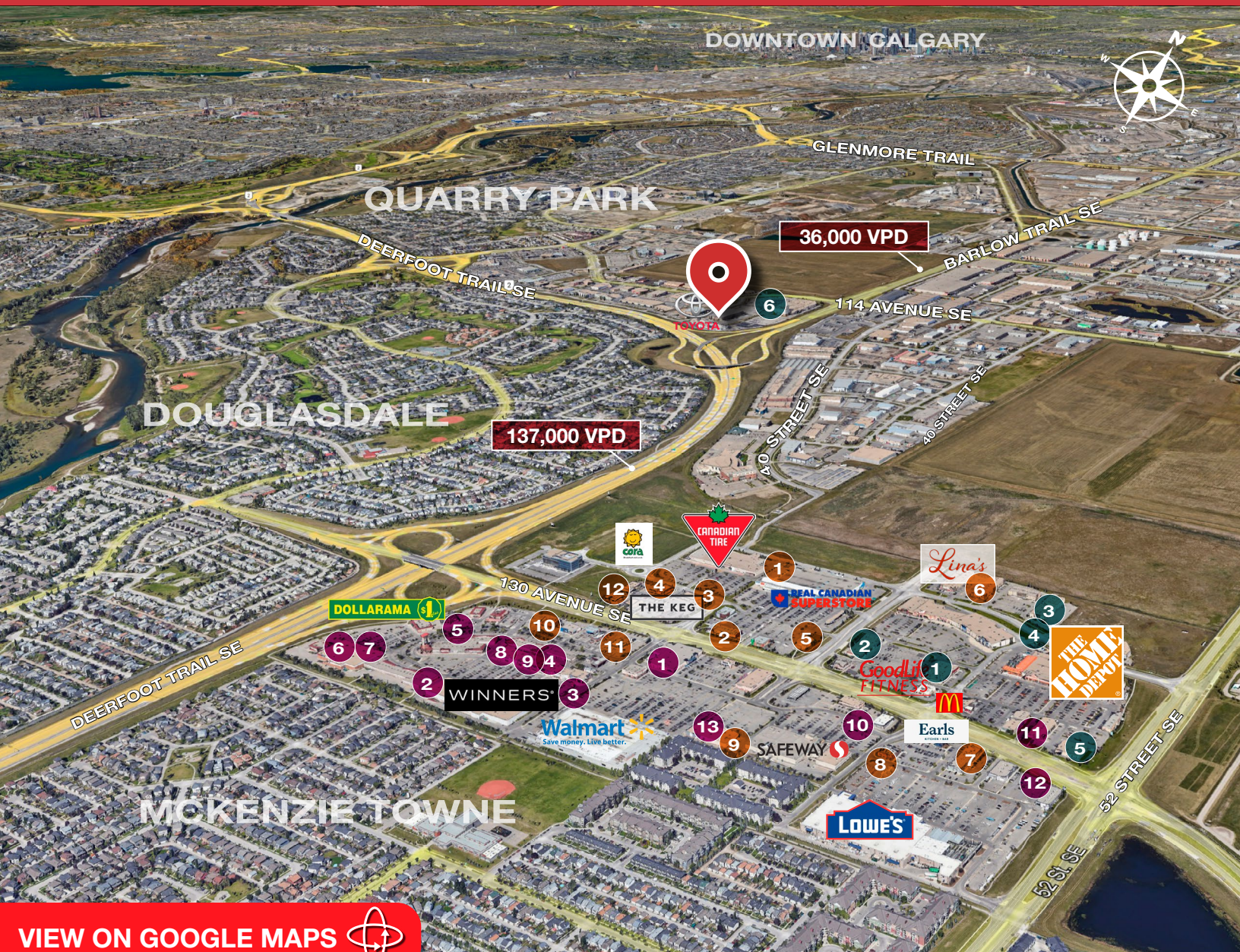
- » Second Floor Office Suite available for lease
- » 3 offices with open reception area
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » **Shared common area, kitchen and washrooms with neighbouring unit**
- » Developed, owned and managed by Telsec Property Corporation

### SPACE DETAILS

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



# FOR LEASE | 207, 11505 35 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



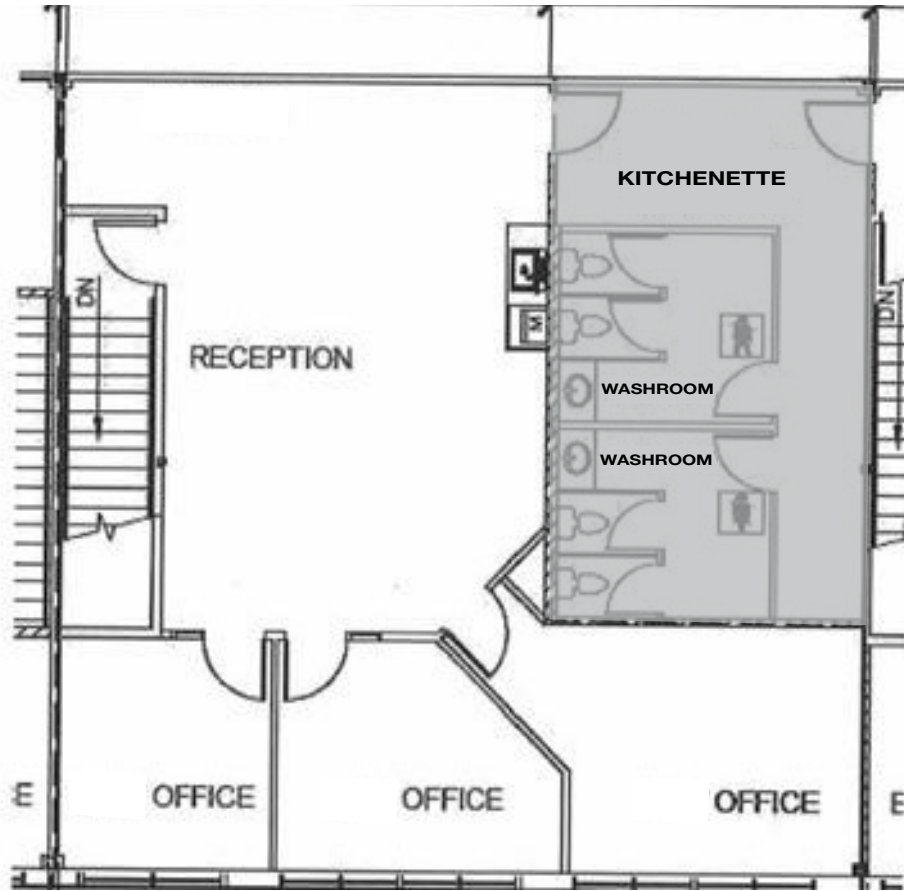
### Shopping

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



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## FLOOR PLAN

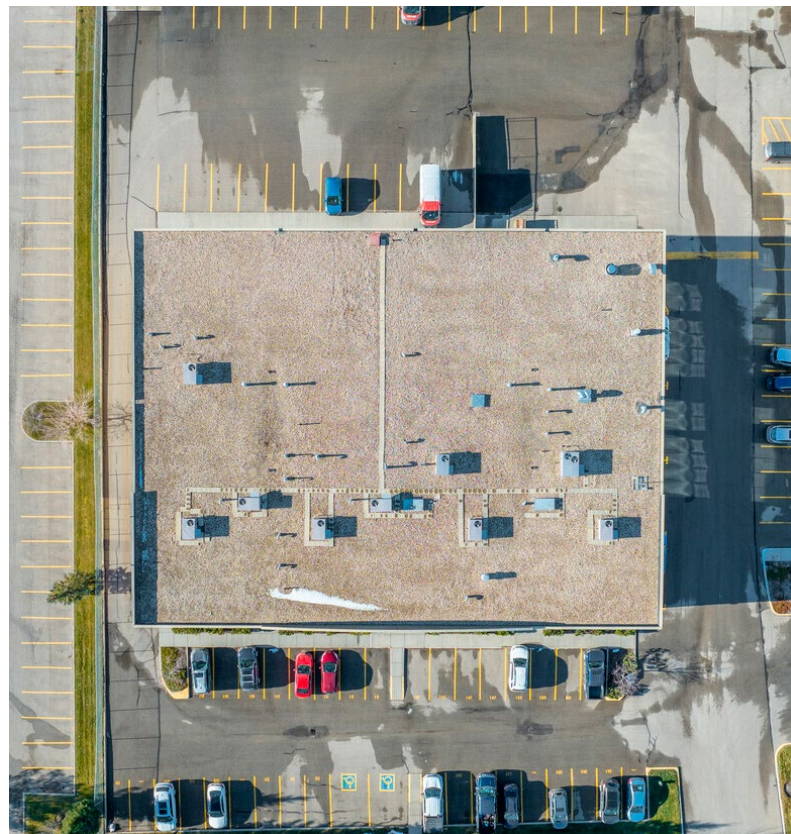


## SITE PLAN





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