



Unit 8214, 11500 35 Street SE Calgary, AB T2Z 3W4

**PROPERTY OVERVIEW**

- » 1,721 sq. ft. of second floor Office available for lease.
- » 2 large offices + large open work area.
- » Utilities included in the operating cost.
- » 4 assigned parking stalls and on street parking available.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.
- » Developed, owned and managed by Telsec Property Corporation.

**LEASE DETAILS**

AVAILABLE AREA	1,721 SF
NET MONTHLY RENT	\$2,400
OP COSTS	\$6.10 PSF (2026)
PROPERTY TAX	\$4.64 PSF (2026)
LEASE TERM	5 year
PARKING	4 Assigned
ZONNING	I-G (Industrial General)

January 12, 2026

For more information, please contact:



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**STRATEGIC LOCATION**

Strategically situated in Southeast Calgary, 11500 35 Street SE offers exceptional accessibility for businesses and clients alike. The property benefits from proximity to major transportation corridors including Deerfoot Trail, Barlow Trail, and Stoney Trail, ensuring seamless connectivity across the city and beyond. The area is rich with amenities including South Trail Crossing, Shepard Regional Centre, Quarry Park Market, and Deerfoot Inn & Casino.

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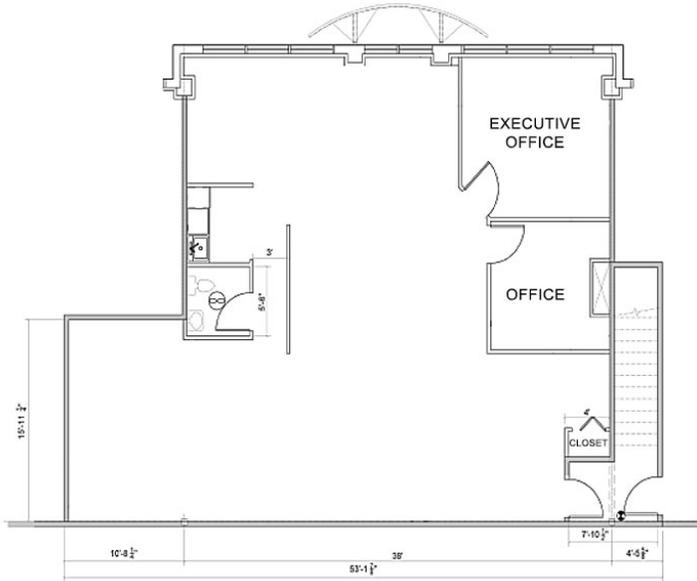


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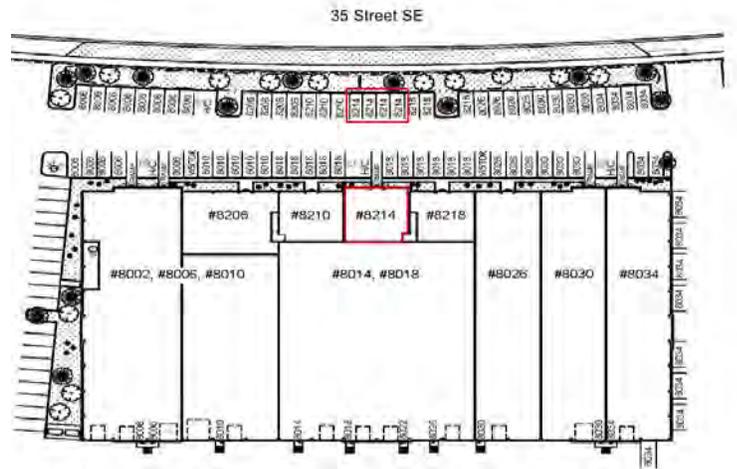


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**FLOOR PLAN**



**SITE PLAN**



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