



For Lease

2nd Floor Office Space

±2,006 SF | 141-12111 40 St SE, Calgary, AB T2Z 4E6 | Southbend Business Park

PROPERTY HIGHLIGHTS

- » ±2,006 SF second-floor office space available for lease
- » Functional layout featuring private offices and open workspace
- » Abundant natural light with modern interior finishes
- » 5 assigned parking stalls
- » Excellent signage exposure to Deerfoot Trail
- » Strategically located with convenient access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Situated within Southbend Business Park in Calgary's southeast industrial district
- » Property developed, owned and managed by Telsec Property Corporation
- » Existing furniture is negotiable

For more info,
please contact:



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Southeast Calgary Location

Located within Southbend Business Park, the property offers excellent connectivity to Calgary's major transportation routes, with convenient access to Deerfoot Trail, Barlow Trail and Stoney Trail. The very prominent exposure to Deerfoot Trail provides this property with additional visibility for businesses seeking an accessible southeast Calgary location.

LEASE DETAILS

AVAILABLE AREA	±2,006 SF
LEASE RATE	Market
OP COSTS & PROPERTY TAX	\$8.88 PSF (2026)
PARKING	5 Assigned Stalls
AVAILABLE	January 15, 2027
LEASE TERM	5 Years

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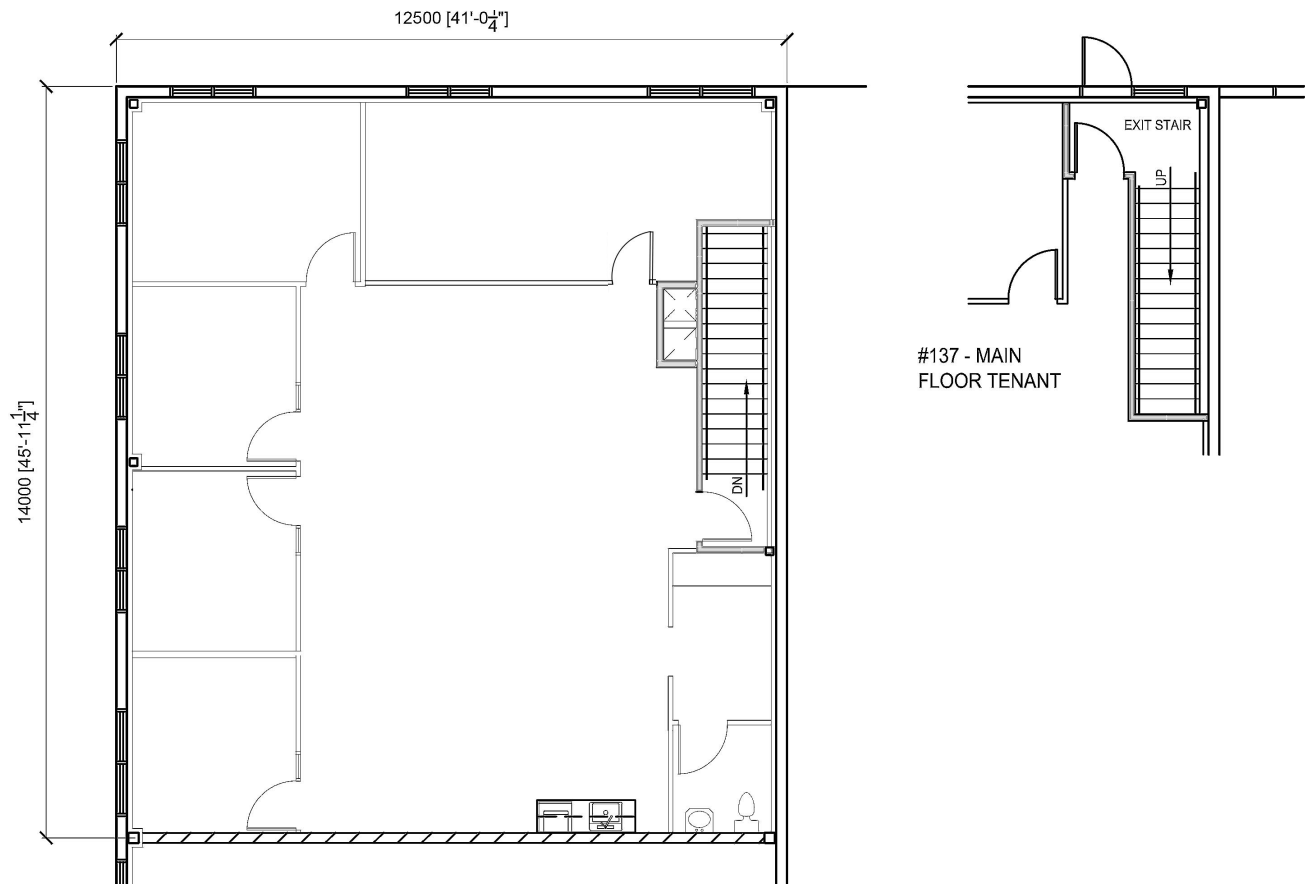


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PROPERTY FLOOR PLAN



Floor plan is approximate and provided for illustrative purposes only.

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