



FOR LEASE Douglasdale Business Park 1,721 Sq.Ft. Office

LENNO



PROPERTY HIGHLIGHTS

» 1,721 sq. ft. of second floor Office available for lease

- » 2 large offices + large open work area
- » Utilities included in the operating cost
- A 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

SPACE DETAILS

AVAILABLE AREA NET MONTHLY RENT OP COST & PROPERTY TAX LEASE TERM PARKING

FIREPLACE

1,721 Sq.Ft. \$2,500 \$10.15 per sq. ft. 5 year 4 assigned (street parking available) I-G Industrial General

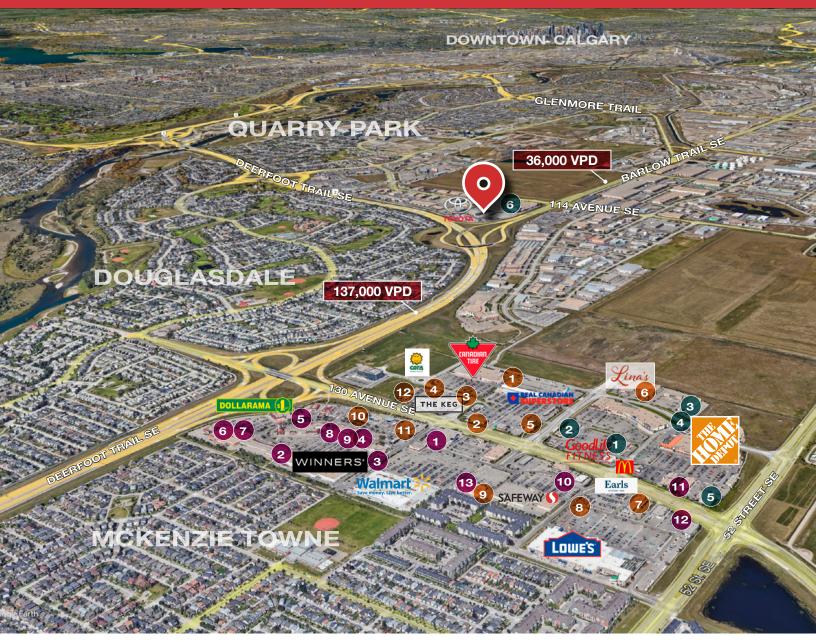
THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY 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 IS SUBJECT TO CHANGE WITHOUT NOTICE.



ZONING

3633 8 Street SE Calgary, AB T2G 3A5 +1 403 984 9800 naiadvent.com

FOR LEASE | 8214, 11500 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
- Structube
 Mark's

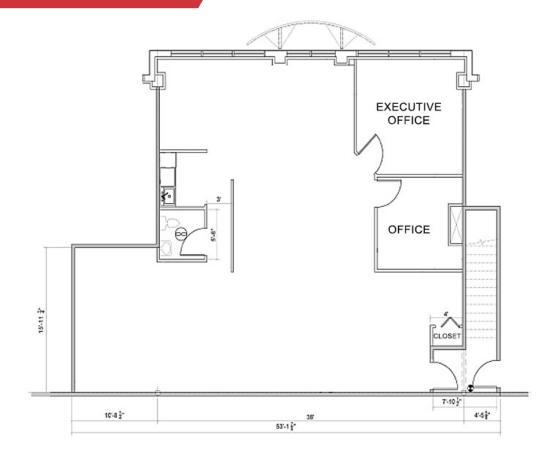




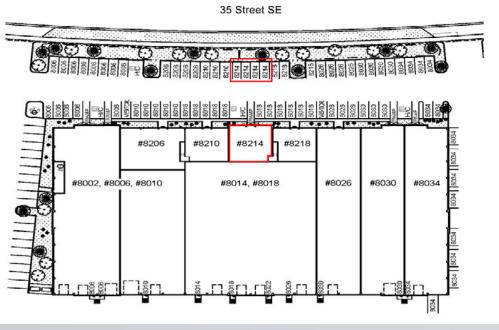


FOR LEASE | 8214, 11500 35 STREET SE

UNIT 8214 FLOOR PLAN



SITE PLAN









FOR LEASE | 8214, 11500 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