



FOR LEASE Second Floor Office 1,885 SF

Includes matter Douglasdale Business Park

203, 11505 35 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

- » Second Floor Office Suite available for lease
- Can be combined with unit 207 for a total of 3,182 SF
- 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

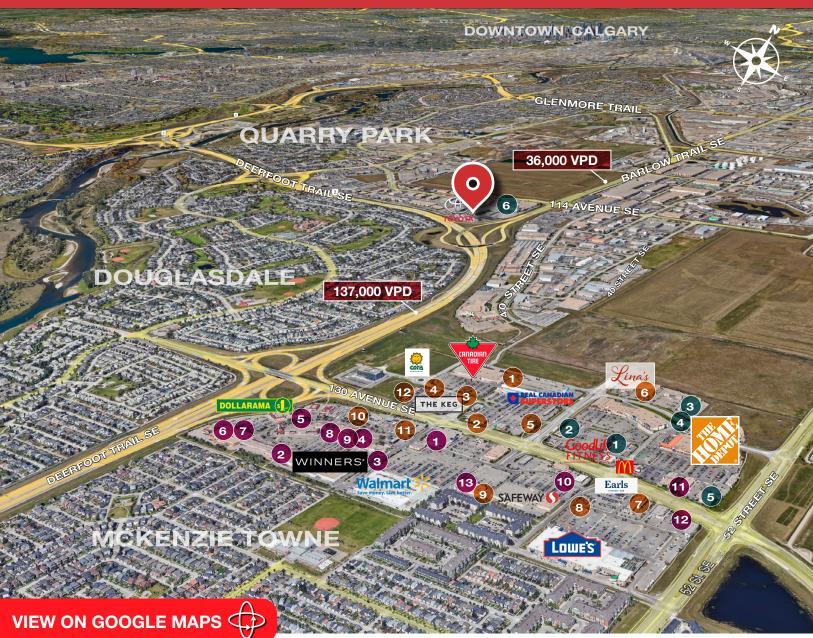
SPACE DETAILS

AVAILABLE AREA	1,885 SF
BASE RENT	Market
OP COST & PROPERTY TAX	\$14.76 PSF (includes utilities)
LEASE TERM	5 year
PARKING	3 assigned (street parking available)
ZONING	I-B
Available	July 15, 2025

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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

D

- 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

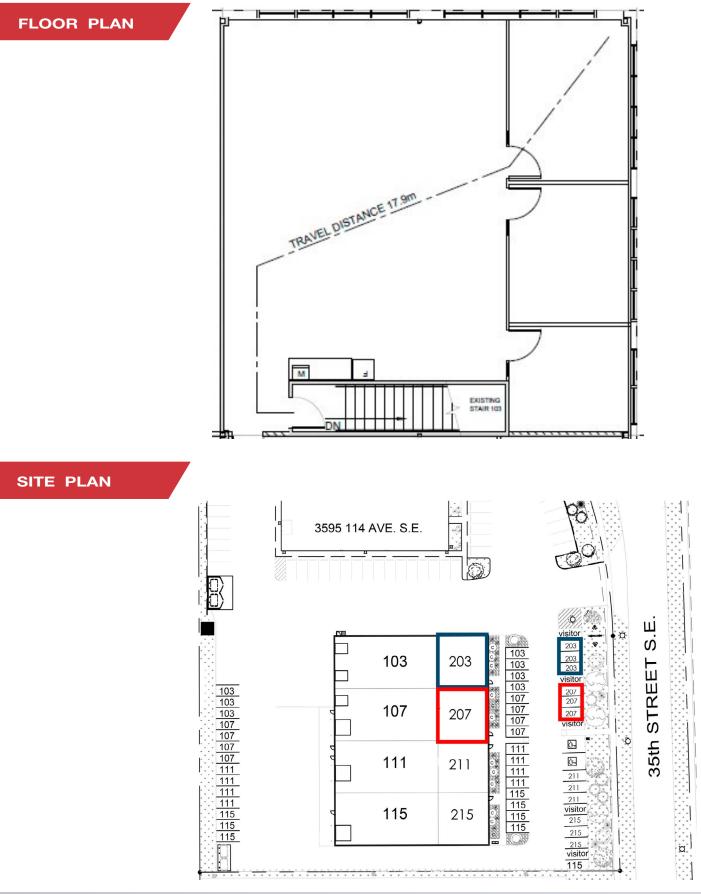
- 1. London Drugs
- 2. Staples
- 3. Sport Chek
- 4. Crystal Glass Canada Ltd
- 5. Sherwin-Williams Paint Store
- 6. Marshalls
- 7. HomeSense
- 8. PetSmart
- 9. Mastermind Toys
- 10. Petland South Trail
- 11. The Brick Mattress Store
- Structube
 Mark's







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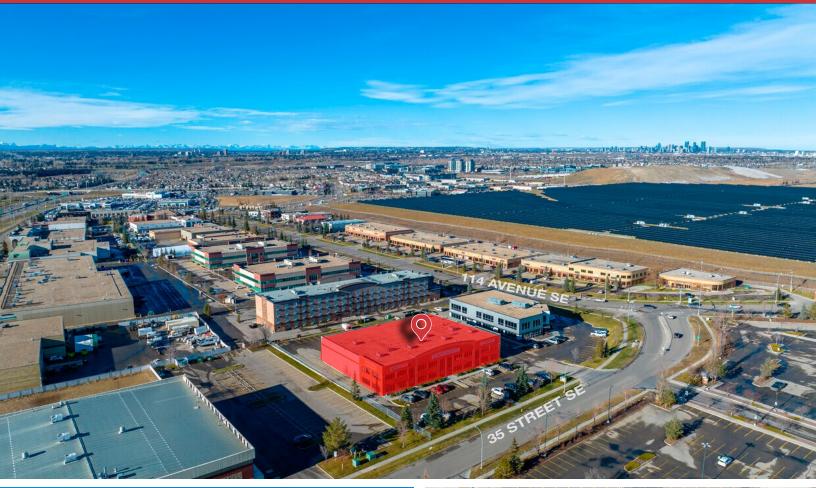








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