



Southbend Business Park
169, 12111 40 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

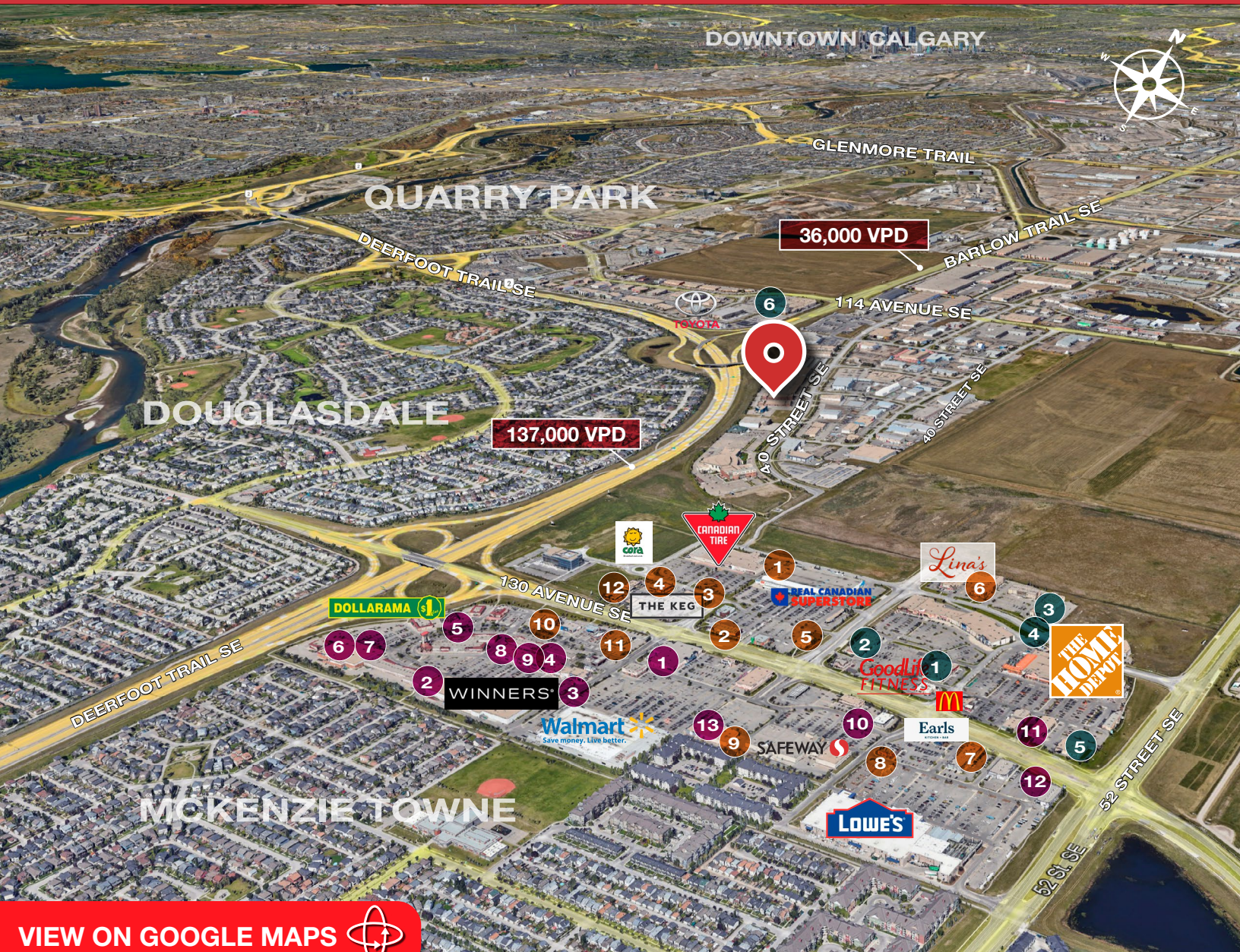
- » 2,038 sq. ft. of second floor office space available for lease
- » Reception/waiting area, 6 offices, open work area, washroom and coffee station
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » 5 assigned parking stalls
- » Developed, owned and managed by Telsec Property Corporation
- » Can be combined with main floor office for a total of 5,561 SF

SPACE DETAILS

AVAILABLE AREA	2,038 SF
NET MONTHLY RENT	Market
OP COST & PROPERTY TAX	\$8.37 PSF
LEASE TERM	5 year
PARKING	5 assigned (street parking available)
ZONING	I-G I Light Industrial
Available	August 1st, 2024



FOR LEASE | 169, 12111 40 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

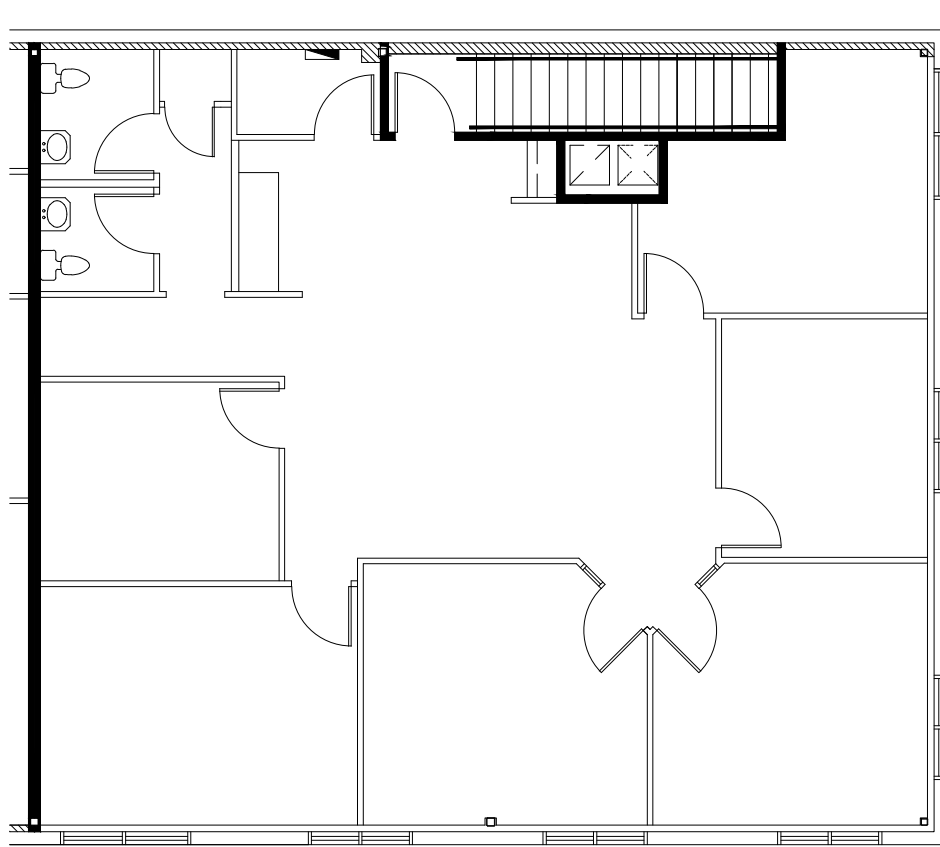
Lifestyle & Recreation

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

FLOOR PLAN



SITE PLAN



FOR LEASE | 169, 12111 40 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