



### FOR LEASE Second Floor Office 2,038 SF

# 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

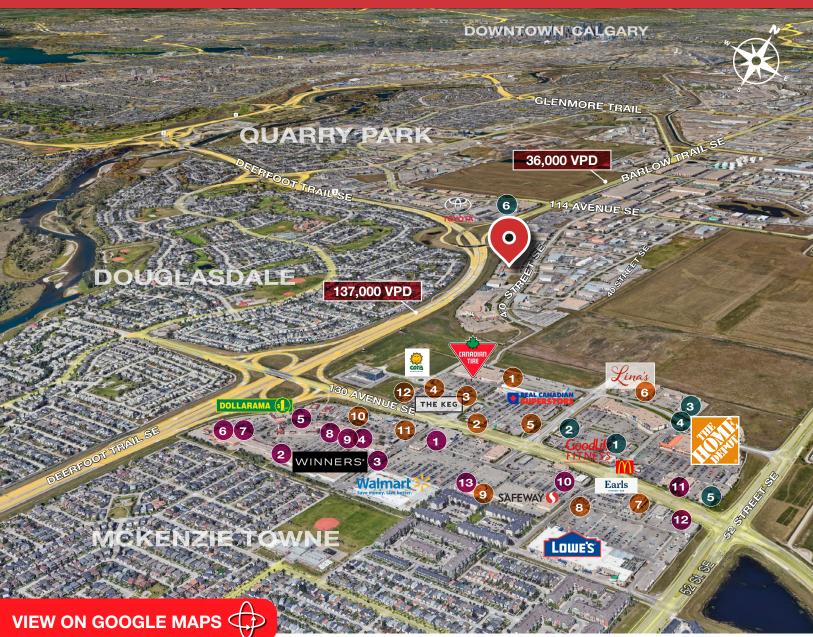
	AVAILABLE AREA	2,038 SF
	NET MONTHLY RENT	Market
	OP COST & PROPERTY TAX	\$8.37 PSF
	LEASE TERM	5 year
ul	PARKING	5 assigned (street parking available)
ЭС	ZONING	I-G I Light Industrial
or	Available	August 1st, 2024

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.



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

## FOR LEASE | 169, 12111 40 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

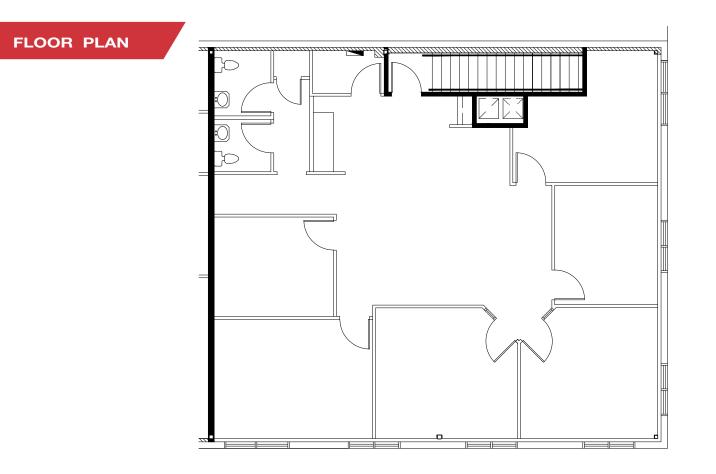
- 1. London Drugs
- 2. Staples
- 3. Sport Chek
- 4. Crystal Glass Canada Ltd
- 5. Sherwin-Williams Paint Store
- 6. Marshalls
- 7. HomeSense
- 8. PetSmart
- 9. Mastermind Toys
- 10. Petland South Trail
- 11. The Brick Mattress Store
- 12. Structube
  13. Mark's



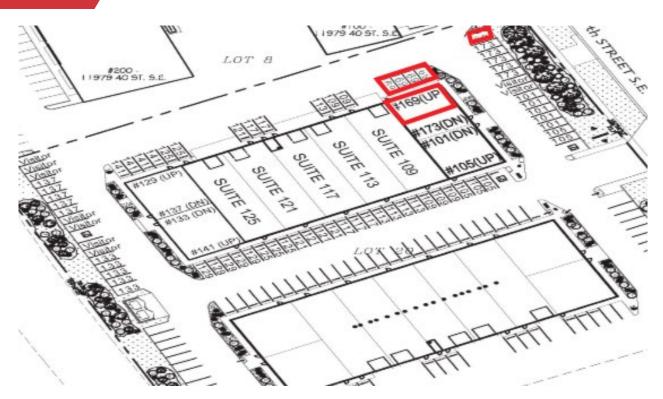




## FOR LEASE | 169, 12111 40 STREET SE



SITE PLAN









## FOR LEASE | 169, 12111 40 STREET SE





#### Kaile Landry

Associate klandry@naiadvent.com (403) 669-3050

### Jennifer Myles Associate

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