



FOR LEASE

Southbend Business Park 116, 11979 - 40 STREET SE



Office / Showroom / Warehouse 116, 11979 - 40 Street SE - 1,413 SF

PROPERTY HIGHLIGHTS

- » 1,413 sq. ft. Office / Showroom / Warehouse available for Lease
- » Assigned parking stalls and additional on street parking
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned and managed by Telsec Property Corporation
- » Available September 2024

SPACE DETAILS

AVAILABLE AREA

NET MONTHLY RENT

OP COST & PROPERTY TAX

LEASE TERM

ZONING

CEILING HEIGHT

LOADING DOOR

1,413 SF

\$2.060

\$8.22 per sq. ft. (est for 2024)

5 years

I-G Light Industrial

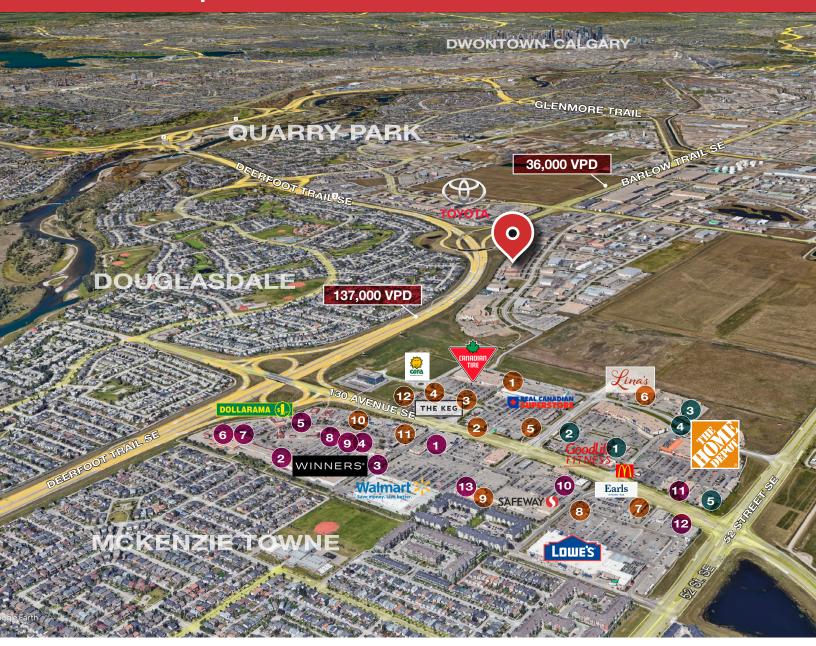
13' in warehouse (clear)

1 Drive In - 10' x 12'

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SHEPARD CENTRE & SOUTH TRAIL CROSSING



- Bento Sushi
- 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
- South St. Burger
- 10. Boston Pizza
- 11. Calavera Cantina
- 12. Kiro Sushi



Lifestyle & Recreation

- GoodLife Fitness Calgary
- Club Pilates
- Soul Hot Yoga Inc
- Ultimate Dance Company
- Massage Heights Shepard Regional



Shopping

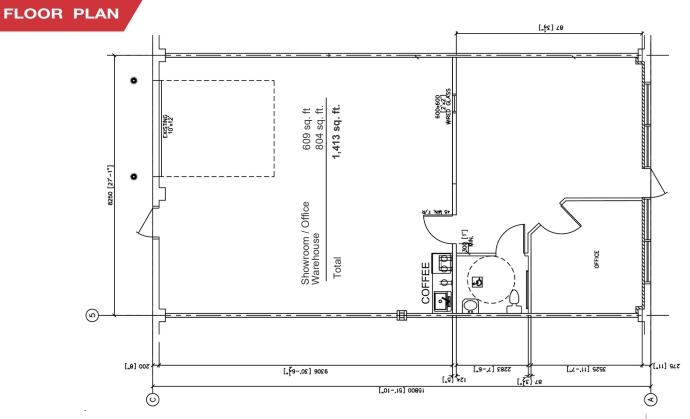
- London Drugs
- Staples
- Sport Chek
- Crystal Glass Canada Ltd
- Sherwin-Williams Paint Store
- Marshalls
- 7. HomeSense
- 8. PetSmart
- 9. Mastermind Toys
- 10. Petland South Trail
- 11. The Brick Mattress Store
- 12. Structube
- 13. Mark's





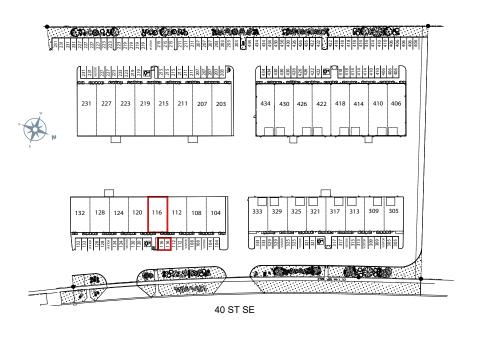


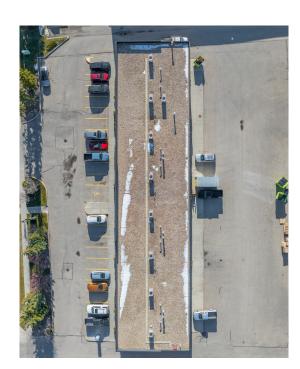
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Showroom / Office 609 SF Warehouse 804 SF Total 1,413 SF

SITE PLAN

















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 Sl Calgary, AB T2G 3A: +1 403 984 9800

naiadvent.com