NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

telsec

FOR LEASE

Douglasdale Business Park

1,721 Sq.Ft. Office

Second Floor Office

8214, 11500 35 Street SE | Calgary, AB

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
- 4 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	1,721 Sq.Ft.
NET MONTHLY RENT	$2,500
OP COST & PROPERTY TAX	$10.15 per sq. ft. (2025)
LEASE TERM	5 year
PARKING	4 assigned (street parking available)
ZONING	I-G Industrial General

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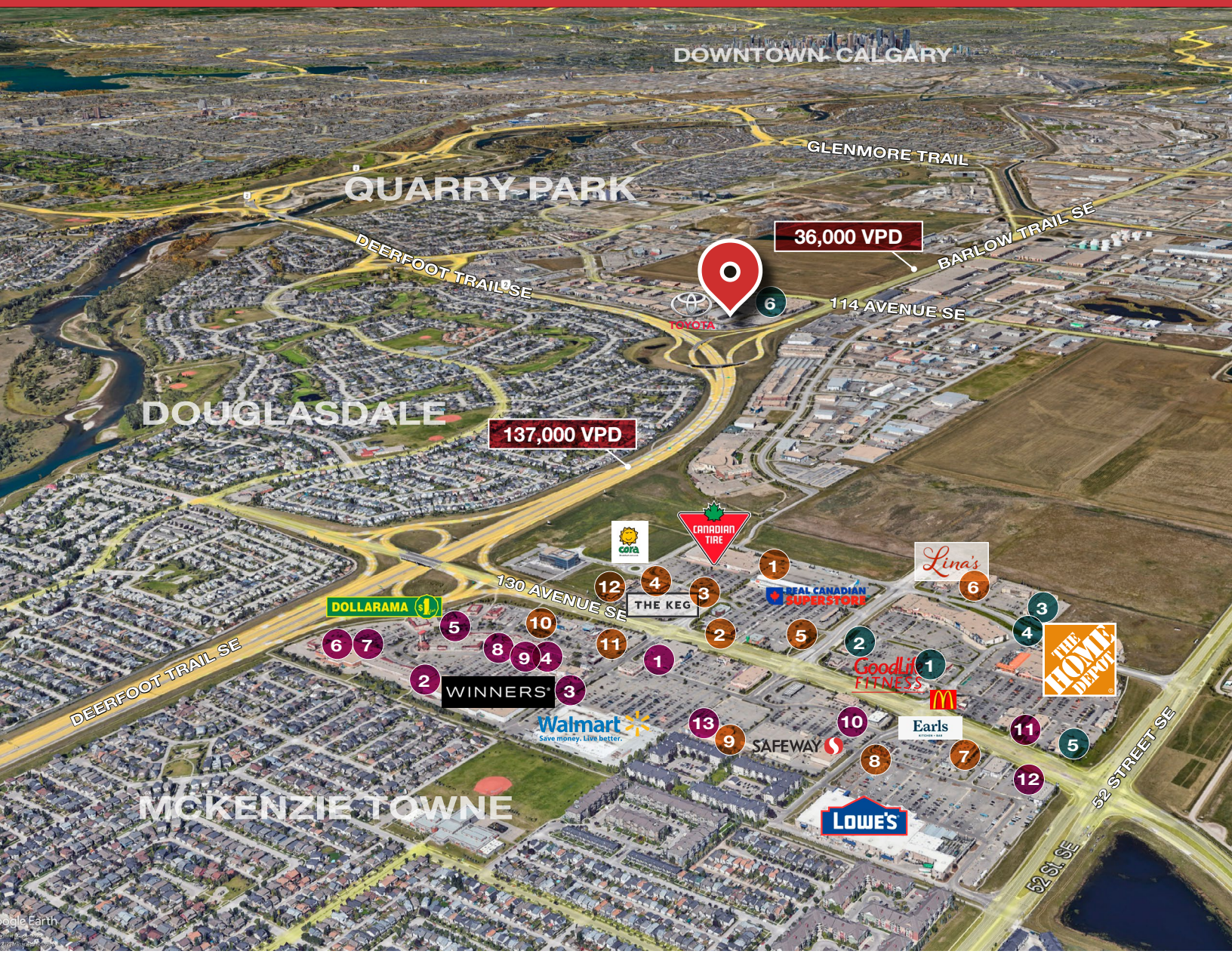
FOR LEASE | 8214, 11500 35 STREET SE



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
12. Structube
13. Mark's

CALGARY COMMERCIAL GROUP.com

NAI Advent
Commercial Real Estate Services, Worldwide.

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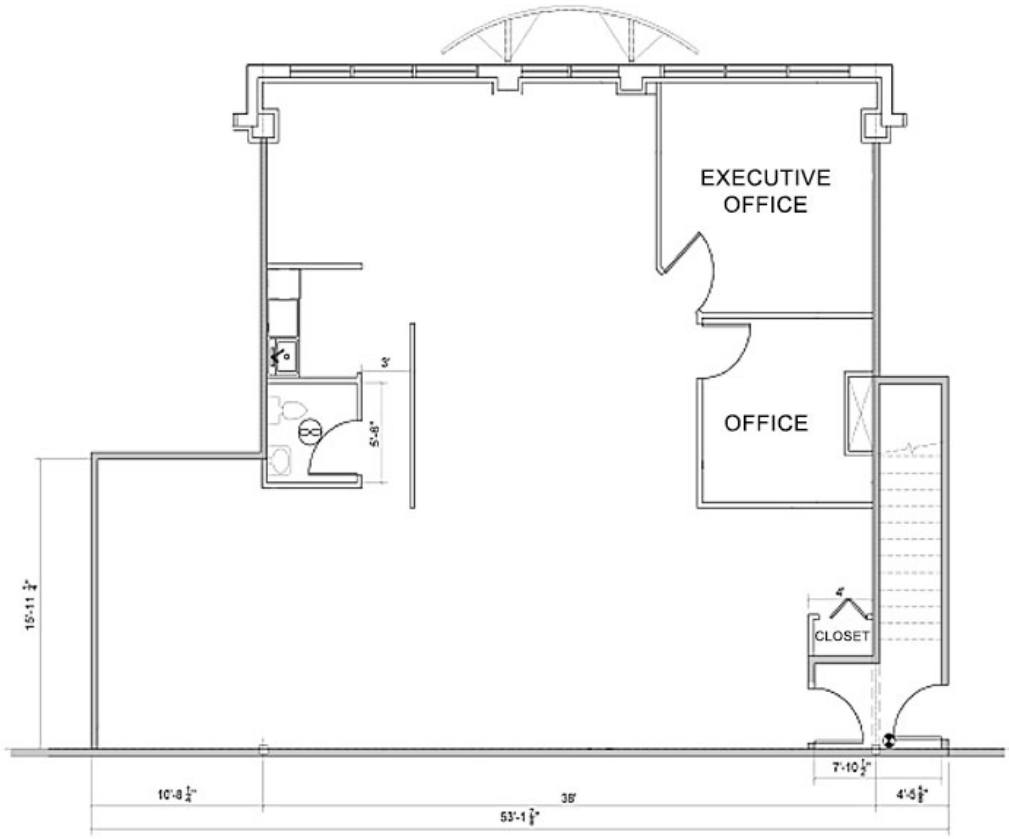
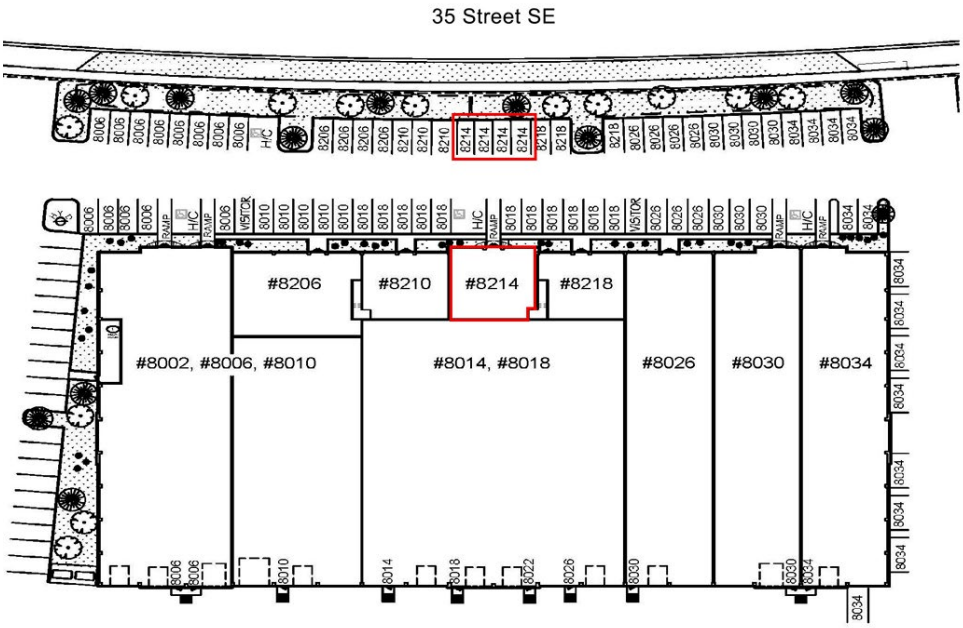
UNIT 8214 FLOOR PLAN



SITE PLAN



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