



Second Floor Office

8214, 11500 35 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

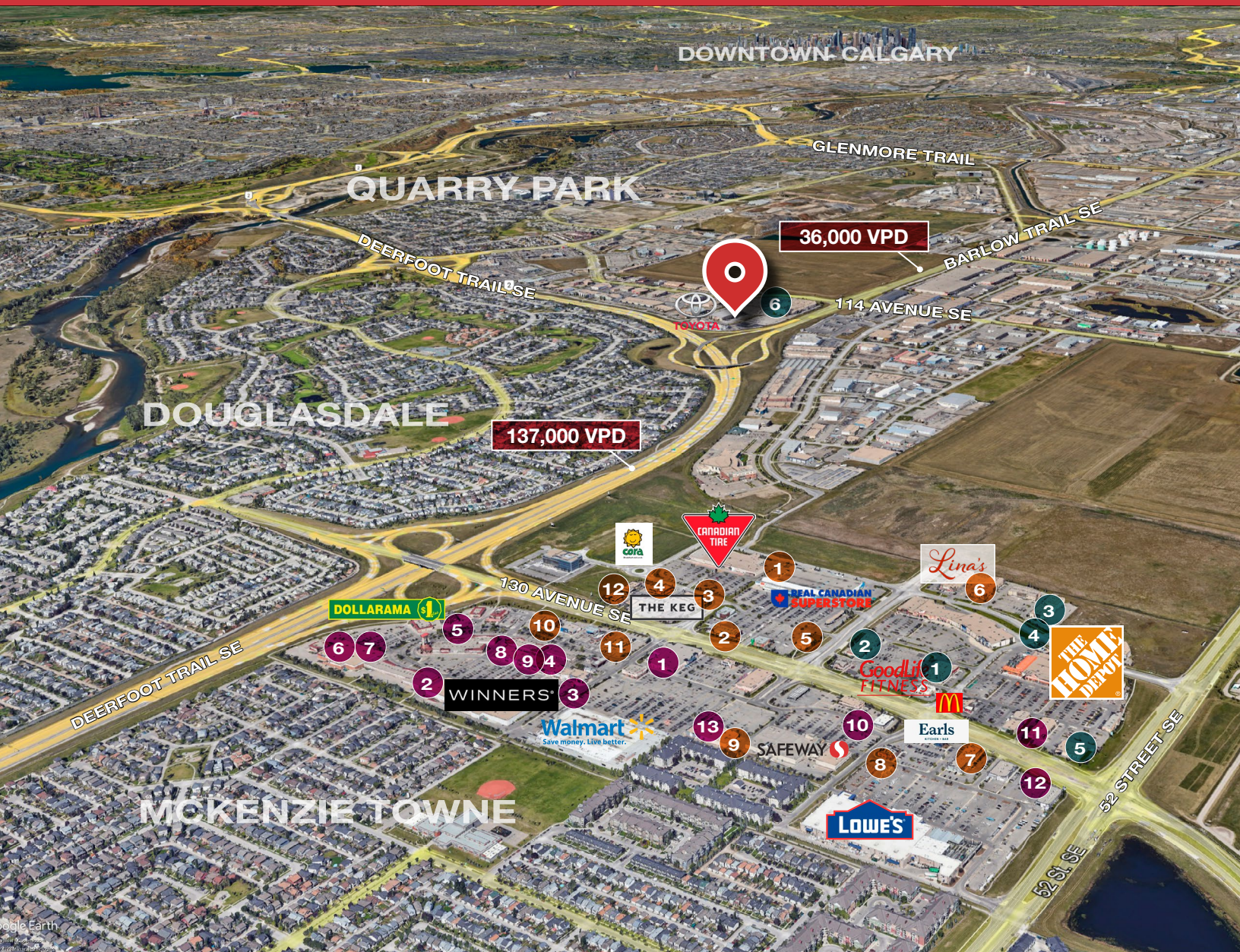
- » **1,721 sq. ft.** of second floor Office available for lease
- » 2 large offices + large open work area
- » Utilities included in the operating cost
- » 4 assigned parking stalls and on street parking available
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » 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



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

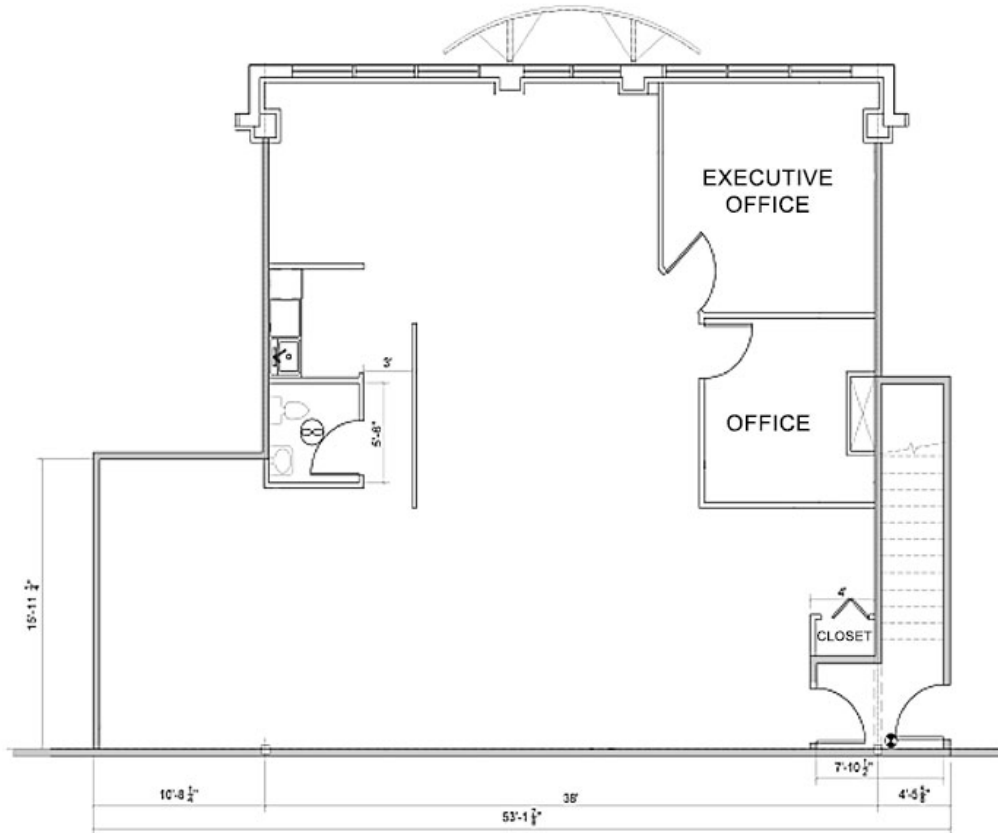


Shopping

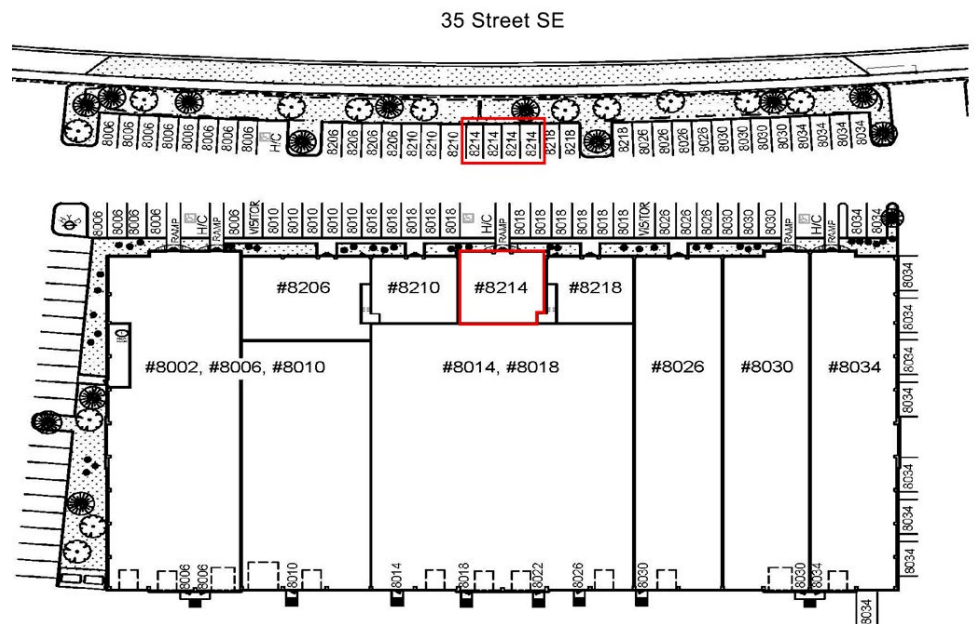
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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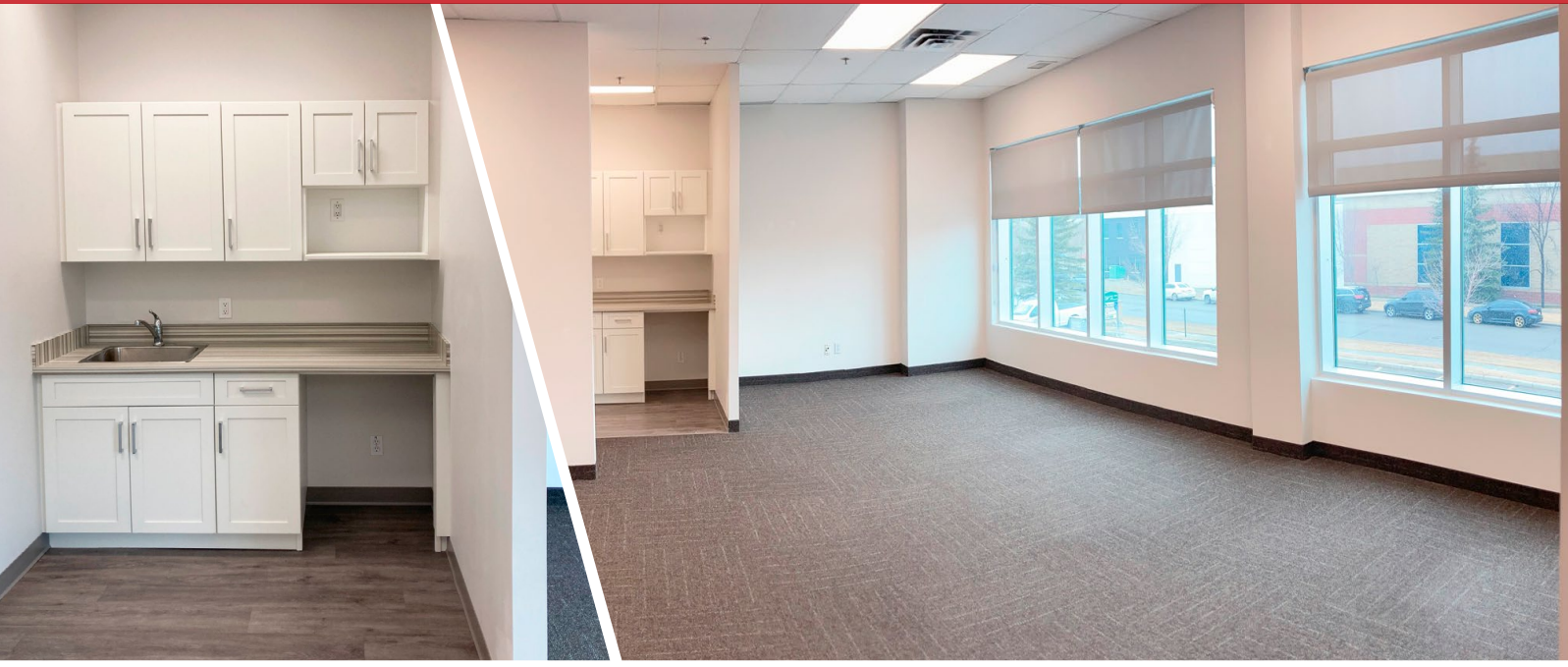
UNIT 8214 FLOOR PLAN



SITE PLAN



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