

FOR LEASE



11651 40 STREET SE
CALGARY, AB

MARK HARRIGAN

403.828.3172

mark@cypressgroup.ca

LUKE MAYER

403.815.9426

luke@cypressgroup.ca

DAVE JORGENSEN

403.620.1187

dave@cypressgroup.ca

LUCAS PORTWOOD

403.589.9393

portwood@cypressgroup.ca

4838 RICHARD ROAD SW, CALGARY, AB T3E 6L1, CANADA | 403.452.7907 | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

PROPERTY SUMMARY

HIGHLIGHTS

High end office space - excellent condition - fully furnished - quality lighting - high ceilings - great location and access - abundant parking.

OVERVIEW

Well laid out with a mix of private office and open plan, reception, boardroom, kitchenette and mail/copy room. Unit is fully furnished with quality furnishings and ready to be occupied. Abundant parking available. Close to many amenities and easy access to Deerfoot and Barlow Trails.

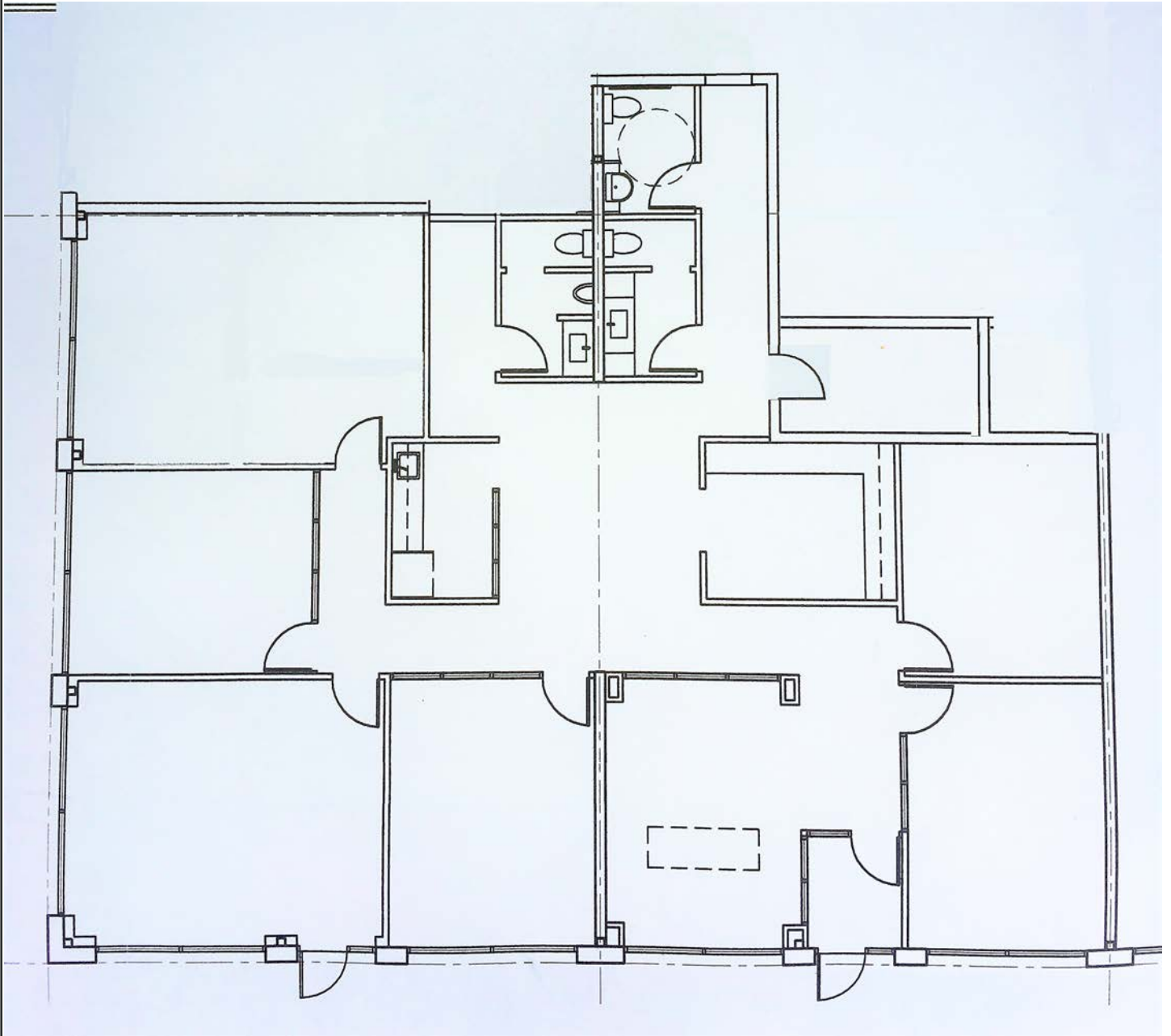
Address	11651 40 Street SE
Location	Southbend
Square Feet	2,930
Use	Office
Rent	Gross
Monthly Rent	\$5,500 per month
Parking	15 stalls free of charge
Parking Ratio	1 per 200 SF
Floors	Main floor
Built	2012
Zoning	DC54Z98



ADDITIONAL PHOTOS



FLOOR PLAN



MAP

