



# FOR LEASE SOUTHBEND BUSINESS PARK

12143 - 40TH STREET S.E.



## PROPERTY HIGHLIGHTS

~ DEVELOPED, OWNED & MANAGED BY TELSEC ~

- 1,996, 3,992 or 7,982 sq. ft. of office space available for lease
- Reception/waiting area, 20 offices, 3 boardrooms, 3 open work spaces and 2 kitchens
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- 5 - 20 assigned parking stalls

## CONTACT US:

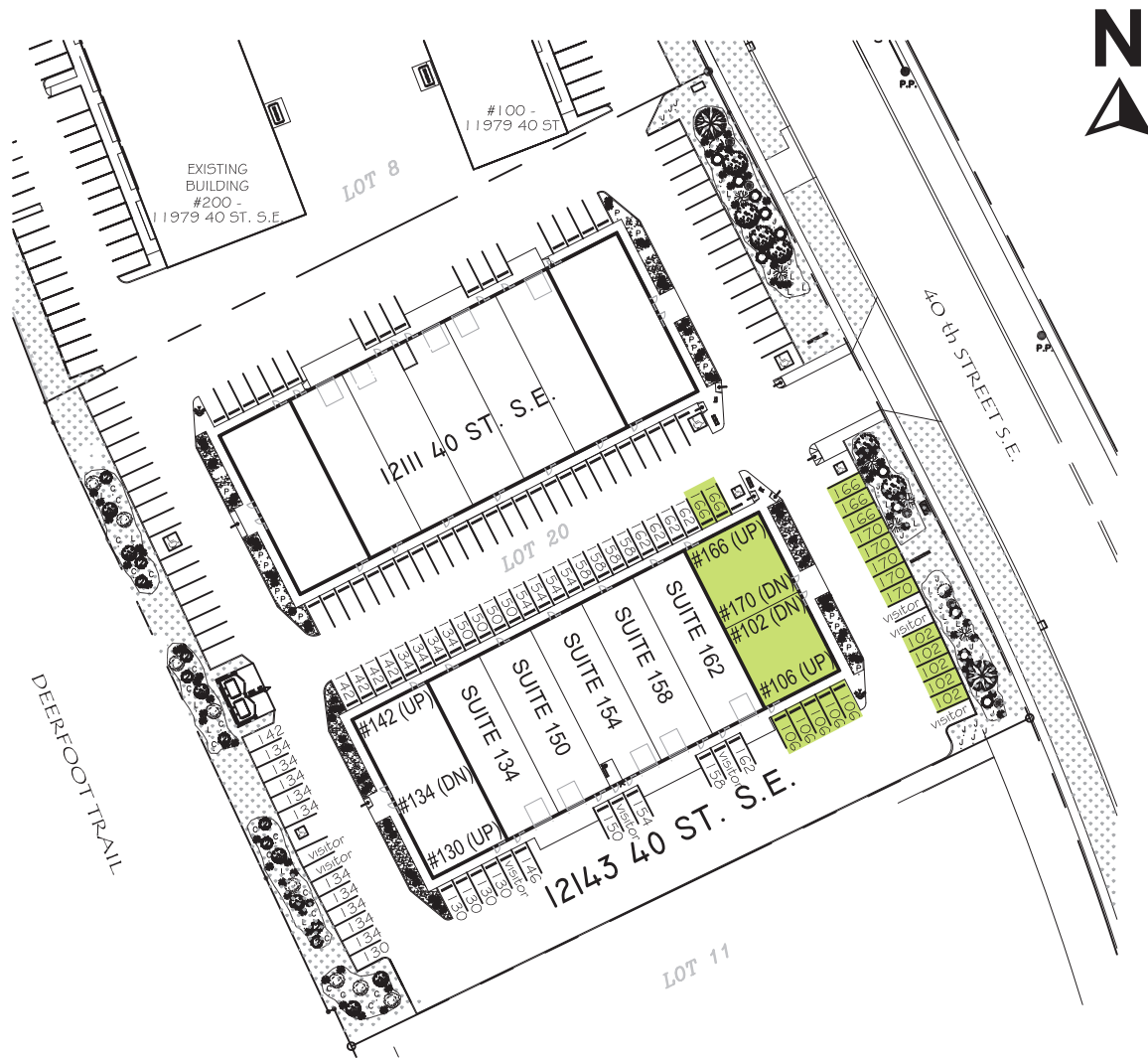
Sean Flathers | Leasing & Development  
3150 - 114th Ave SE Calgary, Alberta  
403-203-3000 [sflathers@telsec.ca](mailto:sflathers@telsec.ca)  
[www.telsec.ca](http://www.telsec.ca)



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## SITE PLAN



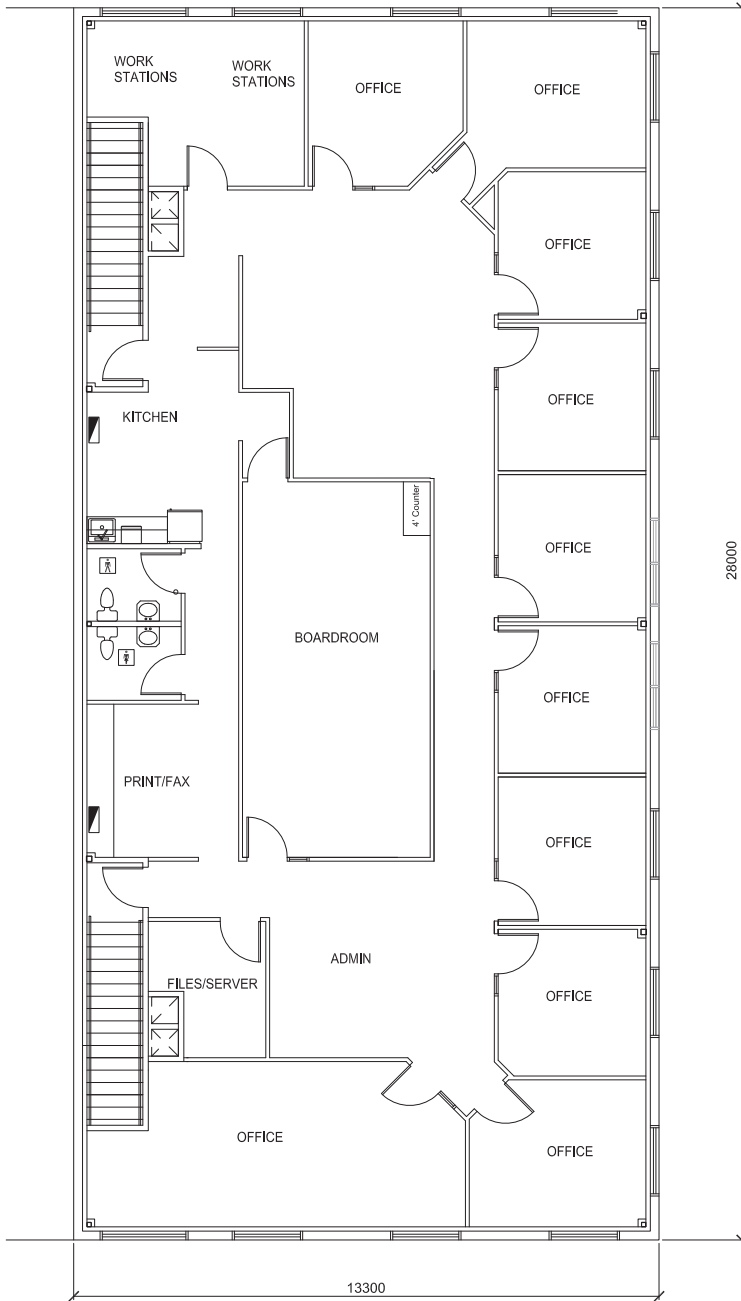
Available Area	1,996, 3,992 or 7,982 sq. ft.
Net Rent	Market Rate
Op Cost & Property Tax	\$6.08 per sq. ft.(est. for 2017)
Zoning	I-G Light Industrial
Parking	up to 20 assigned stalls



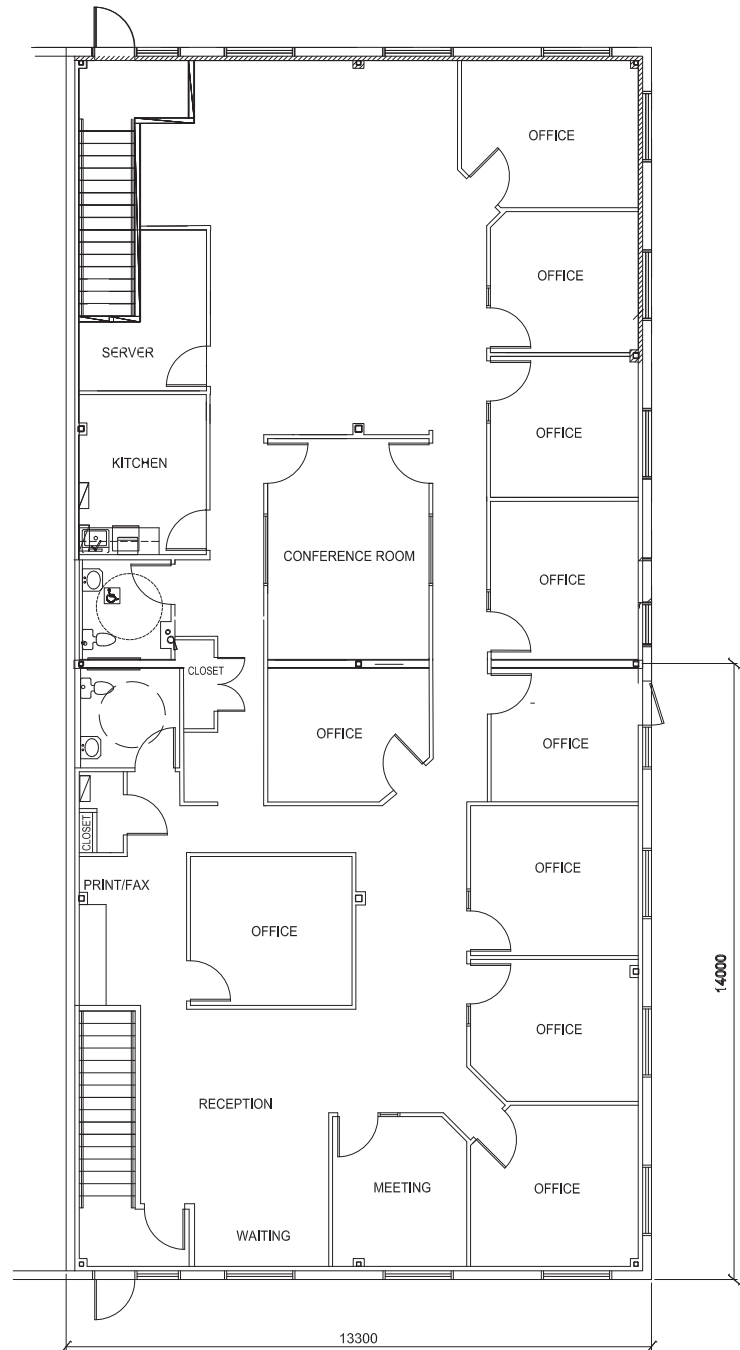
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## FLOOR PLAN - 7,982 sq. ft.



SECOND FLOOR



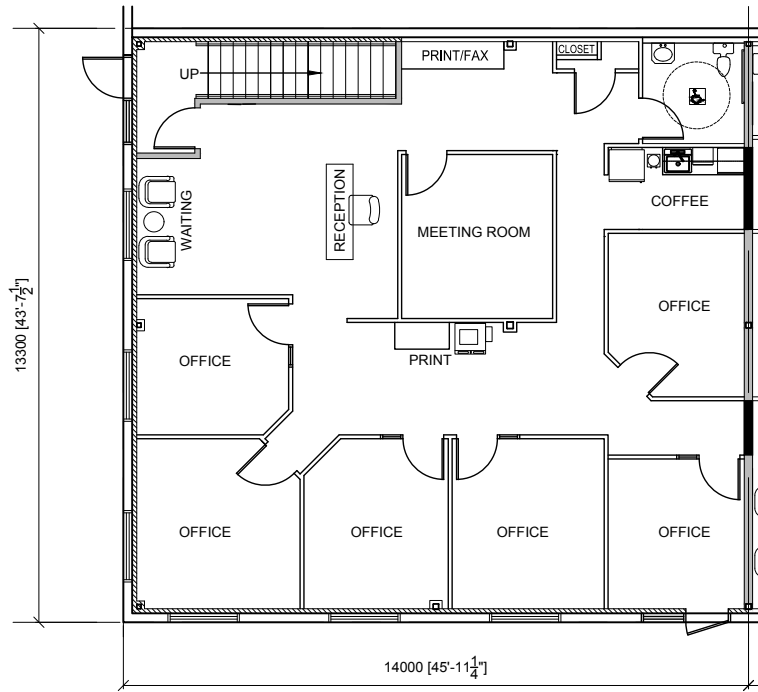
MAIN FLOOR



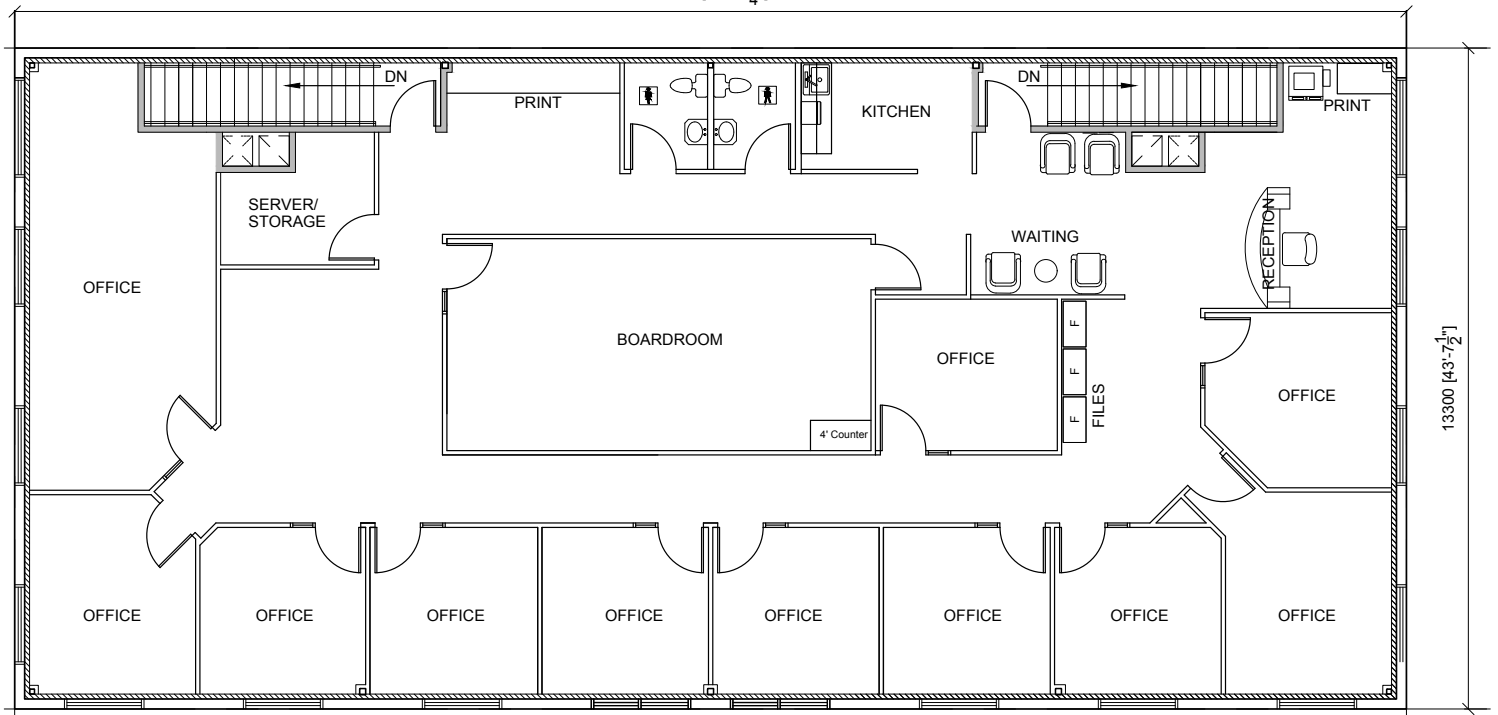
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## FLOOR PLAN OPTIONS- 1,893 sq. ft. & 4,196 sq. ft.



28000 [91'-10 $\frac{1}{4}$ "]



\* OTHER CONFIGURATIONS AVAILABLE. PLEASE CONTACT FOR DETAILS.



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## LOCATION



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