



PROPERTY OVERVIEW

- » The unit features a bright, modern office buildout with lots of natural light, a welcoming reception area, and a functional layout suitable for a wide range of business users.
- » At the rear, the space includes a warehouse component that is currently being used creatively as a boardroom area and a fitness/gym setup, but can easily be converted back to storage or light warehouse use depending on the tenant's needs.
- » This is a great option for companies looking for a high-quality suburban office environment with the benefit of flexible warehouse/storage area.
- » Pylon signage available on 114 Avenue SE.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail, the location also benefits from plenty of convenient nearby amenities.
- » Part of a well-maintained multi-tenant building, developed, owned, and managed by Telsec Property Corporation.

LEASE DETAILS

AVAILABLE AREA	±5,425 SF
OFFICE	±4,075 SF
WAREHOUSE/ STORAGE	±1,070 SF
LEASE RATE	Market
OP COST	\$4.38 PSF (2026)
PROPERTY TAX	\$5.04 PSF (2026)
ZONING	I-G (Industrial General)
LOADING	2 Drive-in doors (12' x 12')
CEILING HEIGHT	14' in warehouse
POWER	208/120V, 3Phase, 100Amp
PARKING	9 Assigned stalls & street parking
OCCUPANCY	September 2026

January 15, 2026

For more information,
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STRATEGIC LOCATION

Located within the East Shepard Industrial community, in the established Eastlake Business Park, this site offers excellent access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

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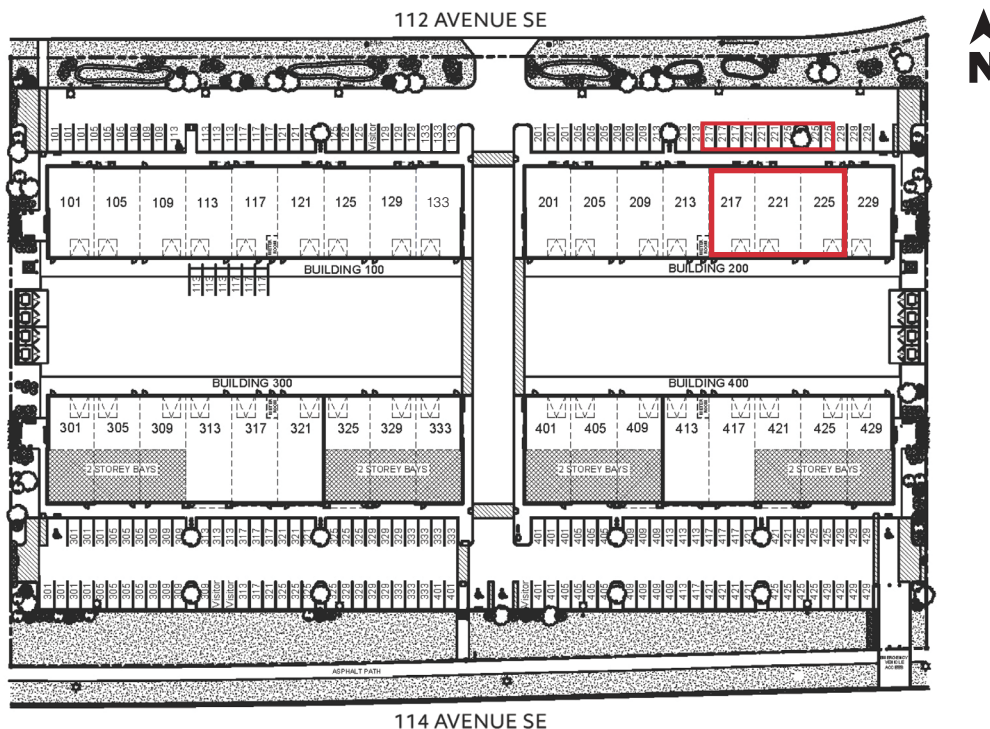


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SITE PLAN



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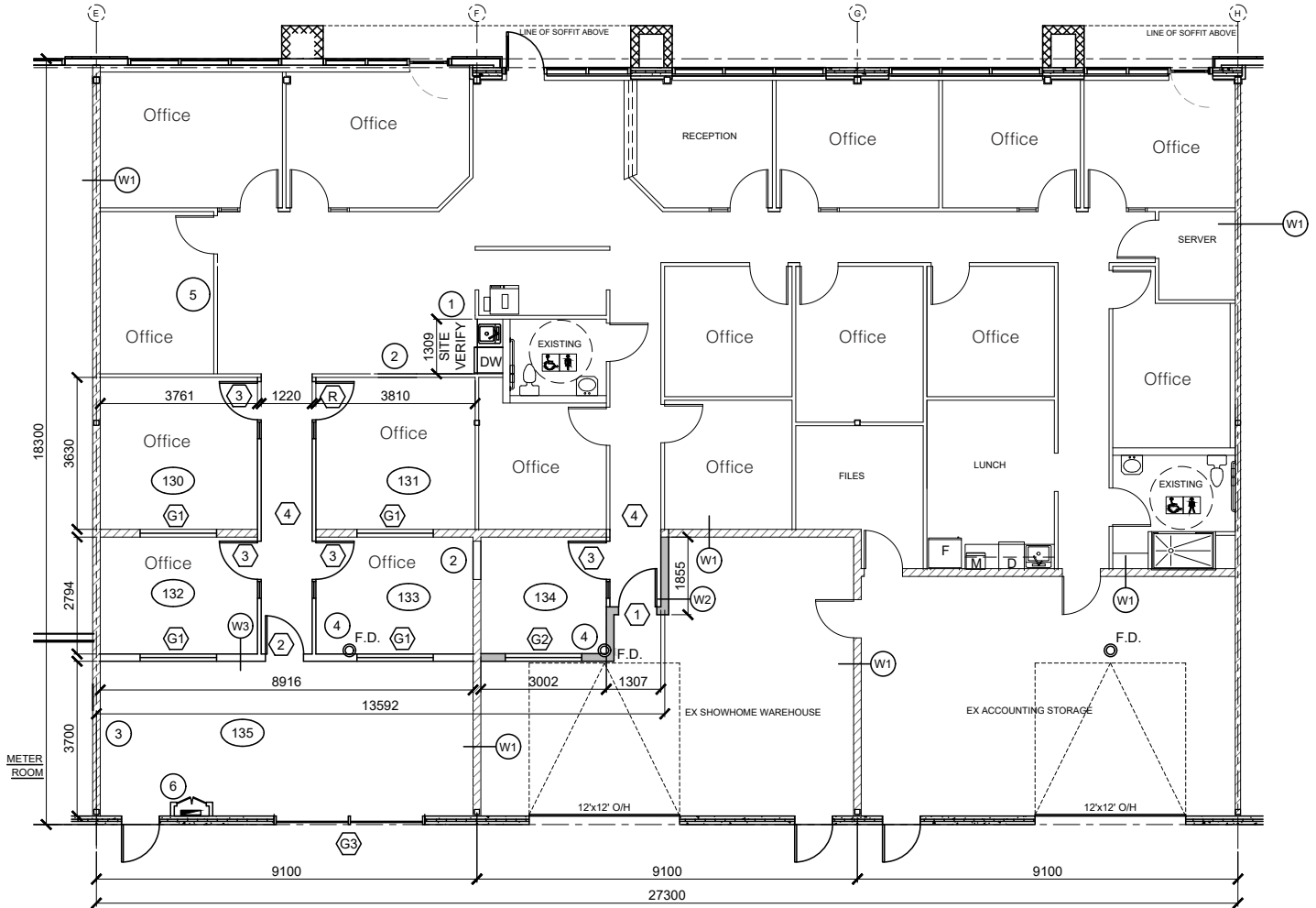


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FLOOR PLAN



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