



Second Floor Office
8210, 11500 35 Street SE | Calgary, AB

PROPERTY HIGHLIGHTS

- » **1,148 sq. ft.** of second floor Office available for lease
- » large offices, boardroom, server room, reception and coffee station
- » Utilities included in the operating cost
- » 3 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
- » **Available January 2024**

SPACE DETAILS

AVAILABLE AREA	1,148 Sq.Ft.
NET MONTHLY RENT	\$1,750
OP COST & PROPERTY TAX	\$9.82 per sq. ft.
LEASE TERM	5 year
PARKING	3 assigned (street parking available)
ZONING	I-G Industrial General



FOR LEASE | 8210, 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

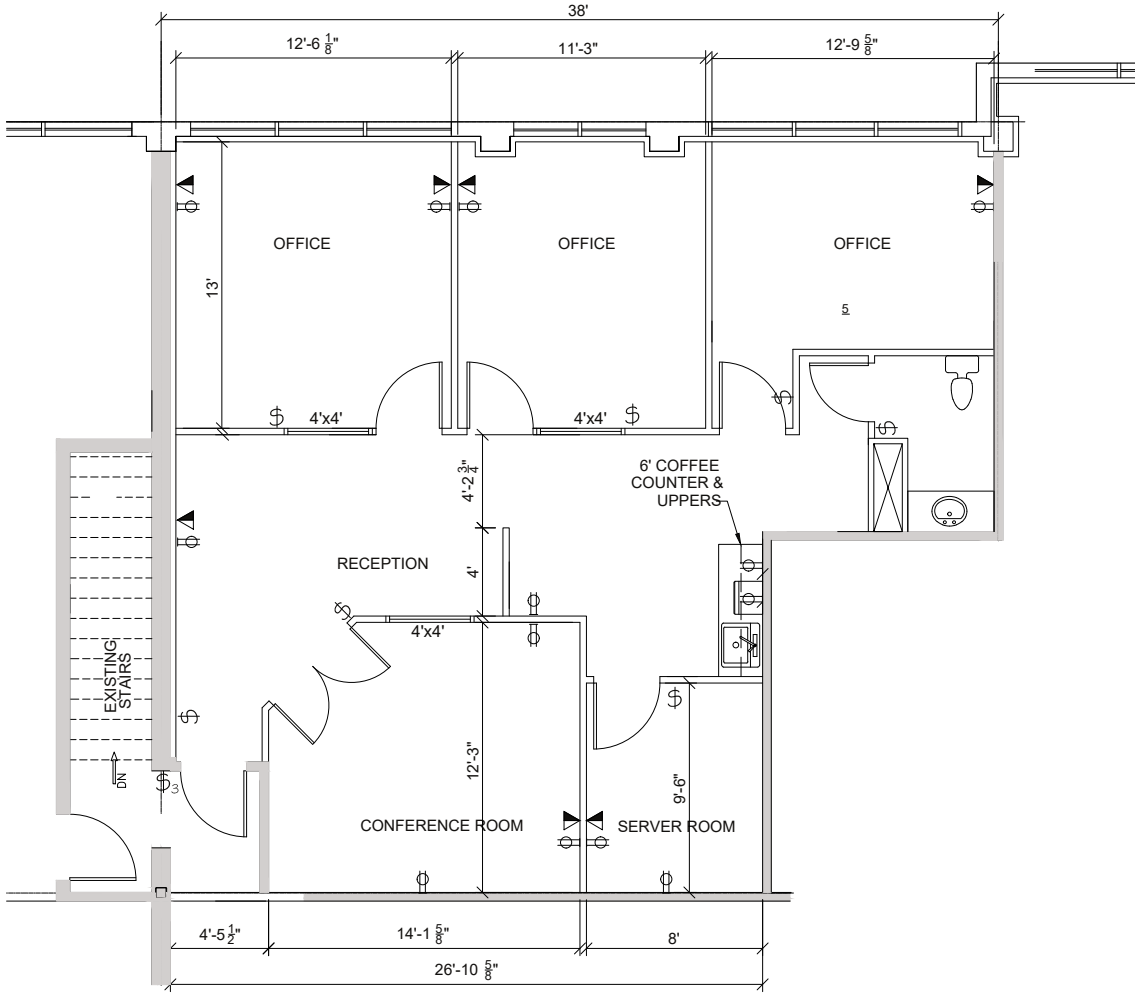
Lifestyle & Recreation

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

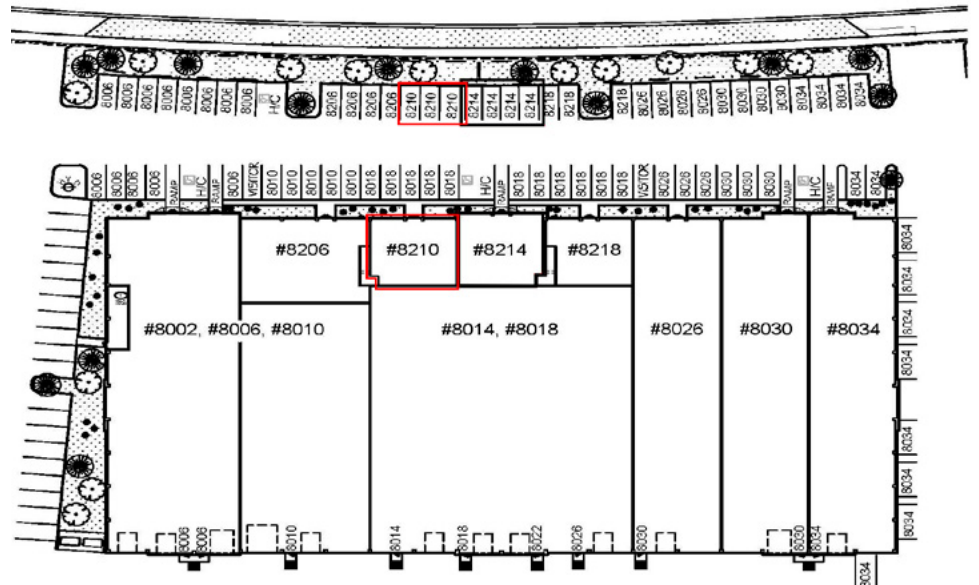
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

UNIT 8210 FLOOR PLAN



SITE PLAN

35 Street SE



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