



# DOUGLASDALE BUSINESS PARK

8210, 11500 - 35 STREET SE

**FOR LEASE**



## PROPERTY HIGHLIGHTS

- 1,148 sq. ft. of second floor Office available for lease
- 3 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

**Lisa Ha**  
403-203-3882  
lisa@telsec.ca

[www.Telsec.ca](http://www.Telsec.ca)  
TELSEC PROPERTY CORPORATION





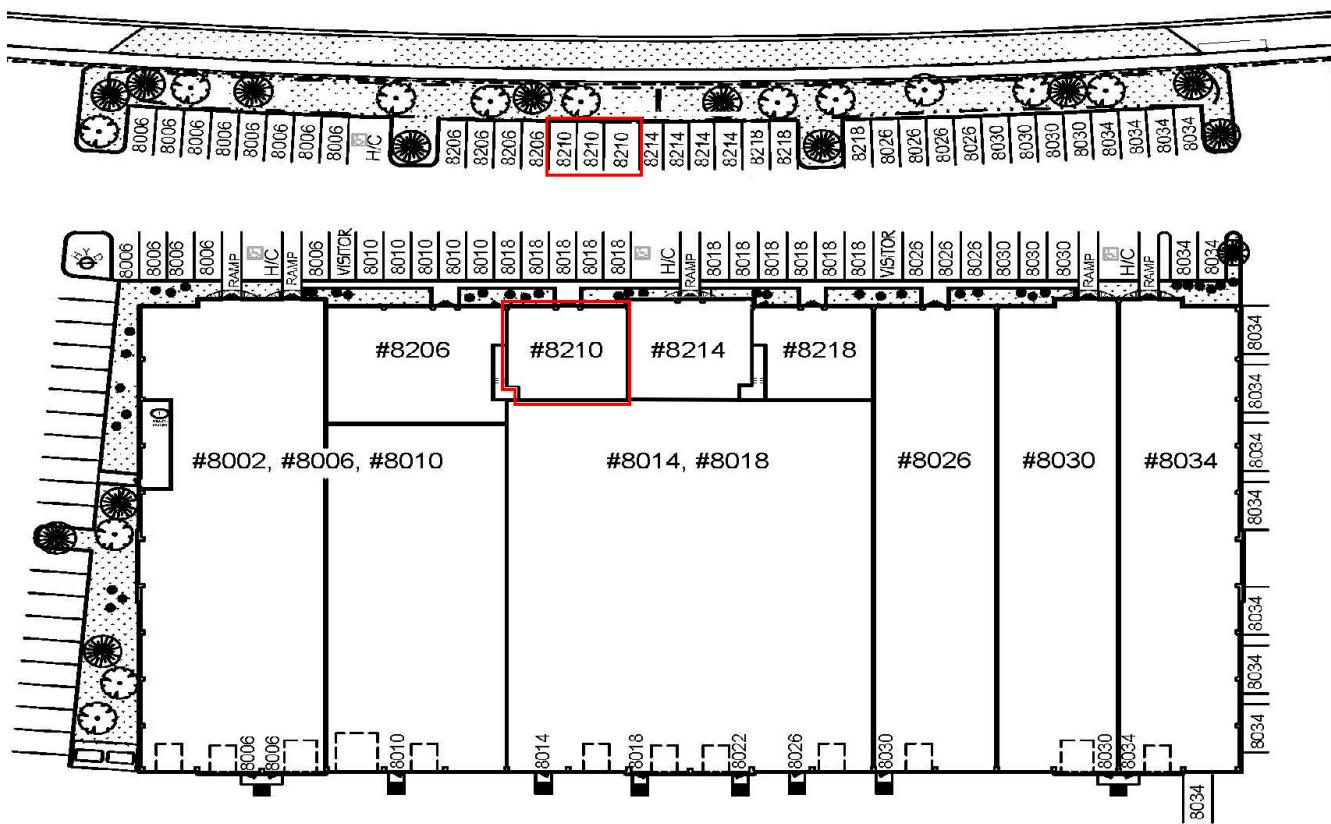
# DOUGLASDALE BUSINESS PARK

8210, 11500 - 35 STREET SE

## SITE PLAN

►N

35 Street SE



AVAILABLE AREA

1,148 sq. ft.

NET MONTHLY RENT

\$1,750.00

OPERATING COSTS & PROPERTY TAX

\$8.93 per sq. ft. (est for 2023)

PARKING

3 assigned (more available on street)

**Lisa Ha**  
403-203-3882  
lisa@telsec.ca

[www.Telsec.ca](http://www.Telsec.ca)  
TELSEC PROPERTY CORPORATION

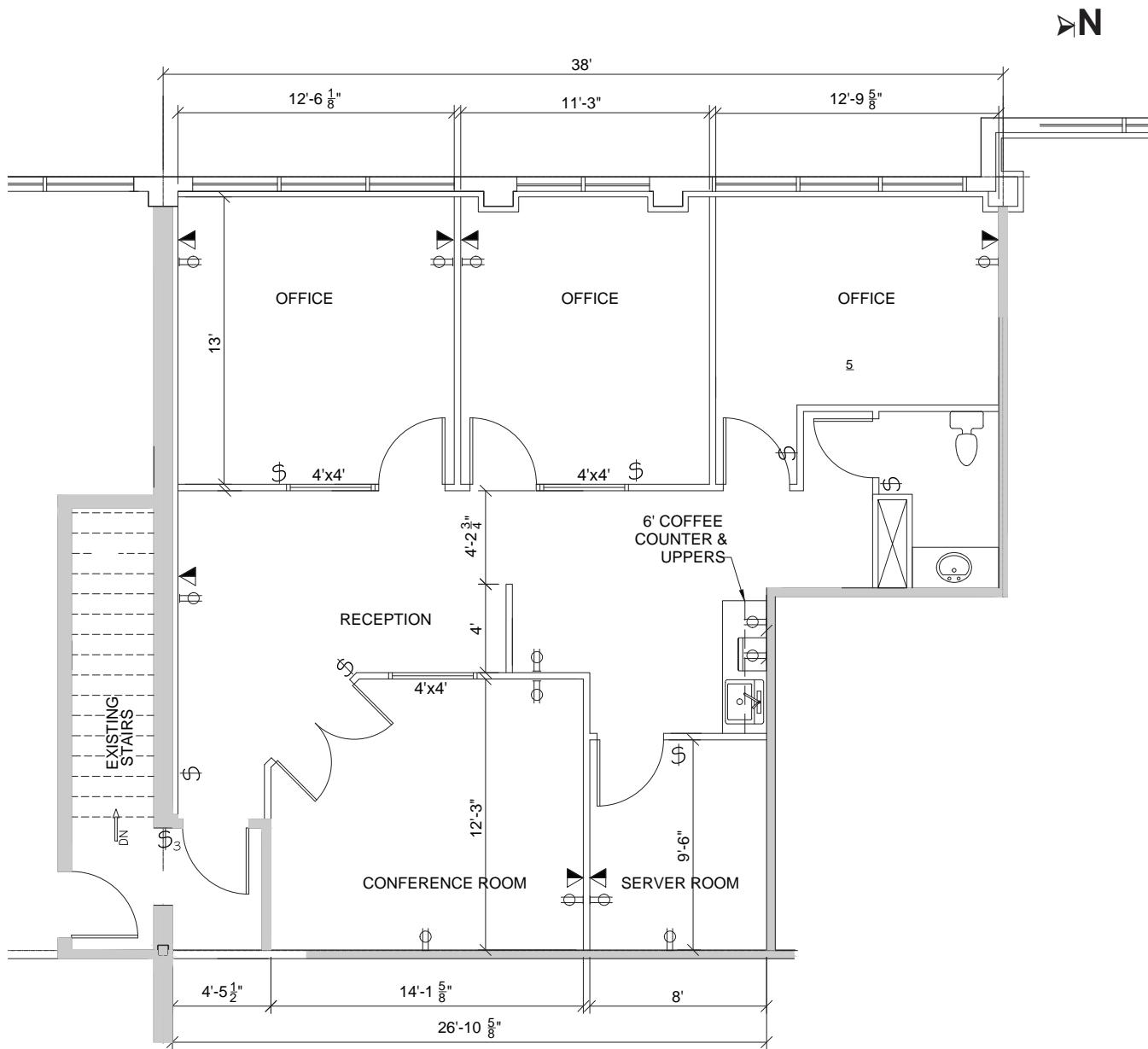




# DOUGLASDALE BUSINESS PARK

8210, 11500 - 35 STREET SE

## FLOOR PLAN



Lisa Ha

403-203-3882  
lisa@telsec.ca

[www.Telsec.ca](http://www.Telsec.ca)

TELSEC PROPERTY CORPORATION





# DOUGLASDALE BUSINESS PARK

8210, 11500 - 35 STREET SE

## LOCATION



[> VIEW ON GOOGLE MAPS](#)



**Lisa Ha**

403-203-3882

[lisa@telsec.ca](mailto:lisa@telsec.ca)

[www.Telsec.ca](http://www.Telsec.ca)

TELSEC PROPERTY CORPORATION

