



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
TELSEC PROPERTY CORPORATION

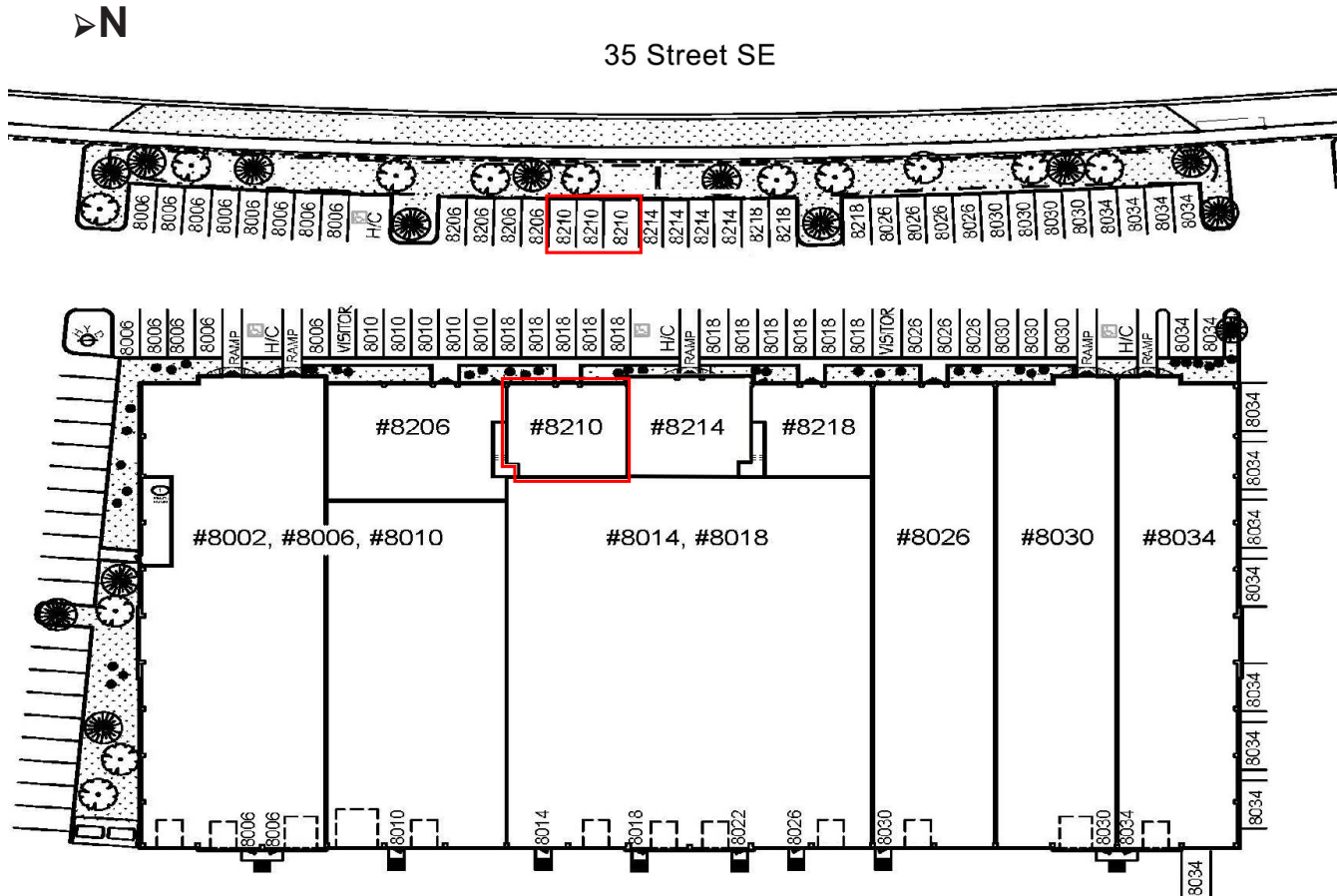




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SITE PLAN



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)

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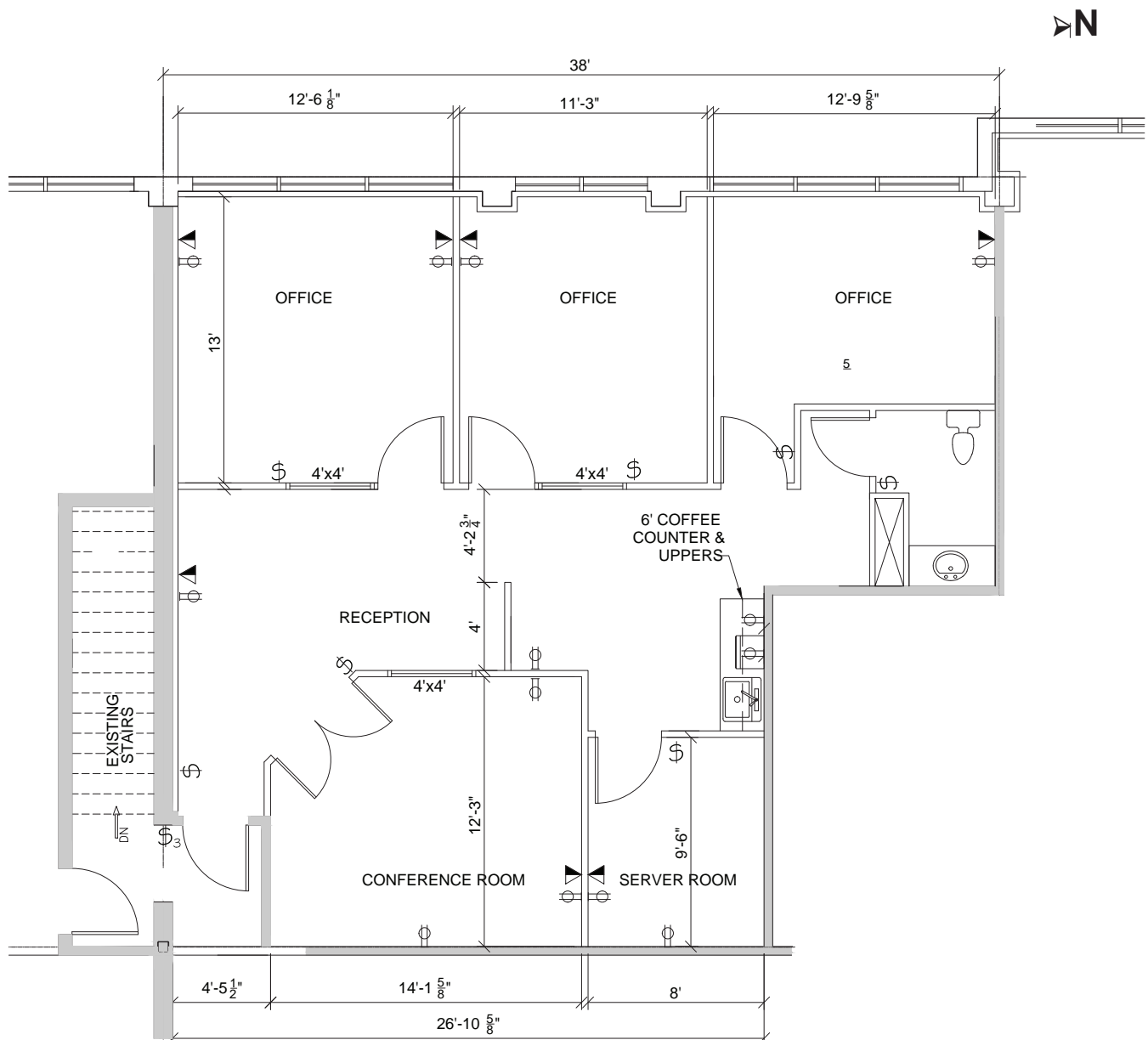




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FLOOR PLAN



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LOCATION



> VIEW ON GOOGLE MAPS



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