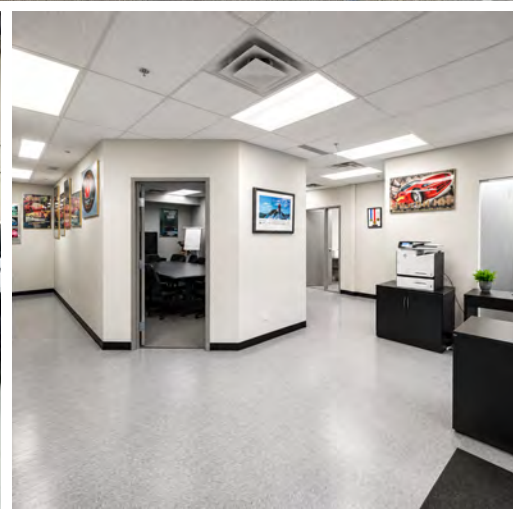
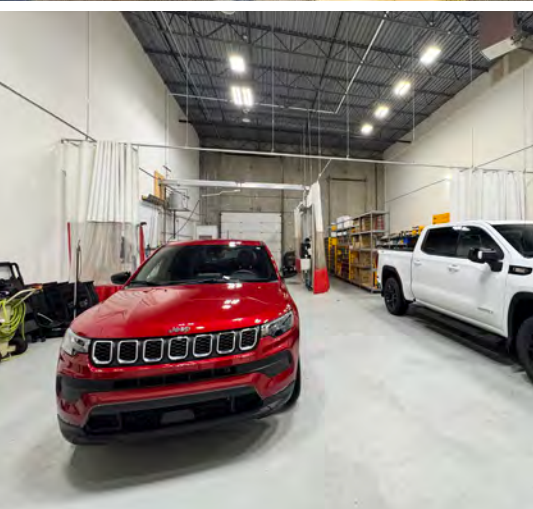




FOR LEASE

±6,072 SF

OFFICE & WAREHOUSE



ADVENT COMMERCIAL REAL ESTATE CORP.

Office & Warehouse Space

Unit 107 & 207, 11505 35 Street SE, Calgary, AB T2C 0J4 | Douglasdale Business Park

PROPERTY HIGHLIGHTS

- Office and warehouse space available in the established Douglasdale Business Park
- Situated in Calgary's highly desirable Southeast industrial and commercial corridor, serving businesses that require excellent logistics and customer access
- Warehouse features 24-foot clear ceiling height for efficient storage and racking
- Loading capabilities include one 12' x 12' drive-in door and one 8' x 10' dock loading door
- Strategic southeast Calgary location with immediate access to Deerfoot Trail, Stoney Trail (Ring Road), Barlow Trail, and Glenmore Trail
- Professionally developed, owned, and managed by Telsec Property Corporation., delivering a well-maintained business environment within a sought-after Southeast Calgary commercial corridor

For more information,
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403 984 9800



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SPACE DETAILS

ZONING I-Bf0.5 Industrial - Business

YEAR BUILT 2004

TOTAL AREA ±6,072 SF

2ND FLOOR OFFICE ±1,297 SF (Unit 207)

MAIN FLOOR OFFICE ±1,783 SF (Unit 107)

WAREHOUSE ±2,992 SF (Unit 107)

LOADING 1 Drive-in door (12' x 12')
1 Dock door (8' x 10')

CEILING HEIGHT 24' clear

PARKING 11 assigned stalls

OP COSTS \$12.18 PSF (TBV)

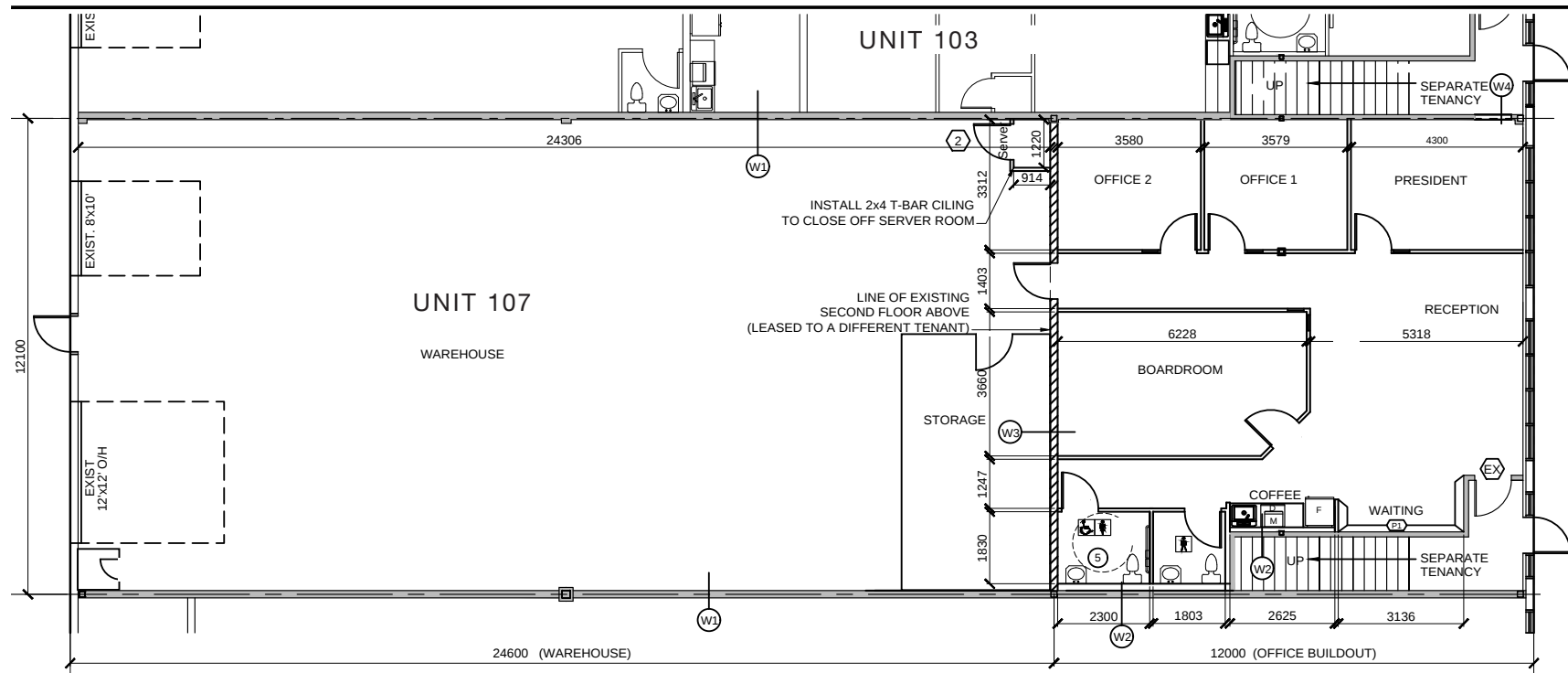
LEASE RATE Market

AVAILABILITY March/April 2027

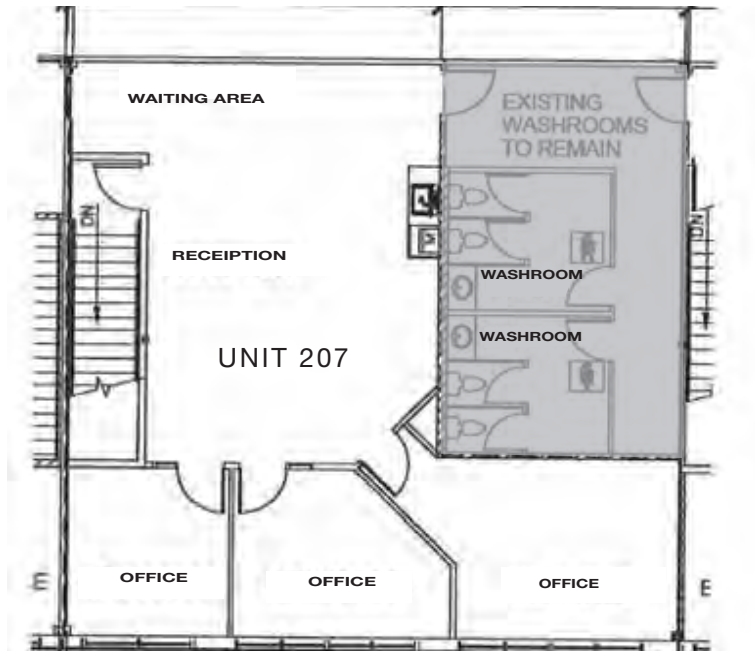
KEY FEATURES

- » Multiple private offices & large boardroom
- » Kitchenette
- » 11 assigned parking stalls plus additional street parking available
- » Very clean and well maintained warehouse area
- » Minimum of 5 year lease term
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Professionally developed, owned, and managed by Telsec Property Corporation

MAIN FLOOR FLOORPLAN



2ND FLOOR FLOORPLAN



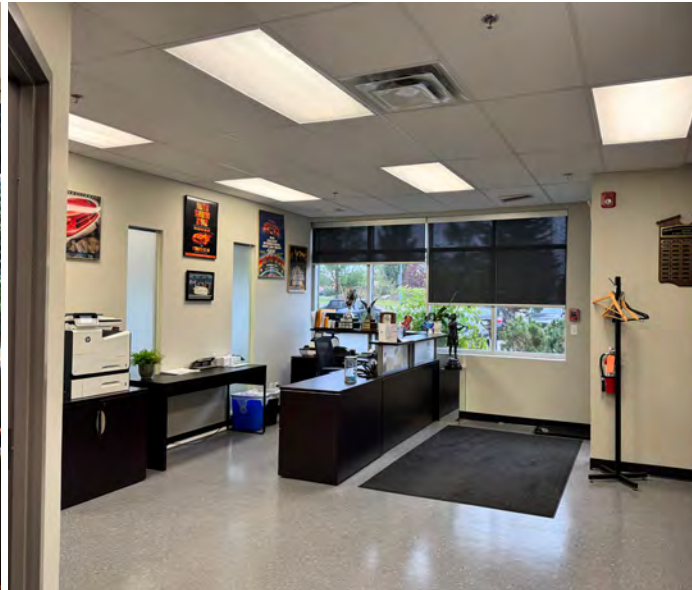
SITE PLAN & PARKING PLAN



2ND FLOOR INTERIOR PHOTOS | UNIT 207



MAIN FLOOR INTERIOR PHOTOS | UNIT 107



LOCATION



STRATEGICALLY LOCATED

Located in Southeast Calgary, in the established Douglasdale Business Park, this site offers excellent visibility and 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.

AREA DEMOGRAPHICS

Located in a vibrant and growing commercial node, 11505 35 Street SE is supported by strong surrounding demographics. Within a 5 km radius, the area boasts a population of over 105,000 residents, expected to grow by 3% annually through 2033. Average household income in this trade area exceeds \$150,000, and there are more than 63,000 daytime employees within reach — including over 6,900 in retail and service businesses alone.

Major roadways including Deerfoot Trail (120,000+ VPD), Barlow Trail (29,000+ VPD), and 114th Ave SE (15,000+ VPD) provide excellent accessibility to both customers and staff. Close proximity to future Green Line LRT stations, also ensures long-term transit connectivity. Nearby destinations include South Trail Crossing, Shepard Regional Centre, Deerfoot Inn & Casino, and a full range of dining, hospitality, and wellness amenities.



105,000+
RESIDENTS



63,800+
DAYTIME
EMPLOYEES



\$151,400+
AVG HOUSEHOLD
INCOME



6,950+
RETAIL & SERVICE
WORKERS



3% / YEAR
ANNUAL GROWTH
(POPULATION)



120,000+
DEERFOOT TRL
TRAFFIC



24 STALLS
ON SITE
PARKING



LRT NEARBY
FUTURE DOUGLAS
GLEN STATION



ADVENT COMMERCIAL REAL ESTATE CORP.

Douglasdale Business Park

±6,072 SF Office & Warehouse Space | Unit 107 & 207, 11505 35 Street SE, Calgary, AB T2C 0J4

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