



# 2nd Floor Office Space

Unit 410, 11979 40 Street SE, Calgary, AB | Southbend Business Park

## PROPERTY HIGHLIGHTS

- Located within Southbend Business Park, a professionally managed business park in Calgary's established East Shepard Industrial area.
- ±2,154 SF of move-in ready second-floor office space with a functional and efficient layout.
- Bright office featuring abundant natural light and high-quality finishes throughout.
- Suitable for a variety of professional, administrative, and office users.
- Four (4) assigned parking stalls, plus ample on-street parking for employees and visitors.
- Professionally owned and managed by Telsec Property Corporation.

**FOR LEASE**

**±2,154 SF**

**2ND FLOOR OFFICE SPACE**

For more information,  
please contact:



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## ABOUT THE PROPERTY

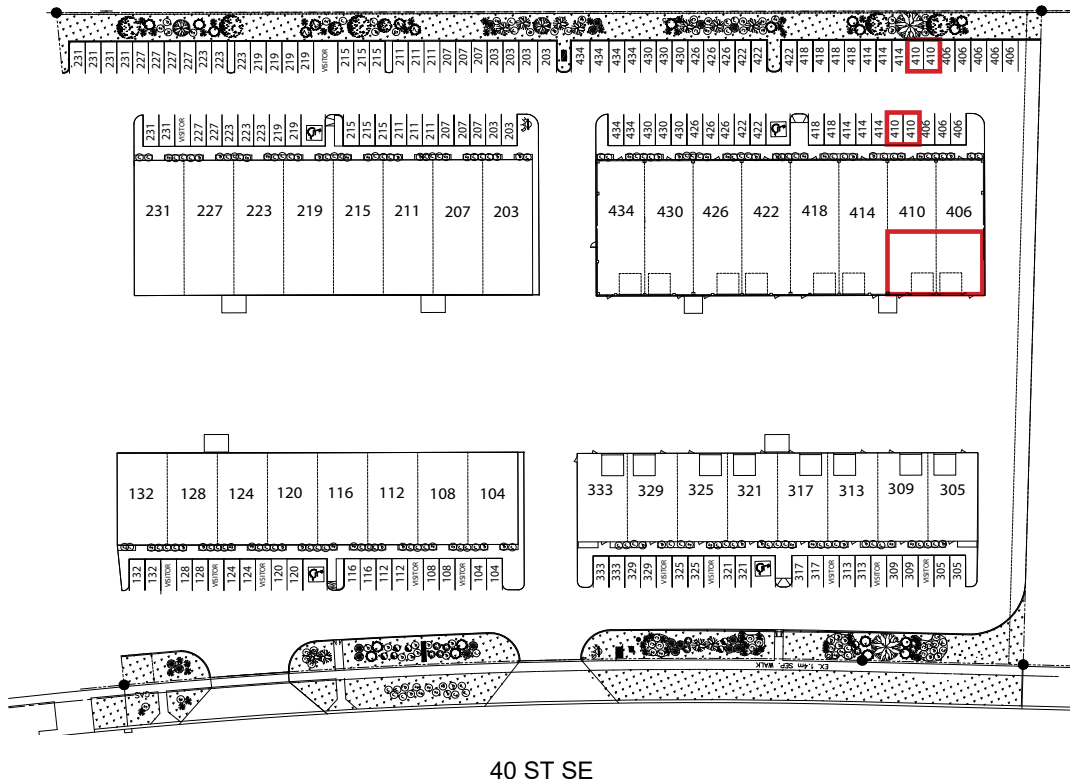
|              |                          |
|--------------|--------------------------|
| ZONING       | I-G (Industrial General) |
| TOTAL SIZE   | ±2,154 SF                |
| LEASE RATE   | Market                   |
| OP COST      | \$4.20 PSF (2026)        |
| PROPERTY TAX | \$4.51 PSF (2026)        |
| PARKING      | 4 Assigned Stalls        |
| LEASE TERM   | 5 Years                  |
| OCCUPANCY    | Immediately              |

## ABOUT SOUTHBEND BUSINESS PARK

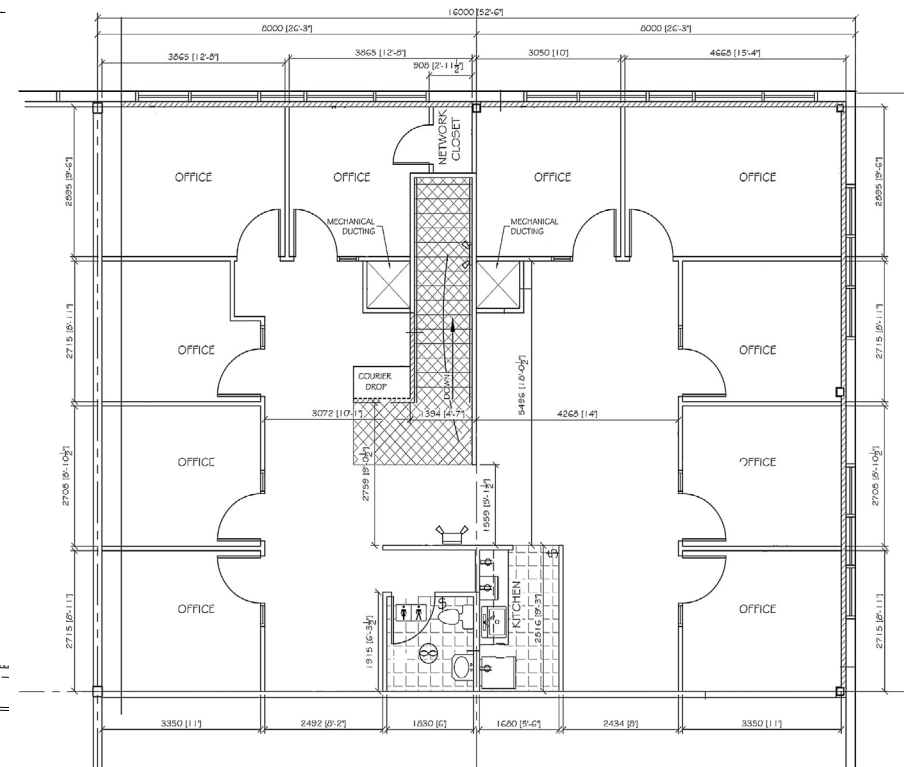
- Southbend Business Park is a well-established business park within Calgary's southeast industrial corridor, home to a diverse mix of businesses and professional users.
- Excellent access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 52 Street SE provides convenient connectivity throughout Calgary and the surrounding region.
- Nearby amenities include South Trail Crossing, The Market at Quarry Park, restaurants, fitness facilities, banking, and other everyday services.
- The park offers a clean, professional business environment in one of Calgary's most accessible industrial locations.
- The surrounding area is expected to benefit from the future Green Line LRT expansion, providing improved transit access for employees and visitors.

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## SITE PLAN



## FLOOR PLAN



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**PROPERTY PHOTOS**



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