



## Office / Showroom / Warehouse

3416 114 AVENUE SE - 3,312 SF

### PROPERTY HIGHLIGHTS

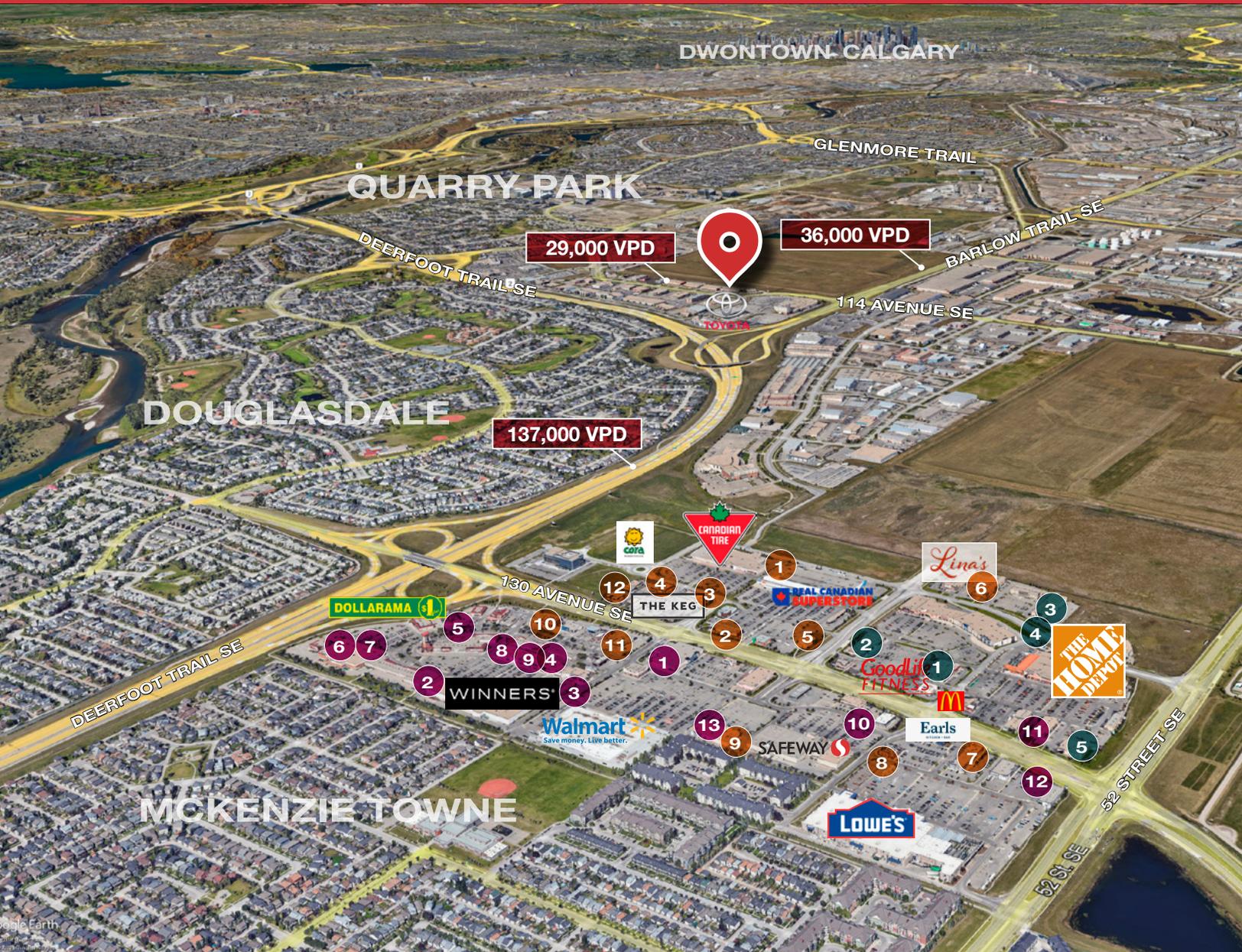
- » **3,312** Office / Showroom / Warehouse for Lease
- » 18' ceiling height in Warehouse and 12' x 12' drive-in loading door
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Signage exposure to 29,000 vehicles per day (City of Calgary traffic count)
- » Developed, owned & managed by Telsec Property Corporation
- » **Available May 1, 2024**

### SPACE DETAILS

<b>AVAILABLE AREA</b>	3,312 SF
<b>NET MONTHLY RENT</b>	\$4,600
<b>OP COST &amp; PROPERTY TAX</b>	\$8.36 per sq. ft. (est for 2023)
<b>LEASE TERM</b>	5 year
<b>CEILING HEIGHT</b>	18' in warehouse (clear)
<b>POWER</b>	208 / 120V, 3 phase, 100 amp
<b>LOADING DOOR</b>	1 Drive In - 12' x 12'
<b>ZONING</b>	I-C Industrial Commercial



# FOR LEASE | 3416 114 AVENUE 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

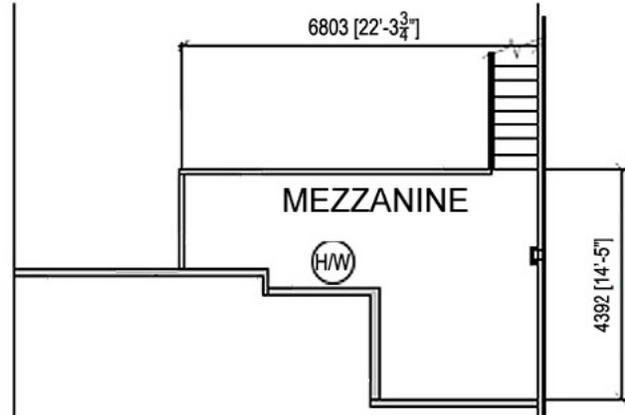
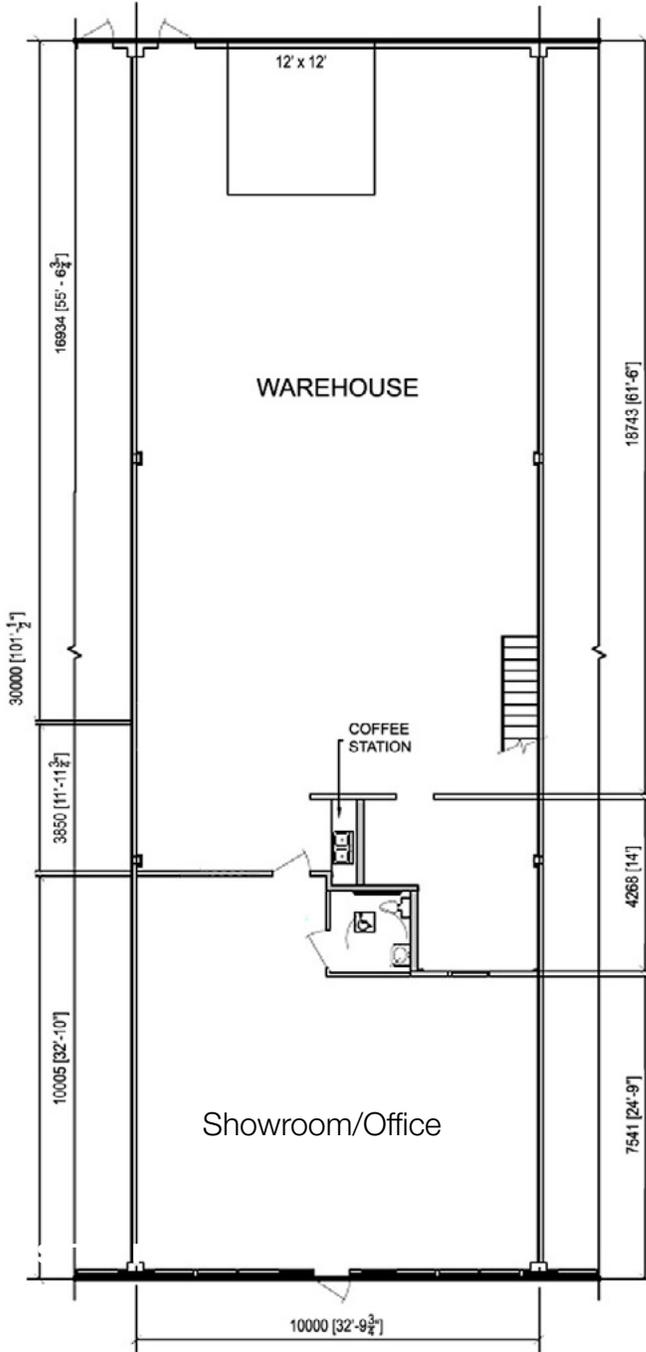
### Lifestyle & Recreation

1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

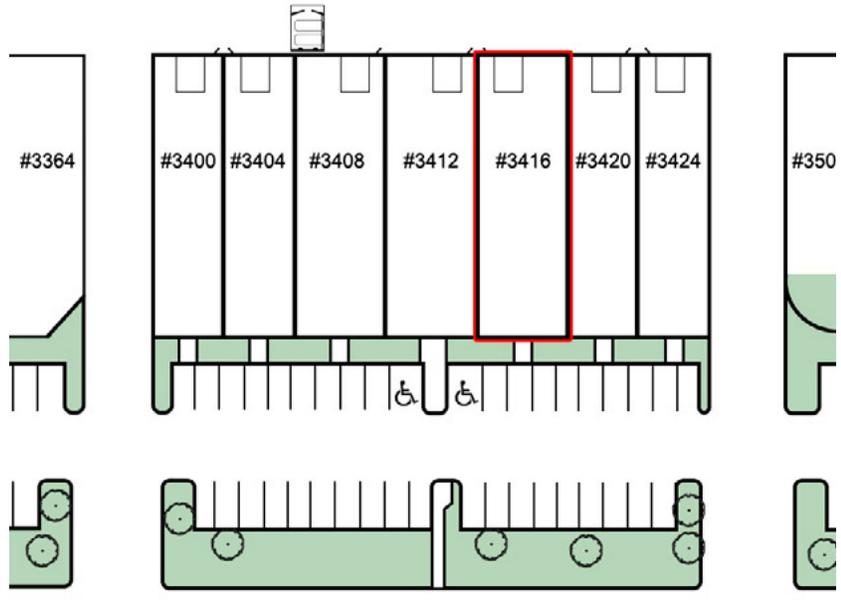
### Shopping

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

## FLOOR PLAN



## SITE PLAN



**FOR LEASE**

Douglasdale Business Park

3416 114 Avenue SE



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