



FOR LEASE Douglasdale Business Park 3416 114 AVENUE SE



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

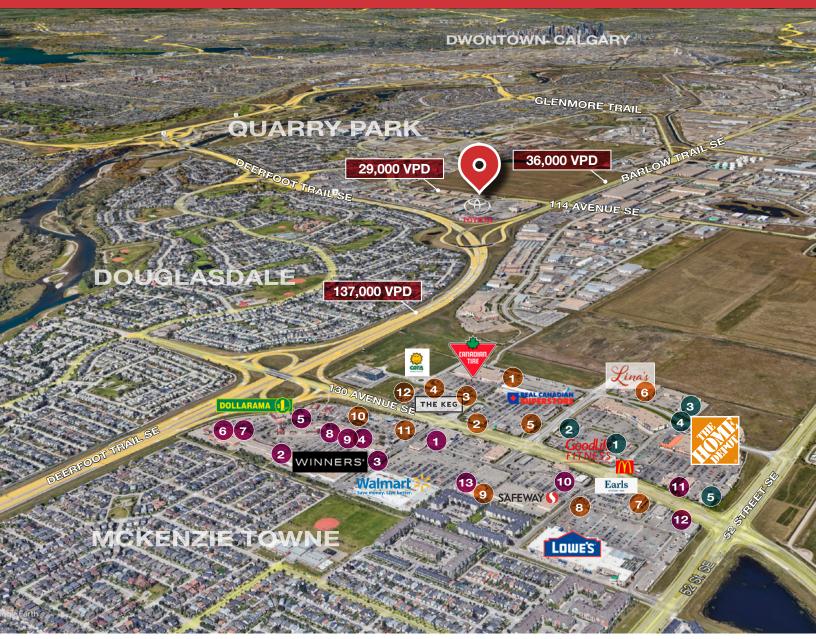
AVAILABLE AREA NET MONTHLY RENT OP COST & PROPERTY TAX LEASE TERM CEILING HEIGHT POWER LOADING DOOR ZONING 3,312 SF \$4,600 \$8.36 per sq. ft. (est for 2023) 5 year 18' in warehouse (clear) 208 / 120V, 3 phase, 100 amp 1 Drive In - 12' x 12' I-C Industrial Commercial

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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

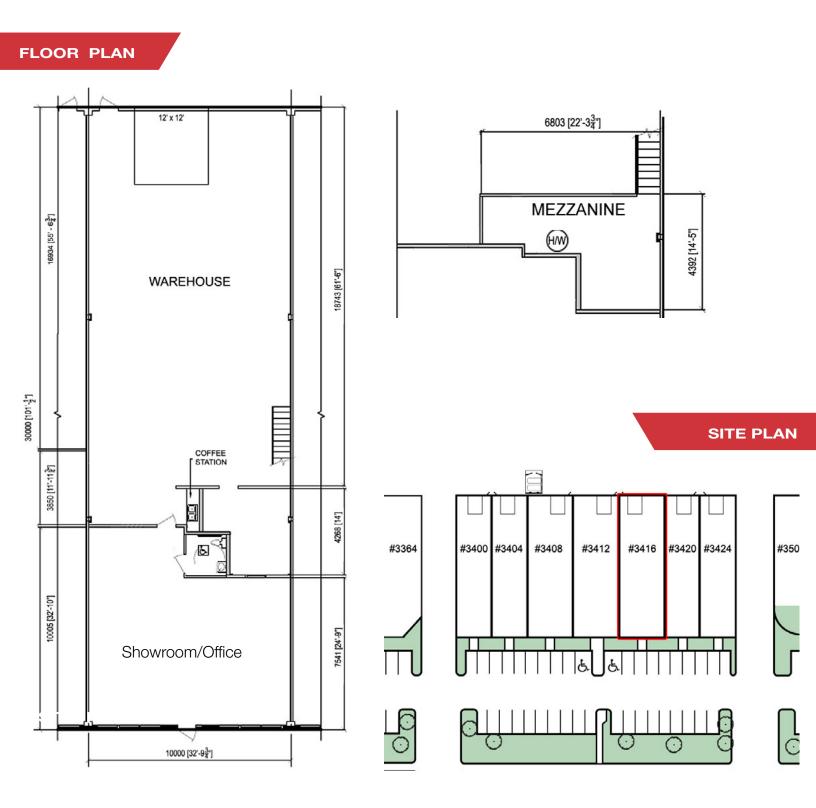
- 1. London Drugs
- 2. Staples
- 3. Sport Chek
- 4. Crystal Glass Canada Ltd
- 5. Sherwin-Williams Paint Store
- 6. Marshalls
- 7. HomeSense
- 8. PetSmart
- 9. Mastermind Toys
- 10. Petland South Trail
- 11. The Brick Mattress Store
- Structube
 Mark's







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