NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

telsec

FOR LEASE
Douglasdale Business Park
4,006 SF Warehouse & Office

Warehouse & Office Space
3332 114 Avenue SE | Calgary, AB

PROPERTY HIGHLIGHTS

» **4,006 SF** of Warehouse & Office space available for lease.

» **2,000 SF** bonus concrete mezzanine free of charge.

» 7 offices, warehouse, coffee station, reception, server room / storage and boardroom.

» 11 assigned parking stalls

» Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail

» Developed, owned and managed by Telsec Property Corporation

SPACE DETAILS

AVAILABLE AREA	4,006 SF
WAREHOUSE	2,006 SF
OFFICE	2,000 SF
MONTHLY RENT	$5,500.00
OP COST & PROPERTY TAX	$8.36 PSF
LEASE TERM	5 year
PARKING	11 Stalls
CEILING HEIGHT	23' Clear
ZONING	I-C Industrial Commercial
AVAILABLE	March 1, 2025

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naiadvent.com

DOWNTOWN CALGARY

GLENMORE TRAIL

QUARRY PARK

DEERFOOT TRAIL SE

BARLOW TRAIL SE

36,000 VPD

114 AVENUE SE

DOUGLASDALE

137,000 VPD

DEERFOOT TRAIL SE

130 AVENUE SE

DOLLARAMA

THE KEG

CANADIAN TIRE

Real Canadian SUPERSTORE

Lina's

WINNERS

Walmart
Save money. Live better.

SAFEWAY

GoodLife FITNESS

Earls
KITCHEN + BAR

THE HOME DEPOT

LOWE'S

52 STREET SE

52 ST SE

MCKENZIE TOWNE

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
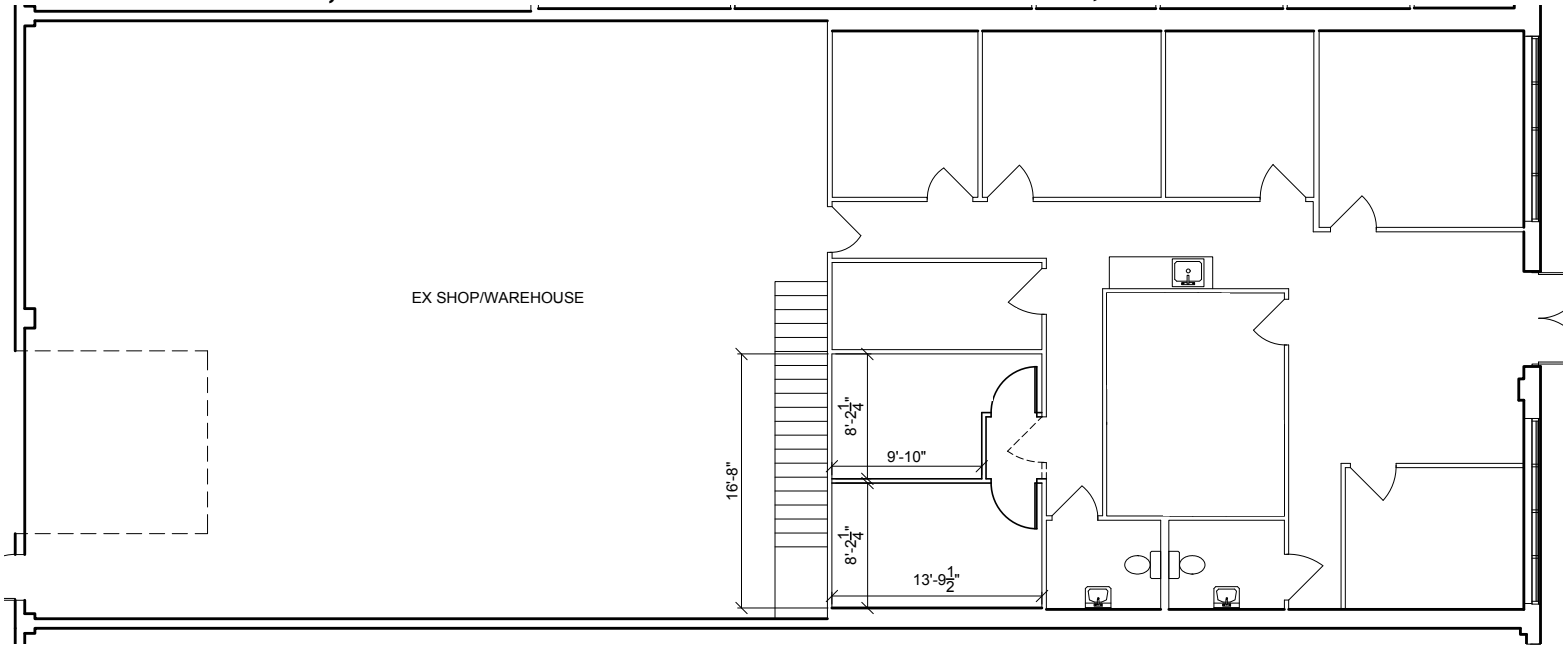6. Deerfoot Inn & Casino

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
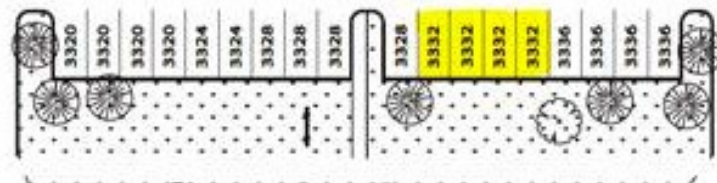12. Structube
13. Mark's

UNIT 3332 FLOOR PLAN

2,006 SF Warehouse **2,000 SF Office**

EX SHOP/WAREHOUSE

16'-8"

8'-2¼"

9'-10"

8'-2¼"

13'-9½"

SITE PLAN

3320 3320 3324 3328 3328 3332 3332 3336 3336

3320 **3324** **3328** **3332** **3336**

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