



ADVENT COMMERCIAL REAL ESTATE CORP.

Standalone Premium Office Building with Storage/Warehouse

3150 114 Avenue SE, Calgary, AB T2Z 3V6 | Douglasdale Business Park

PROPERTY HIGHLIGHTS

- Flexible layout including premium office space and a ± 621 SF warehouse area, currently configured as a fitness/gym space, that can easily be converted back to storage or light warehouse use to suit a tenant's operational needs.
- Excellent location with direct exposure to 114 Avenue SE and immediate access to Deerfoot Trail, Stoney Trail, and Barlow Trail, providing exceptional connectivity to Calgary's major industrial and commercial corridors.
- Professionally developed, owned, and managed by Telsec Property Corporation., delivering a well-maintained business environment within a sought-after Southeast Calgary commercial corridor

FOR LEASE

$\pm 6,623$ SF

STANDALONE BUILDING

For more information,
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ABOUT THE PROPERTY

ZONING	I-C (Industrial - Commercial)
YEAR BUILT	2004
BUILDING SIZE	±6,623 SF
OFFICE	±6,002 SF
WAREHOUSE	±621 SF
LOADING	1 Drive-in door (10' x 12')
PARKING	24 assigned stalls
OP COSTS	\$7.35 PSF
AVAILABILITY	Summer 2027
LEASE RATE	Market

KEY FEATURES

- » Standalone building with high-quality finishes
- » Full kitchen and sitting area
- » Large boardroom and flexible office configurations
- » Washroom with shower
- » Warehouse / fitness area with drive-in door
- » Multiple private offices
- » Free ample parking on-site - 24 stalls
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Professionally developed, owned, and managed by Telsec Property Corporation

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.

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AREA DEMOGRAPHICS

Located in a vibrant and growing commercial node, 3150 114th Ave 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)



LRT NEARBY
FUTURE DOUGLAS
GLEN STATION



120,000+
DEERFOOT TRL
TRAFFIC

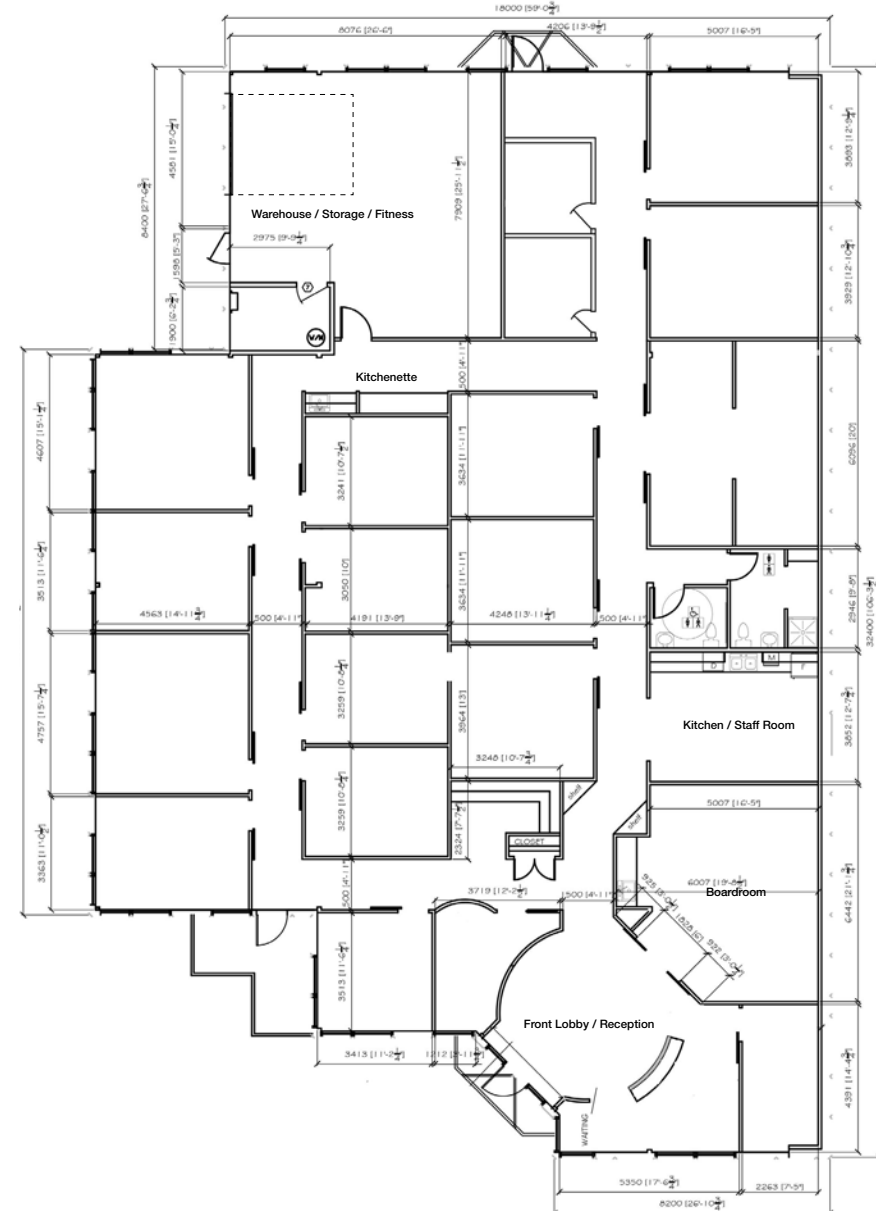


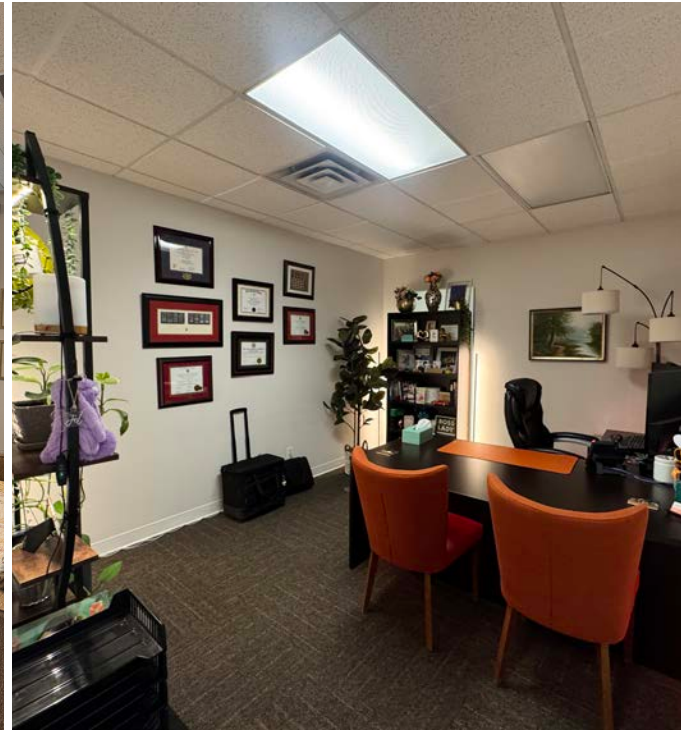
24 STALLS
ON SITE
PARKING

SITE PLAN



FLOORPLAN







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