

3,000 sf

Unit 3263/3271/3279



MAIN FLOOR OFFICE IN DOUGLASDALE BUSINESS PARK FOR LEASE

**3263, 3271 and 3279 114 Ave SE
Calgary**



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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LOCAL
EXPERTISE
MATTERS

403-290-0178 • 200, 407 8 AVENUE SW, CALGARY, AB T2P 1E5
WWW.BARCLAYSTREET.COM



PROPERTY INFORMATION

ADDRESS:

3263, 3271 and 3279 114 Avenue SE, Calgary

DISTRICT: Douglasdale Business Park

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

UNIT 3263/3271/3279:
3,000 sq. ft. (contiguous, main floor)

PARKING:

6 reserved stalls

LEASE INFORMATION

AVAILABILITY: November 1, 2026 (negotiable)

OP. COSTS AND TAXES: \$9.76 per sq. ft. (est.)

LEASE RATE: \$15.00 per sq. ft. (year 1), escalating thereafter throughout the lease term.

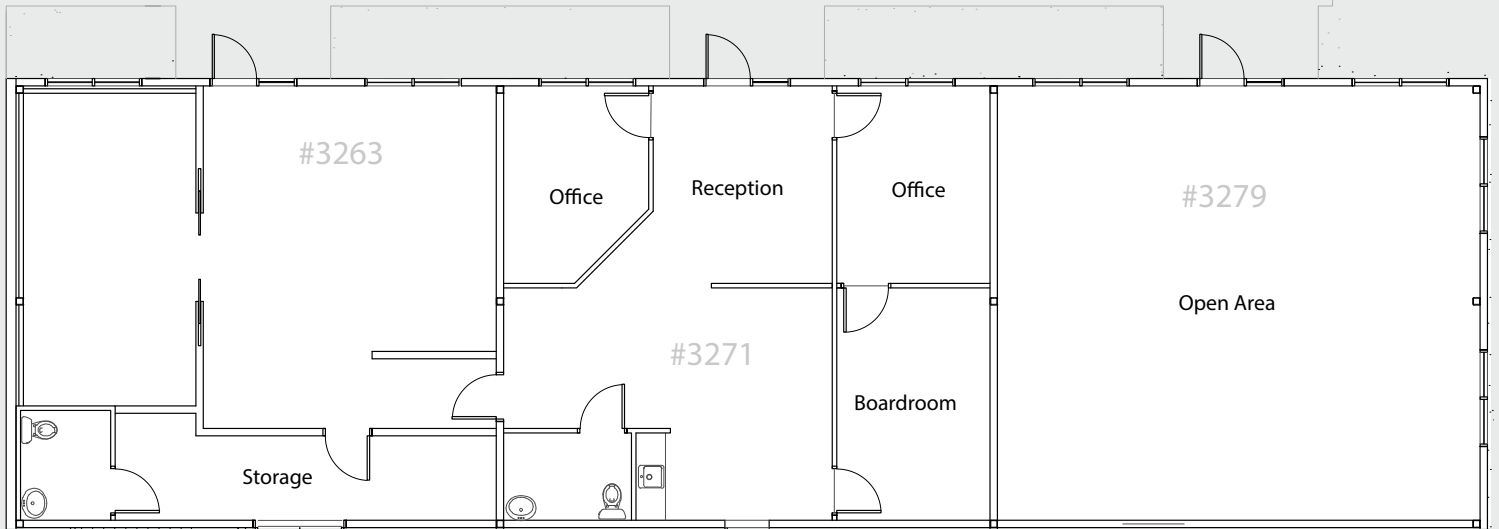


CONNECTED TO MAJOR ROADS

This office opportunity offers excellent accessibility within Calgary's established southeast business district.

The property is located in close proximity to Barlow Trail and Deerfoot Trail, with convenient access to Stoney Trail via 114 Avenue SE, providing excellent connectivity throughout Calgary.

P A R K I N G





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