

**FOR LEASE**

±9,954 SF | Office and Warehouse  
3122 114 Ave SE, Calgary, AB T2Z 3X2 | Douglasdale Business Park



## Premium Office & Warehouse Space with I-C Zoning

## OPPORTUNITY OVERVIEW

Position your business in a versatile, professionally finished standalone building in Douglasdale Business Park. **Built in 2000**, this **9,954 SF** property spans two developed levels and highly sought-after **I-C zoning**, this space seamlessly blends **corporate-grade office amenities** with functional warehouse/flex space.

The main level offers a welcoming reception, **12 private offices**, a **boardroom**, **3 washrooms** and a **full kitchen with high-end finishes** and access to a **private patio**. The lower level includes **additional offices**, **flex warehouse/storage space**, and a fourth washroom with **shower**.

With **22 assigned parking stalls**, **I-C zoning**, and exceptional access to major roadways, this is an ideal option for businesses seeking a versatile, professional-grade facility in a convenient southeast location.



### VERSATILE STANDALONE OFFICE & WAREHOUSE IN SOUTHEAST CALGARY



For more information,  
please contact:



**Kaile Landry**  
+1 403 669 3050  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)



**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)



**PROPERTY DETAILS**

<b>TOTAL AREA</b>	±9,954 SF
<b>MAIN FLOOR OFFICE</b>	±4,977 SF
<b>LOWER LEVEL FLEX</b>	±2,409 SF
<b>WAREHOUSE</b>	±2,568 SF
<b>ZONING</b>	I-C (Industrial – Commercial)
<b>CEILING HEIGHT</b>	13' clear
<b>LOADING</b>	1 drive-in door (12' x 12')
<b>POWER</b>	400A 120/208V, 3 phase (TBV)
<b>PARKING</b>	22 assigned stalls
<b>OCCUPANCY</b>	Available December 1, 2025
<b>OP COST</b>	\$4.35 PSF
<b>PROPERTY TAX</b>	\$2.69 PSF
<b>LEASE RATE</b>	Market

**KEY FEATURES**

- » Standalone building with high-quality finishes
- » HVAC throughout, including warehouse and support spaces
- » Full kitchen with patio access
- » Large boardroom and flexible office configurations
- » Washroom with shower on lower level
- » Ample parking
- » Ideal for a variety of office, showroom, or light industrial uses
- » Professionally developed, owned, and managed by Telsec Property Corporation

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**STRATEGIC LOCATION**

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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**DEMOGRAPHICS & ACCESSIBILITY**

Located in a vibrant and growing commercial node, 3122 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.

			
<b>105,000+ RESIDENTS</b>	<b>63,800+ DAYTIME EMPLOYEES</b>	<b>\$151,400+ AVG HOUSEHOLD INCOME</b>	<b>120,000+ DEERFOOT TRL TRAFFIC</b>
			
<b>6,950+ RETAIL &amp; SERVICE WORKERS</b>	<b>3% / YEAR ANNUAL GROWTH (POPULATION)</b>	<b>LRT NEARBY FUTURE DOUGLAS GLEN STATION</b>	<b>22 STALLS ON SITE PARKING</b>

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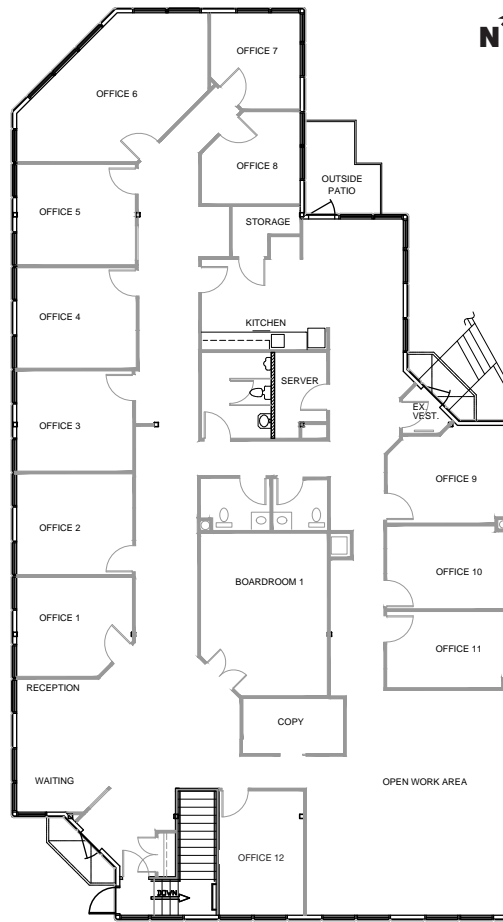


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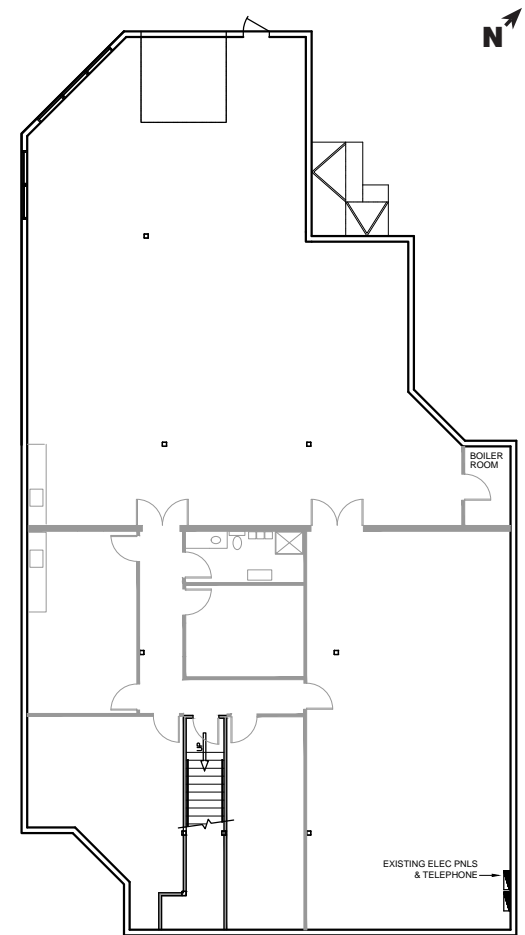


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**FLOORPLANS & SITE PLAN**



MAIN FLOOR PLAN



LOWER LEVEL FLOOR PLAN

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**NAI Advent**

ADVENT COMMERCIAL REAL ESTATE CORP.



**Available Dec 1st, 2025 — Secure Your Spot Early!**

**CONTACT US**

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**PROPERTY MANAGEMENT**

Professionally managed by Telsec Property Corporation — a trusted, locally based landlord with over 45 years of experience developing and managing high-quality commercial real estate across Calgary.