

Douglasdale Executive Centre West

3355 114 Avenue SE, Calgary, AB



For more info please contact:

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Office for lease with signage exposure



About the Property

Douglasdale Executive Centre West is an “A” Class 2 storey mixed-use industrial/office building situated in Douglasdale Business Park, with signage exposure to Deerfoot Trail. The business park is comprised of 160 acres, and is a comprehensive development offering industrial, office, retail and commercial opportunities. Douglasdale Executive Centre is located in a prominent location in southeast Calgary.

The building offers 312 above ground parking stalls and is BOMA BEST® Silver certified. Calgary Transit bus stops are located minutes from the building, and the Douglasglen BRT Terminal is steps away. The property is highly accessible via Deerfoot Trail and Barlow Trail as well as 24th Street to the west.

Tenants can take advantage of several food and service retail amenities such as Douglas Square Shopping Centre and the Deerfoot Inn and Casino.

High exposure signage opportunity available.



47,586 square feet

2 storey building

Built in 2008

Access to major roads

312 parking stalls

Office Space for Lease

3355 114 Avenue SE

Douglasdale Executive Centre West offers office space for lease with high exposure signage opportunities.

The building is located in a prominent location within Douglasdale, and is in close proximity to Quarry Park.

Free parking and numerous bus routes make Douglasdale Executive Centre a highly desirable location for office space.

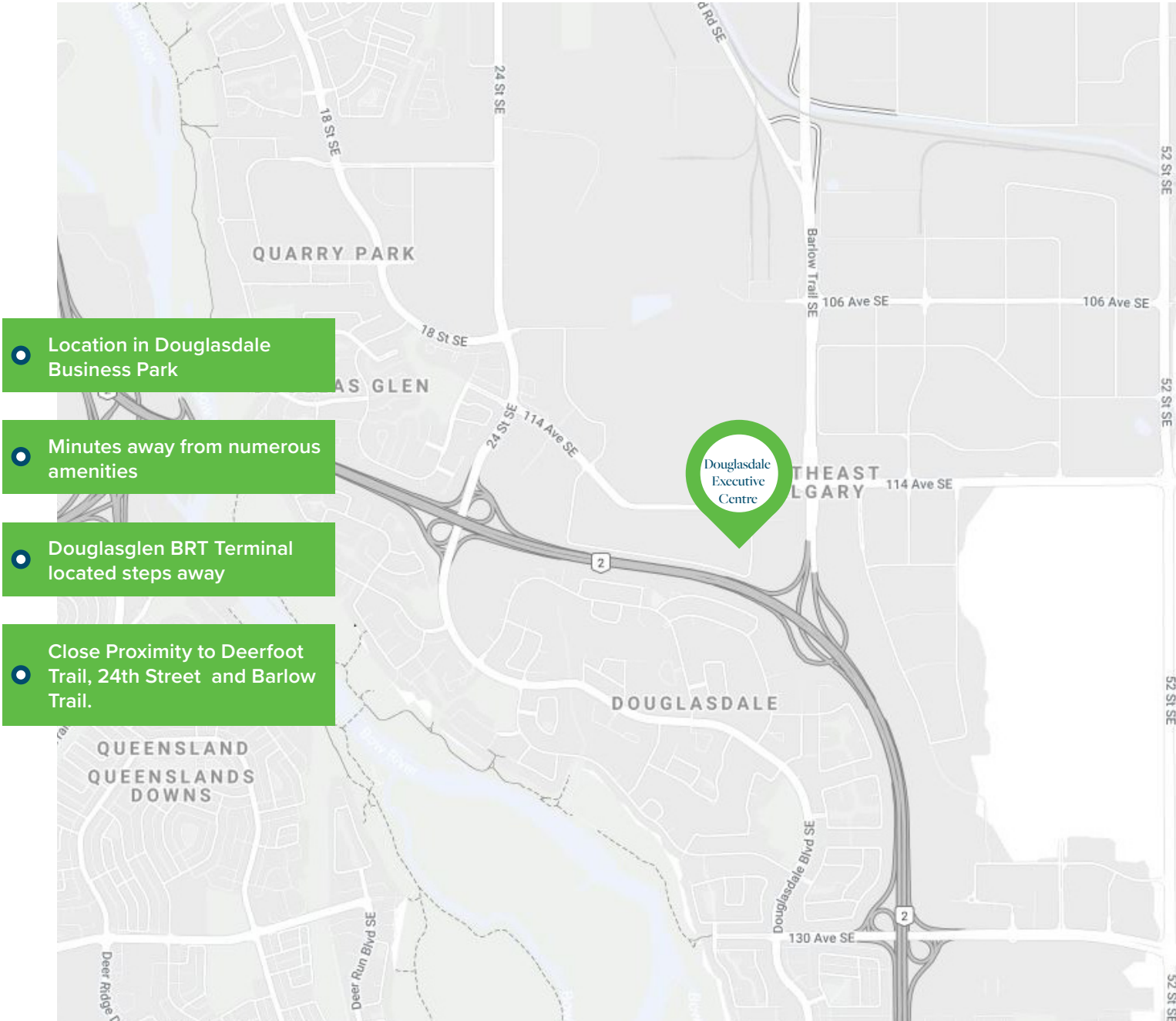


Availability

Suite	Size (sq. ft.)	Type	Availability	Comments
103	6,082	Office	Immediate	
105	4,159	Office	Immediate	
111	6,266	Office	Immediate	
115	3,489	Office	Immediate	
201	12,192	Office	Immediate	

2022 Estimated Total Operating Costs and Property Taxes: \$15.12 psf

Location Map



● Location in Douglasdale Business Park

● Minutes away from numerous amenities

● Douglasglen BRT Terminal located steps away

● Close Proximity to Deerfoot Trail, 24th Street and Barlow Trail.

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