FOR LEASE

±6,647 SF

UP TO ±13,817 SF WITH
3130 114 AVE SE

STANDALONE BUILDING

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

Standalone Premium Office With Warehouse

3140 114 Avenue SE, Calgary, AB T2Z 3V6 | Douglasdale Business Park

PROPERTY HIGHLIGHTS

- **Flexible leasing opportunities** with multiple occupancy configurations available
- Office and warehouse space designed to accommodate a variety of industrial and service users
- Suitable for industrial, distribution, manufacturing, contractor, and service commercial users
- Strategically positioned near Deerfoot Trail, Stoney Trail, and Barlow Trail, allowing for efficient commuting and connectivity to Calgary's industrial and commercial hubs
- Professionally developed, owned, and managed by Telsec Property Corporation., delivering a well-maintained business environment within a sought-after Southeast Calgary commercial corridor

For more information, please contact:

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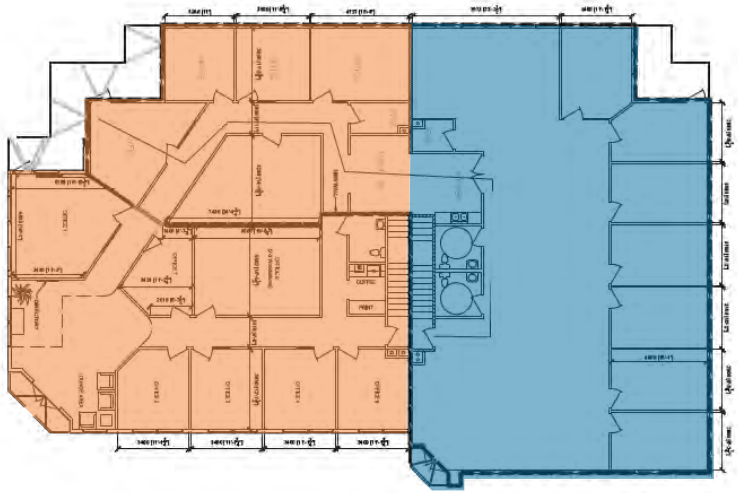
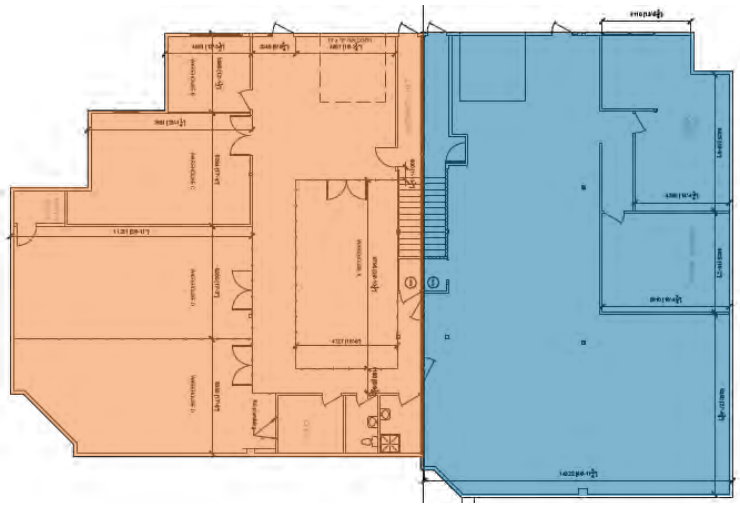
FLOOR PLAN

Main Floor Plan



Lower Level - Warehouse



3140: ±6,647 SF

3130: ±7,172 SF

PROPERTY DETAILS

BUILDING SIZE	±13,819 SF
Unit 3140	Office: ±3,272 SF Warehouse: ±3,375 SF Total: ±6,647 SF
OPTION TO INCLUDE UNIT 3130	Office: ±6,956 SF Warehouse: ±6,863 SF Total: ±13,819 SF
YEAR BUILT	2004
ZONING	I-C (Industrial Commercial)
PARKING	16 Stalls * (31 Stalls for entire building)
POWER	200 Amp panel: 208/120v 3 ph
LOADING	Drive-In Door (10’ x 10’)
CEILING HEIGHT	11’ clear
HVAC	Air-contioned throughout office
AVAILABILITY	Q1 2027
LEASE RATE	Market
OP COSTS	$7.48 PSF

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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.

AREA DEMOGRAPHICS

Located in a vibrant and growing commercial node, 3130 & 3140 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

31 STALLS
ON SITE PARKING

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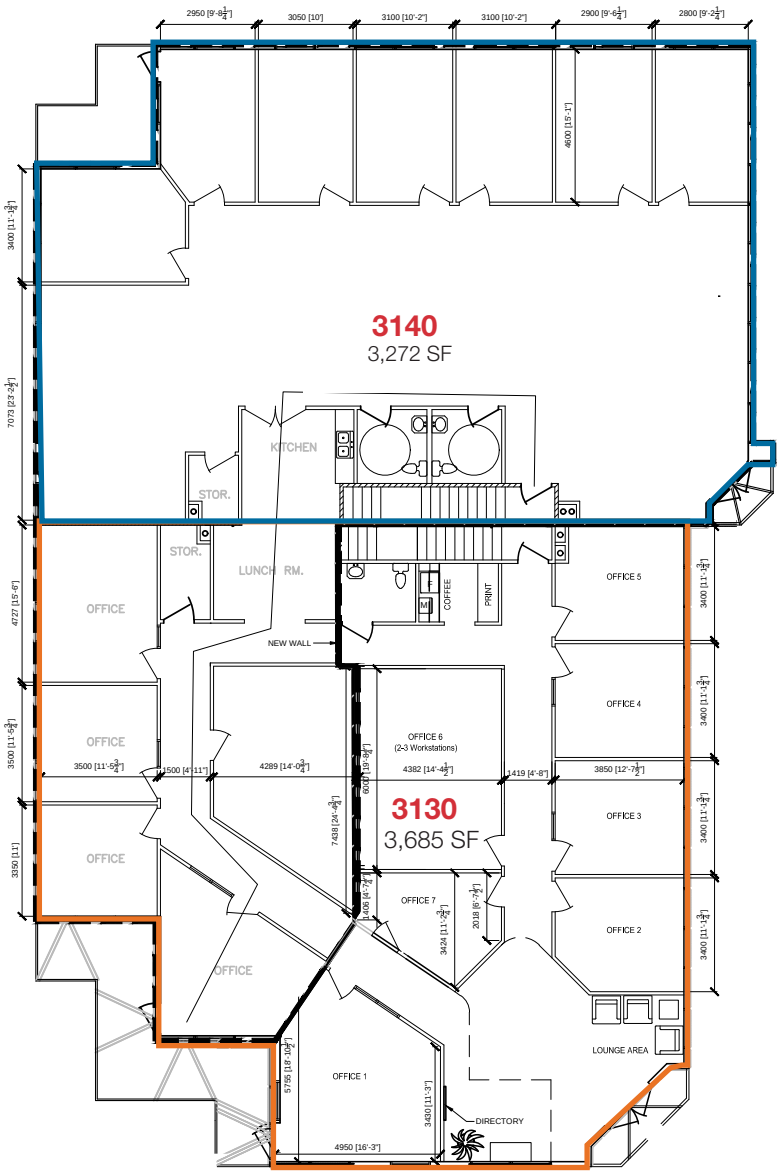
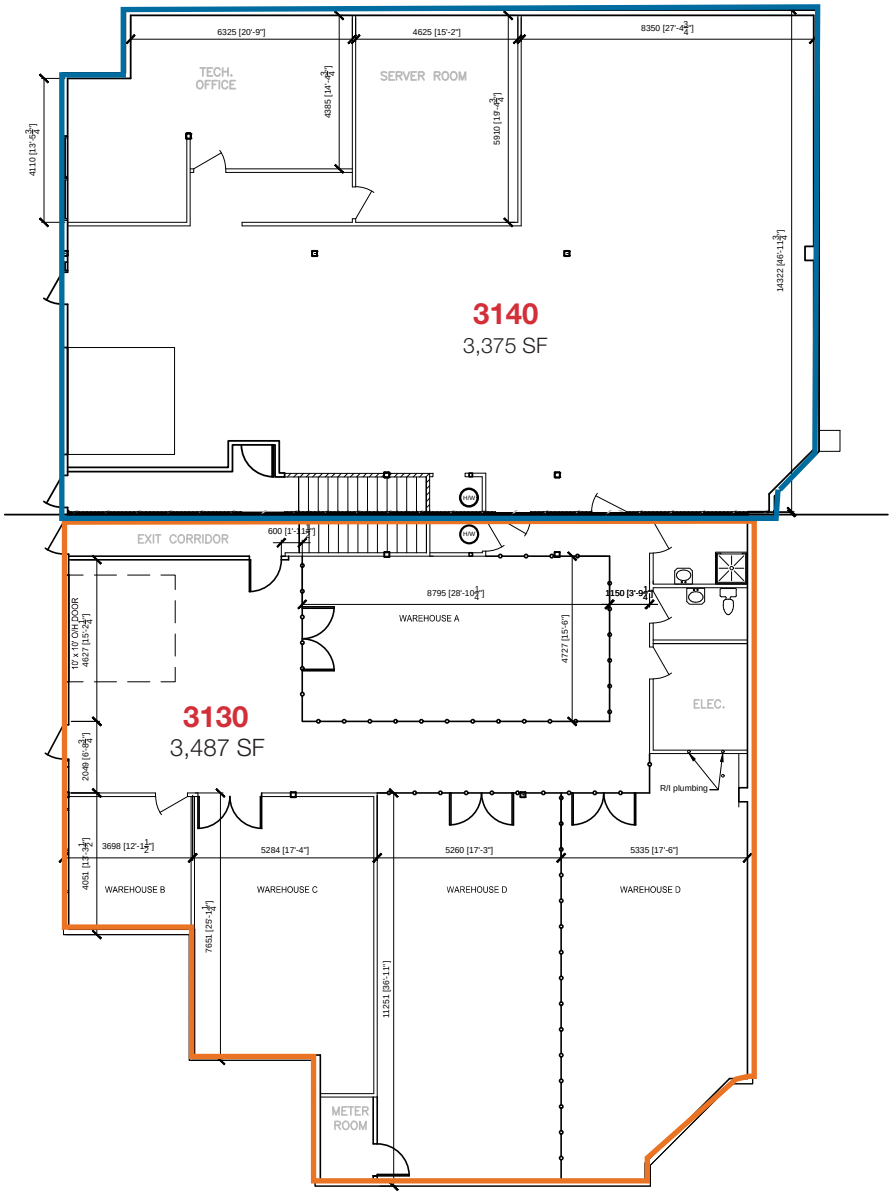
FLOOR PLAN - OFFICE



FLOORPLAN - WAREHOUSE



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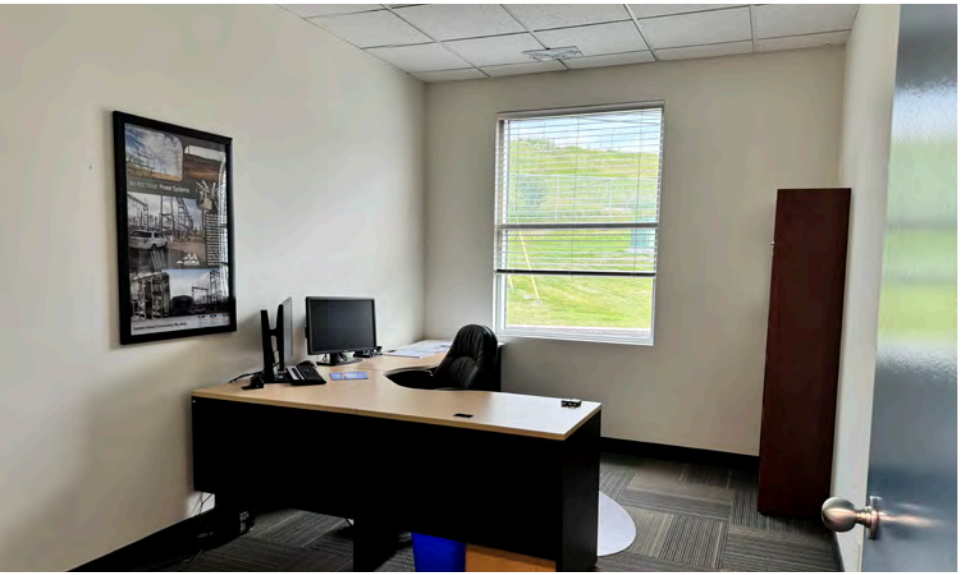
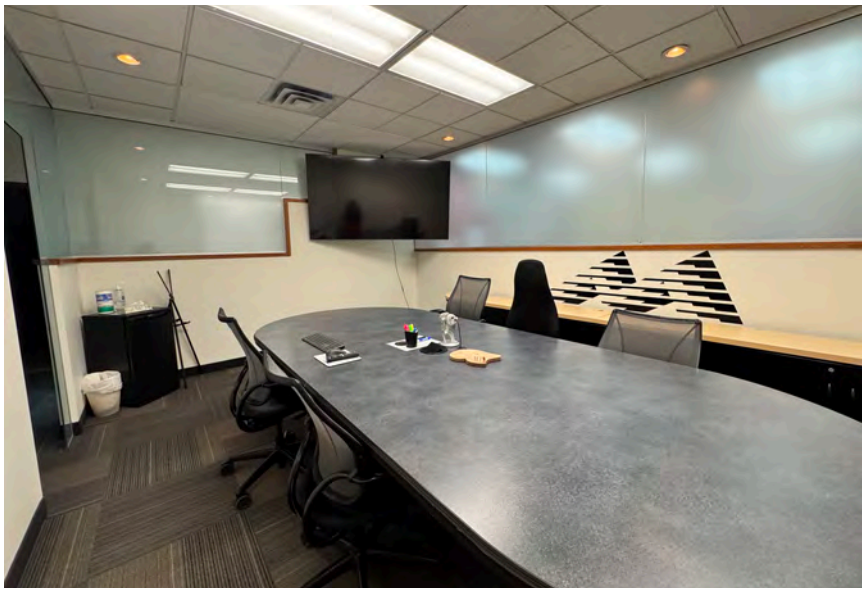
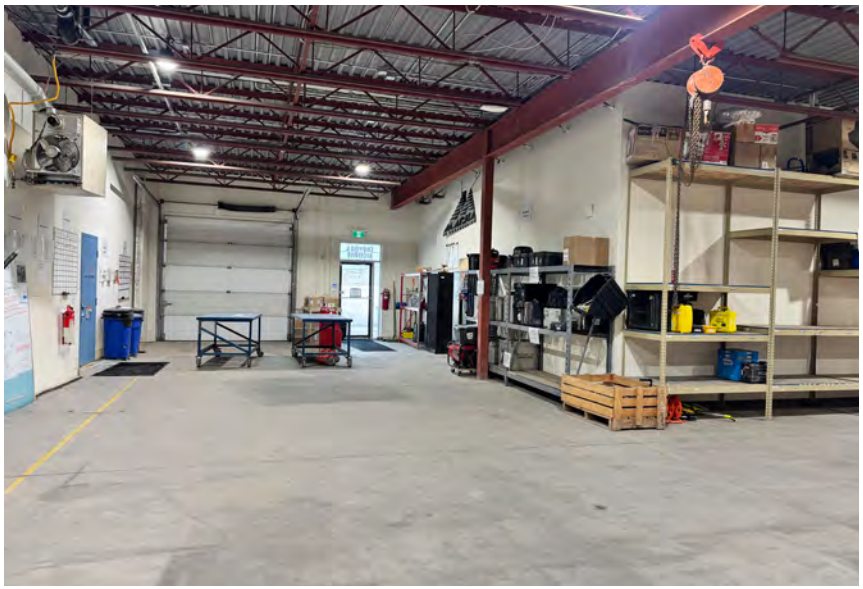
MAIN FLOOR PHOTOS





WAREHOUSE PHOTOS



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Douglasdale Business Park

±6,623 SF Standalone Office | 3150 114 Avenue SE, Calgary, AB T2Z 3V6

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