

Office | For Lease

CBRE

# Douglasdale Executive Centre West

3355 114 Avenue SE

Calgary, AB



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## Property Information

<b>Year built</b>	2008
<b>Space Available</b>	Suite 103: 4,725 SF Suite 105: 4,169 SF Suite 111: 6,081 SF Suite 115: 3,480 SF Suite 201: 12,256 SF
<b>Date Available</b>	Immediately
<b>Basic Rent</b>	Market
<b>Operating Costs</b>	\$15.55 PSF
<b>Parking Ratio</b>	3 stall per 1,000 SF at no charge

## Property Highlights



Class "A" Building  
Built in 2008



Less than a 10 min  
Walk to Douglas Glen  
Bus Terminal



Easy access to  
Barlow Trail and  
Deerfoot Trail



Within Douglasdale and  
close proximity to  
Quarry Park



Located Near  
Restaurants and  
Amenities



Building Signage  
Available

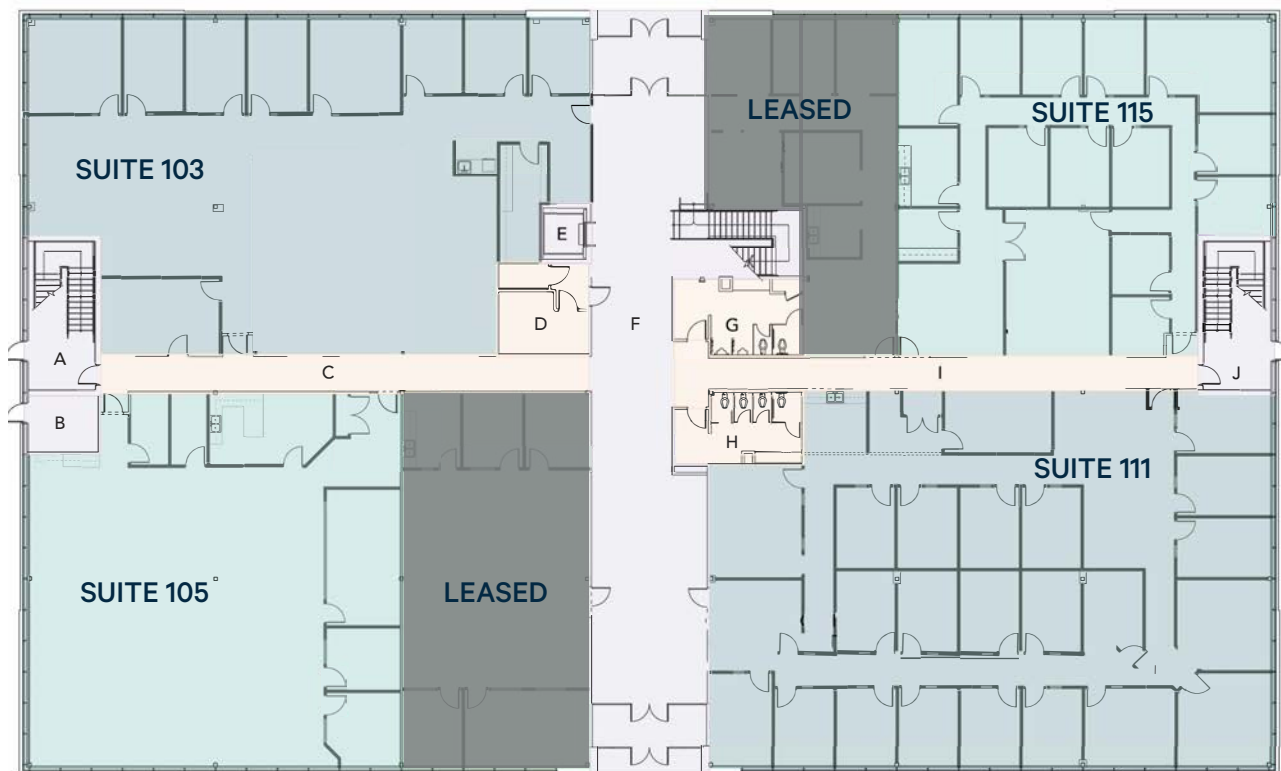
# Main Level Floor Plan

Suite 103: 4,725 SF

Suite 105: 4,169 SF

Suite 111: 6,081 SF

Suite 115: 3,480 SF



# Photos

## Suite 105

- Developed to open plan
- Abundant natural light



# Suite 201

12,256 SF



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**The Property**

- ★ Douglasdale Executive Centre

**Nearby Amenities**

- 1 Tim Hortons
- 2 Ricky's All Day Grill
- 3 Dairy Queen Grill & Chill
- 4 McDonald's
- 5 Starbucks
- 6 Subway
- 7 Mohave Grill
- 8 Denny's
- 9 Anytime Fitness
- 10 Big Sky Fitness
- 🚌 Douglas Glen Bus Terminal
- 🚌 Bus Routes & BRT Bus Zones

Online Listing



## Contact Us

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