Office | For Lease

Douglasdale Executive Centre East

3445 114 Avenue SE, Calgary, AB

Stuart Watson
Senior Vice President
+1 403 750 0540
stuart.watson@cbre.com

Katie Sapieha
Vice President
+1 403 750 0529
katie.sapieha@cbre.com

Douglasdale Executive Centre East

3445 114 Avenue SE, Calgary, AB

Property Information

Year built	2008
Space Available	103: 11,431 SF* 109: 4,862 206: 2,660 SF 209: 1,712 SF
Date Available	*May 1st, 2024 Immediately
Basic Rent	Market
Operating Costs	$14.26 PSF
Parking Ratio	3 stall per 1000 SF at no charge
Comments	Suite 103 is move-in ready space with good quality improvements. Suite 109 is fully-furnished.

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

Suite 103

11,431 SF

Suite 109

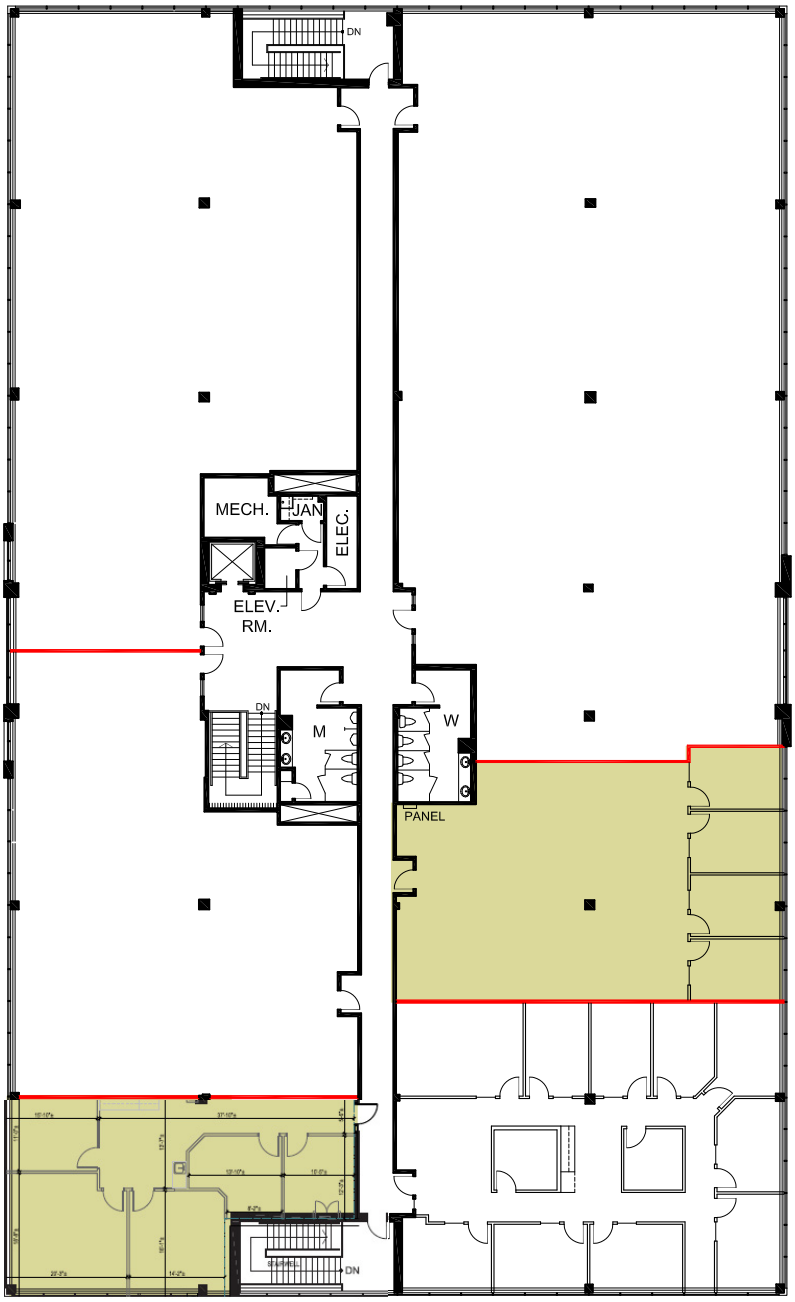
4,862 SF

Suite 206

2,660 SF

Suite 209

1,712 SF



N

Suite 209

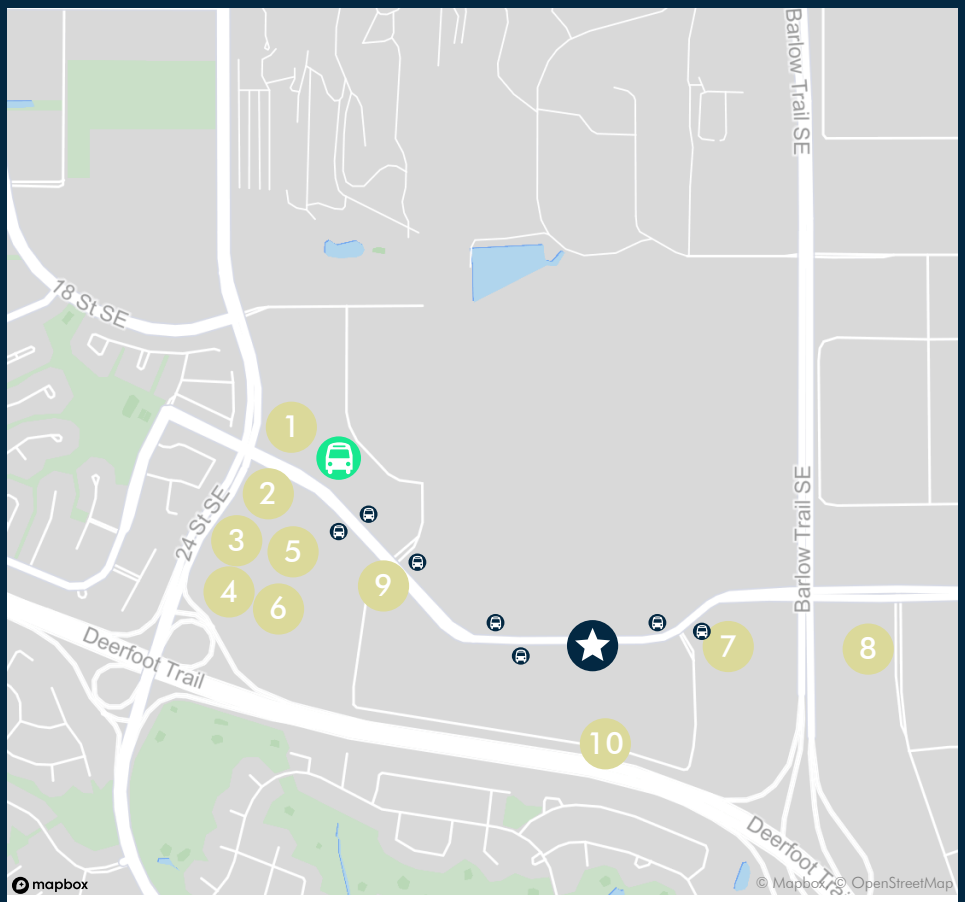
Photos

Corner Office

Douglasdale Executive Centre East

3445 114 Avenue SE | Calgary AB

For Lease



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

Stuart Watson
Senior Vice President
+1 403 750 0540
stuart.watson@cbre.com

Katie Sapieha
Vice President
+1 403 750 0529
katie.sapieha@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.