



Douglasdale Executive Centre

EAST

3445 114 Avenue SE

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PROUDLY MANAGED BY:



3445 114 Avenue SE | Douglasdale Executive Centre East

AVAILABILITY

YEAR BUILT 2008

SPACE AVAILABLE
204: 3,771 SF
205: 8,171 SF
209: 1,712 SF

DATE AVAILABLE
Immediately
204: 30 Days' Notice
205: August 1, 2025

BASE RENT Market

OPERATING COSTS \$13.57 (2025)

PARKING RATIO 3 stall per 1000 SF at no charge

COMMENTS Pylon signage available.
Suite 205 is furnished and has building signage available.



3445 114 Avenue SE

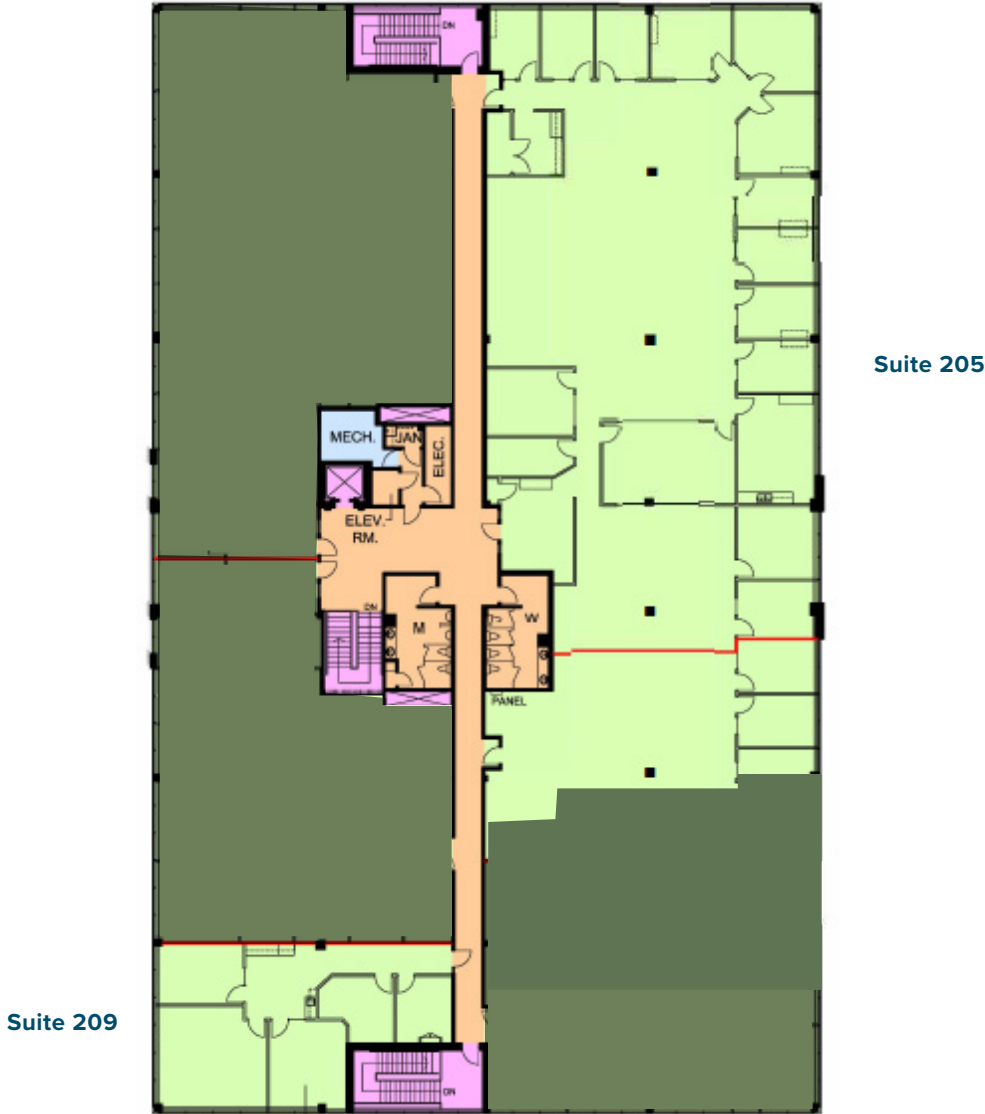
AVAILABILITY

Suite 205

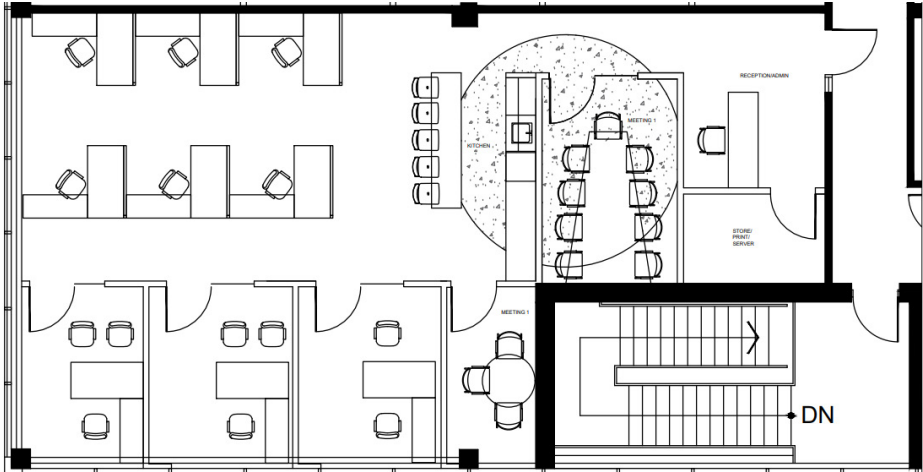
8,171 SF

Suite 209

1,712 SF



Suite 209 Proposed Configuration

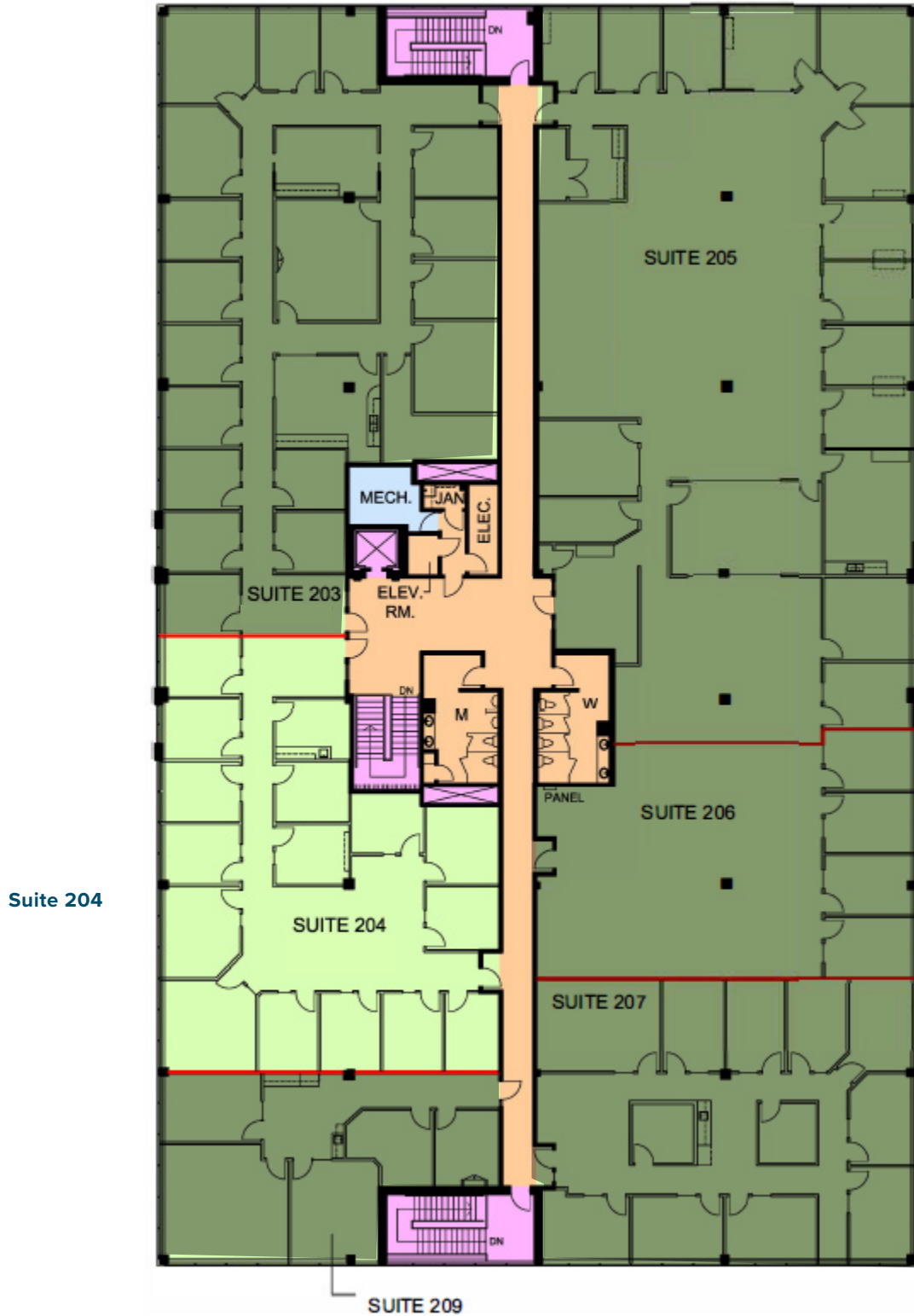


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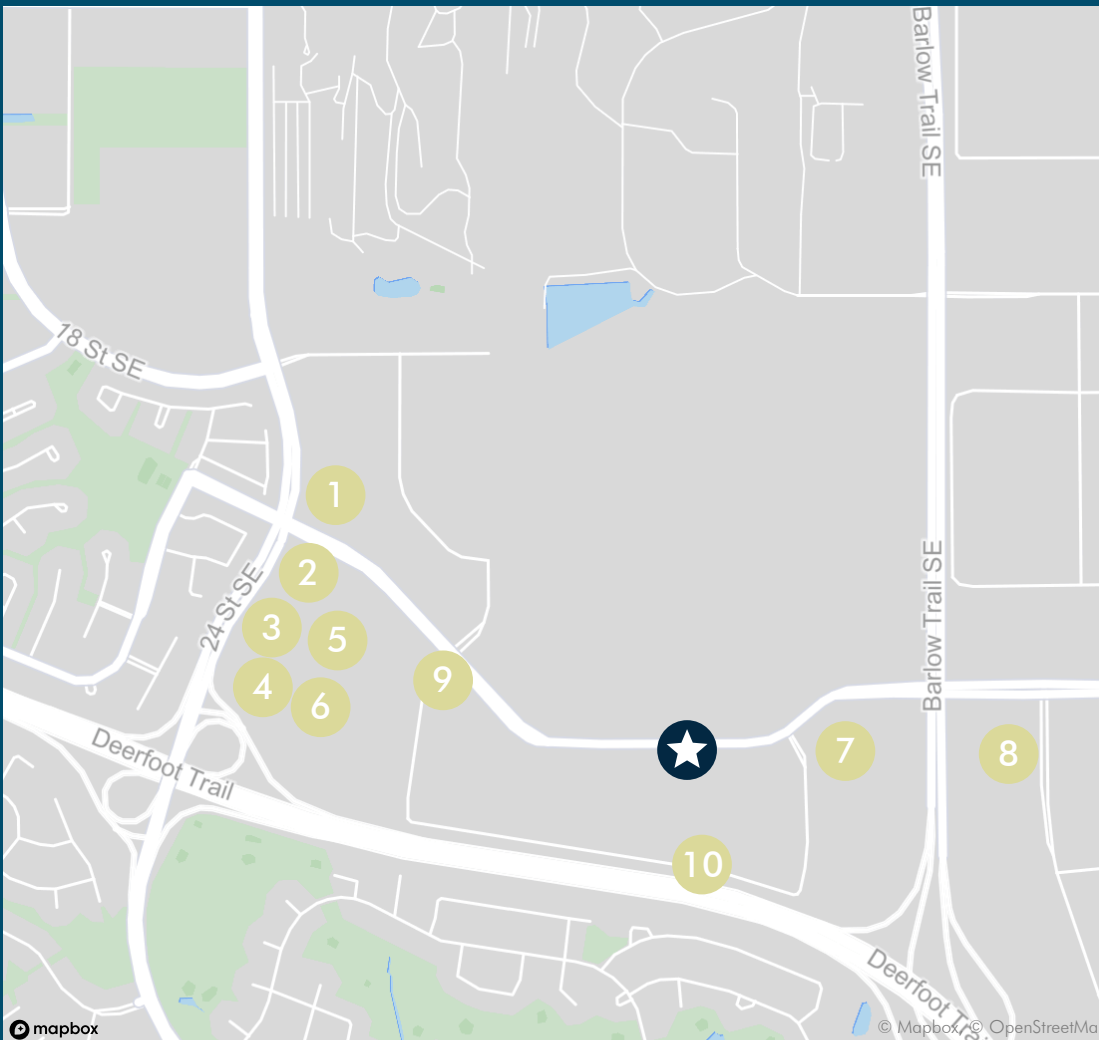
AVAILABILITY

Suite 204

3,771 SF



EAST



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

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