



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

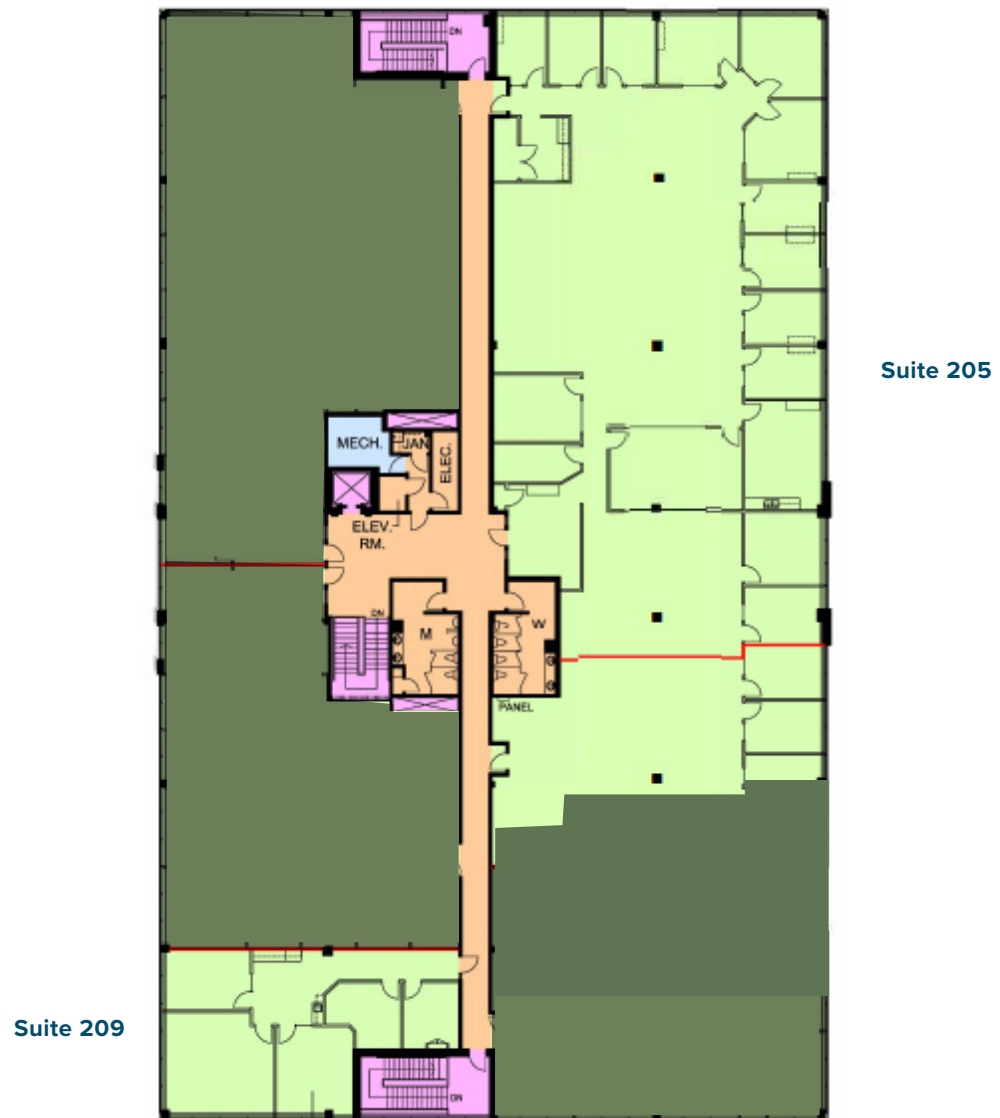
AVAILABILITY

Suite 205

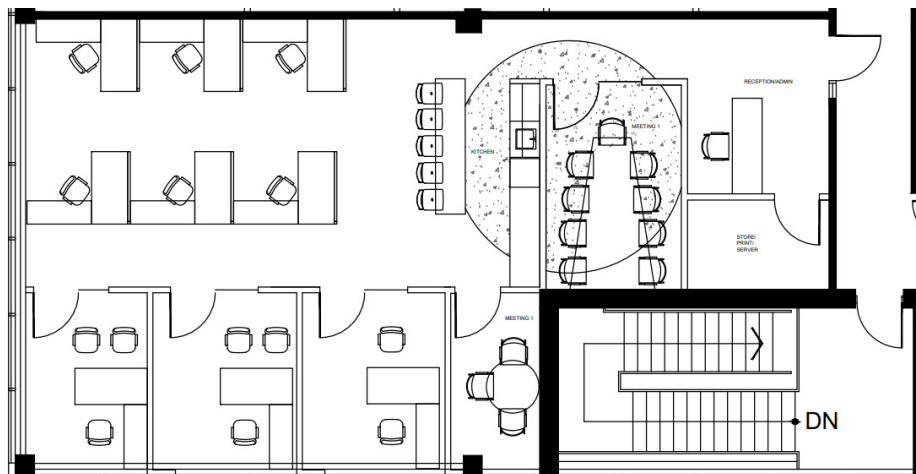
8,171 SF

Suite 209

1,712 SF



Suite 209 Proposed Configuration

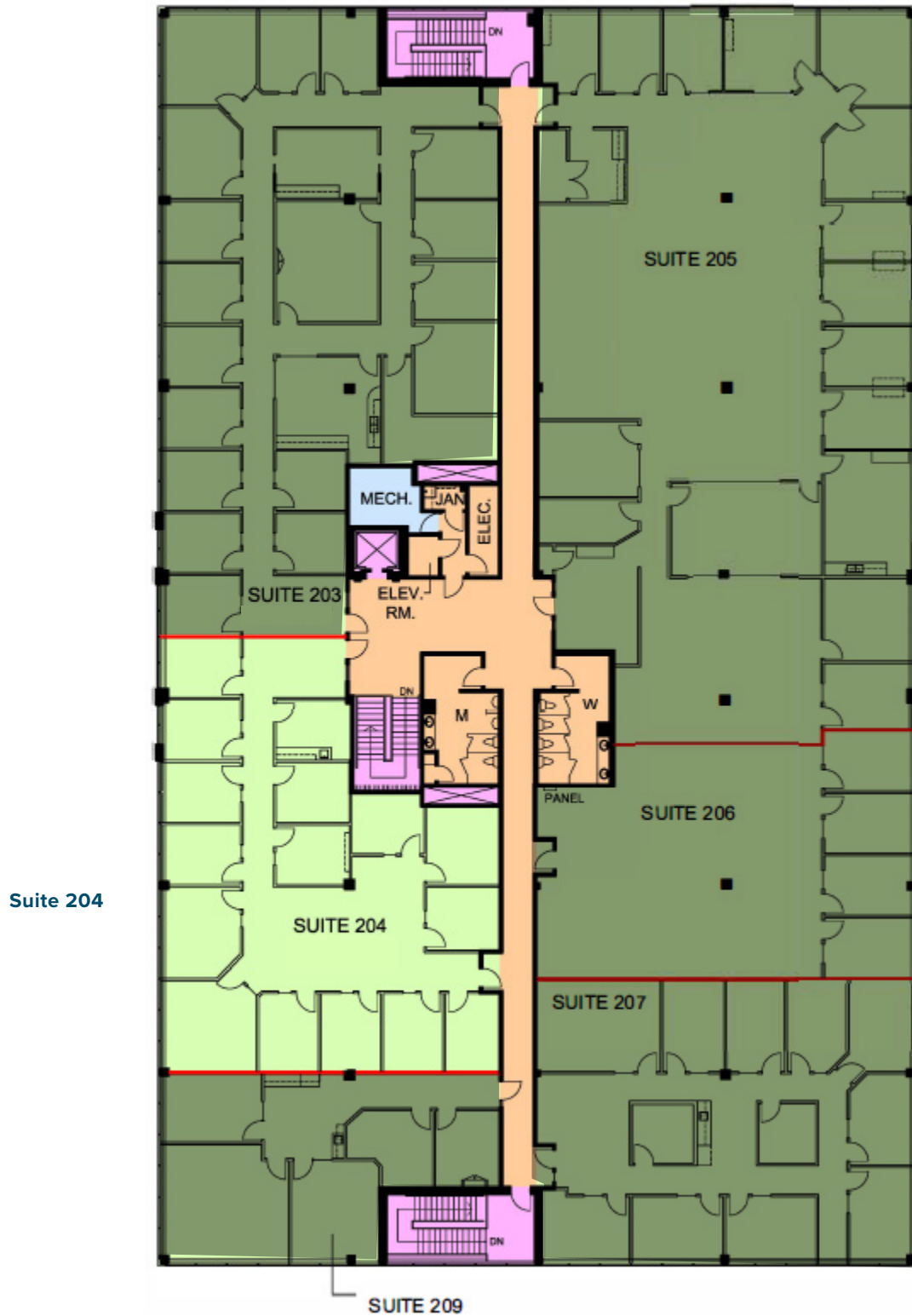


3445 114 Avenue SE

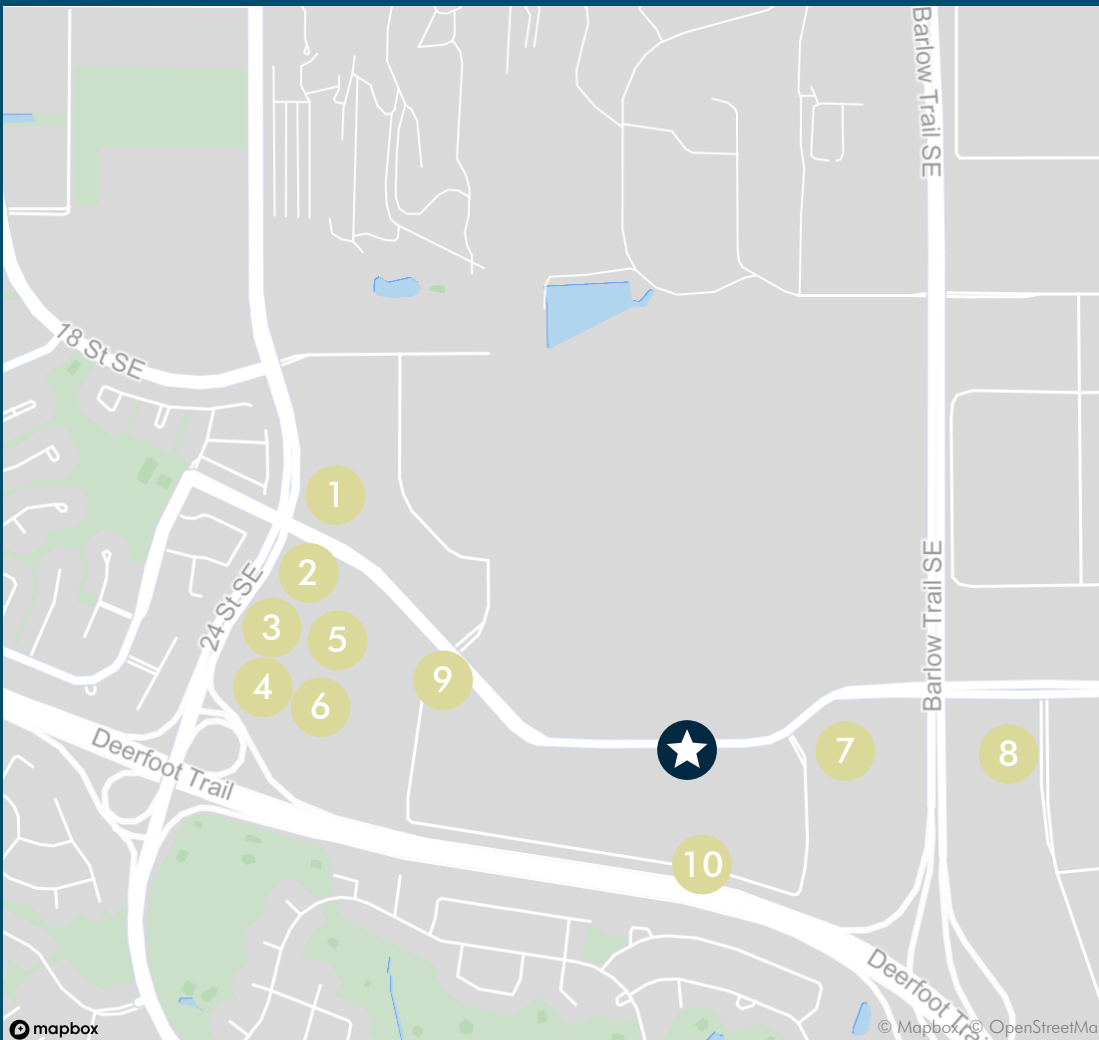
AVAILABILITY

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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