

FOR LEASE

CBRE

Douglasdale Business Centre

Calgary, Alberta

3442 118th Avenue SE



Property Information



Shell space with HVAC, ready for improvements



I-C zoned new generation industrial space



Access to Deerfoot Trail and Barlow Trail



Walking distance to Douglasglen BRT terminal



Walking distance to Douglas Square shopping centre

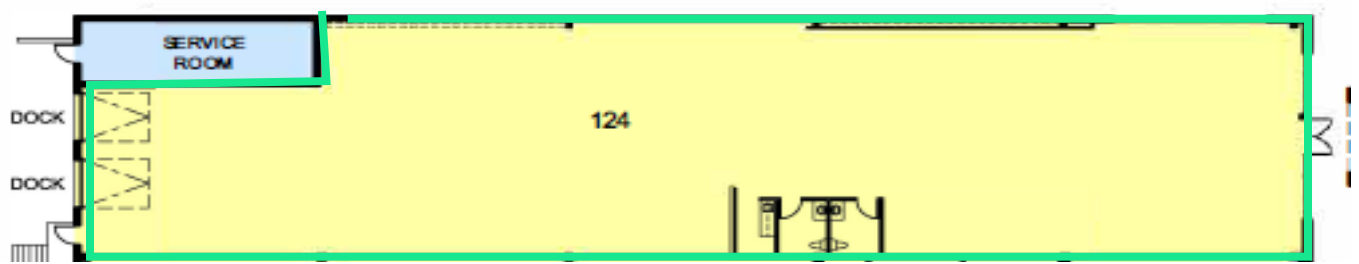


High Exposure to Deerfoot Trail

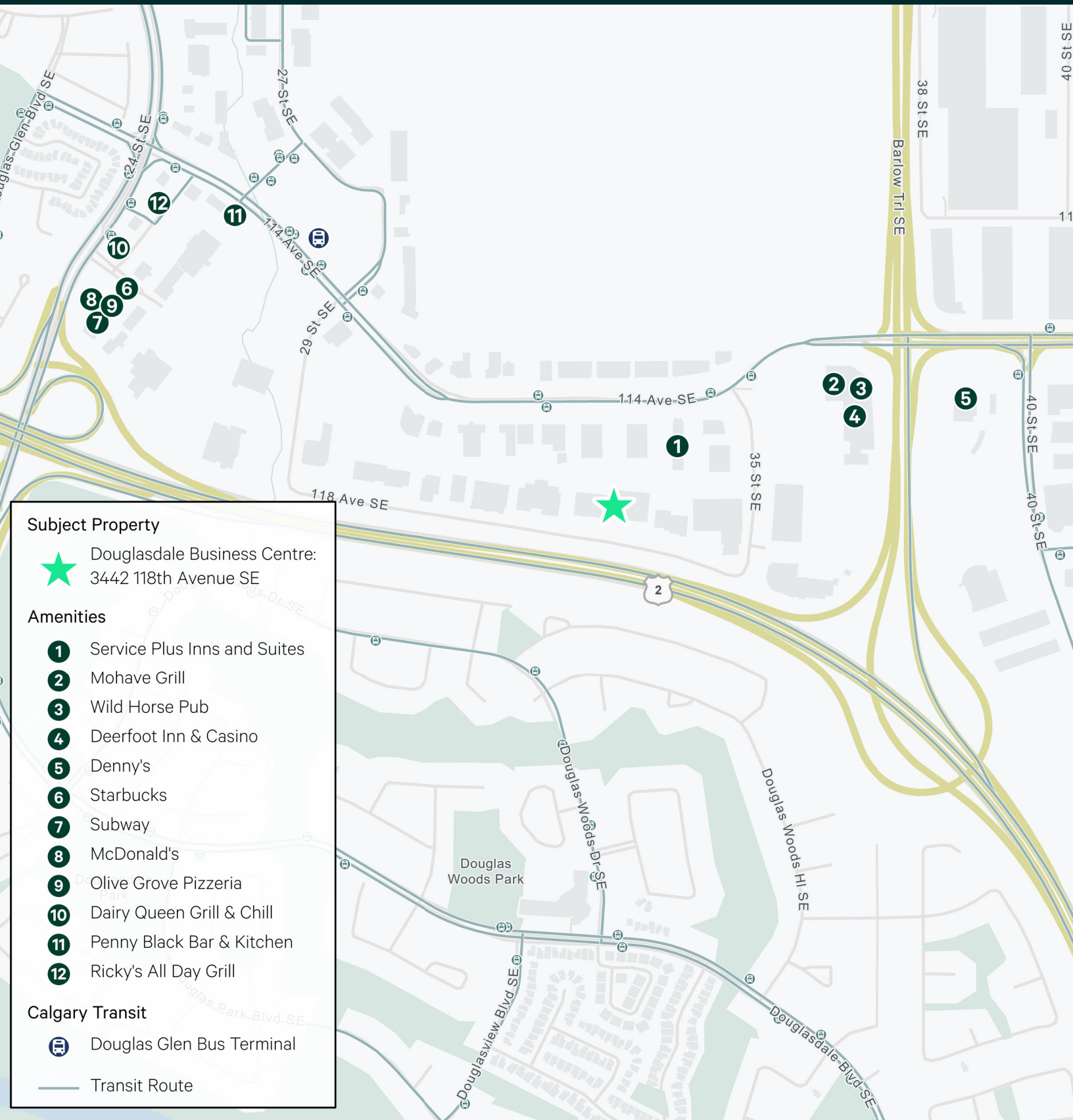
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|-------------------------|-------------------------------|
| Year Built: | 2002 |
| Zoning: | I-C (Industrial – Commercial) |
| Operating Costs: | \$6.92 PSF |
| Net Rental Rate: | Market |
| Space Available: | Suite 124: 6,622 SF |
| Dock Loading: | 2 x (8'x10') Dock |
| Ceiling Height: | 27' Clear |
| Availability: | Immediately |
| Parking: | Free Surface |



Suite 124: 6,622 SF



Location



Subject Property



Douglasdale Business Centre:
3442 118th Avenue SE

Amenities

- 1 Service Plus Inns and Suites
- 2 Mohave Grill
- 3 Wild Horse Pub
- 4 Deerfoot Inn & Casino
- 5 Denny's
- 6 Starbucks
- 7 Subway
- 8 McDonald's
- 9 Olive Grove Pizzeria
- 10 Dairy Queen Grill & Chill
- 11 Penny Black Bar & Kitchen
- 12 Ricky's All Day Grill

Calgary Transit



Douglas Glen Bus Terminal

Transit Route



Douglasdale Business Centre

3442 118th Avenue SE

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