

FOR LEASE

3132 - 118 Ave SE

WWW.TELSEC.CA



DOUGLASDALE BUSINESS PARK

# JAYMAN BUILDING



- Easy access to Deerfoot Trail, Stoney Trail and Barlow Trail
- Signage to Deerfoot Trail available
- Underground parking available
- Elevator to parkade
- Common washroom facilities
- Access to 1500' fitness centre

Quality Fit and Finishes  
Class "A" Suburban Office

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suites 110 ,120, 130



**SUITE 110**

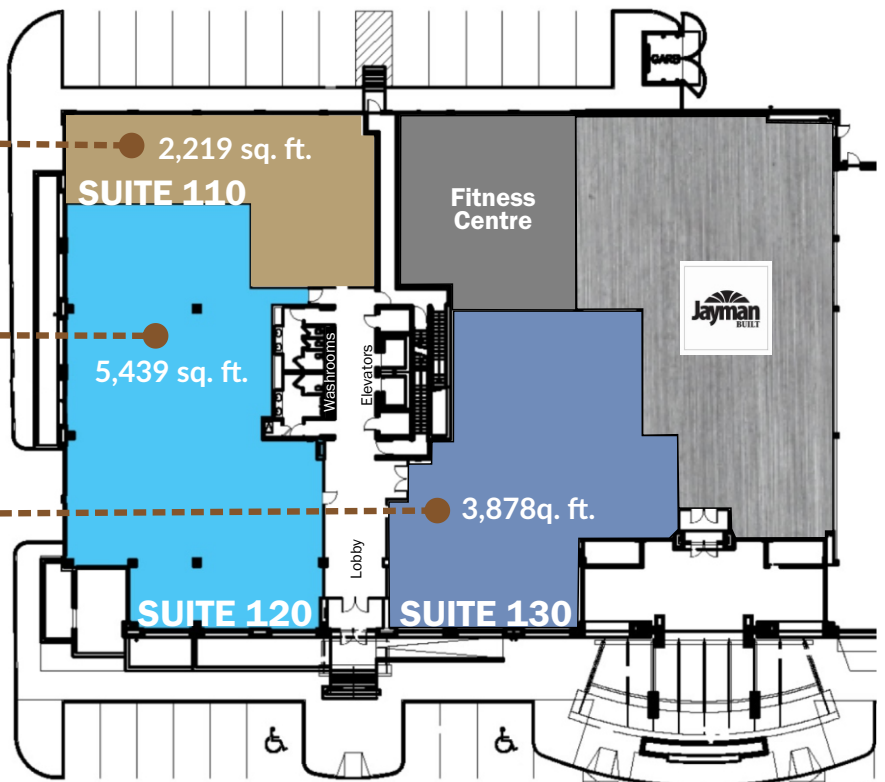
**2,219**  
square feet

**SUITE 120**

**5,439**  
square feet

**SUITE 130**

**3,878**  
square feet



**Net Rent**

**Market Rate**

**Tax and Op Costs**

**\$14.15 /sq ft**

**Availability**

**Immediately**

**Term**

**5 - 10 years**

**3 SUITES AVAILABLE**



## Area Features

- Amenities within walking distance: Rexall, Dairy Queen, Penny Black Bar & Kitchen, Estoria Pizzeria, Deerfoot Inn & Casino and Ricky's All Day Grill
- Amenities within a short drive: Tim Hortons, McDonalds Spring Vietnamese Cuisine, and Starbucks.
- Distance to Downtown: 16.7km / 20 min
- Distance to Deerfoot Trail Exit: 3km / 3 min

