



## Premium Office & Warehouse Space with I-C Zoning



## OPPORTUNITY OVERVIEW

Position your business in a versatile, professionally finished standalone building in Douglasdale Business Park. With **9,954 SF** across two developed levels and highly sought-after **I-C zoning**, this space seamlessly blends **corporate-grade office amenities** with functional warehouse/flex space.

The main level offers a welcoming reception, **12 private offices**, a **boardroom**, **2 washrooms** and a **full kitchen with high-end finishes** and access to a **private patio**. The lower level includes **additional offices**, **flex warehouse/storage space**, and a third **washroom with shower**. Comfort is prioritized throughout with **HVAC coverage** in the office and warehouse, along with a server room, coffee station, and open work areas.

With **22 assigned parking stalls**, **I-C zoning**, and exceptional access to major roadways, this is an ideal option for businesses seeking a versatile, professional-grade facility in a convenient southeast location.



## VERSATILE STANDALONE OFFICE & WAREHOUSE IN SOUTHEAST CALGARY



For more information,  
please contact:



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## PROPERTY DETAILS

<b>TOTAL AREA</b>	±9,954 SF
<b>MAIN FLOOR OFFICE</b>	±4,977 SF
<b>LOWER LEVEL FLEX</b>	±2,409 SF
<b>WAREHOUSE</b>	±2,568 SF
<b>ZONING</b>	I-C (Industrial – Commercial)
<b>CEILING HEIGHT</b>	13' clear
<b>LOADING</b>	1 drive-in door (12' x 12')
<b>POWER</b>	400A 120/208V, 3 phase (TBV)
<b>PARKING</b>	22 assigned stalls
<b>OCCUPANCY</b>	Available December 1, 2025

## KEY FEATURES

- » Standalone building with high-quality finishes
- » HVAC throughout, including warehouse and support spaces
- » Full kitchen with patio access
- » Large boardroom and flexible office configurations
- » Washroom with shower on lower level
- » Ample parking
- » Ideal for a variety of office, showroom, or light industrial uses
- » Professionally developed, owned, and managed by Telsec Property Corporation

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## STRATEGIC LOCATION

Located in Southeast Calgary, in the established Douglasdale Business Park, this site offers excellent visibility and access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

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## DEMOGRAPHICS & ACCESSIBILITY

Located in a vibrant and growing commercial node, 3122 114th Ave SE is supported by strong surrounding demographics. Within a 5 km radius, the area boasts a population of over 105,000 residents, expected to grow by 3% annually through 2033. Average household income in this trade area exceeds \$150,000, and there are more than 63,000 daytime employees within reach — including over 6,900 in retail and service businesses alone.

Major roadways including Deerfoot Trail (120,000+ VPD), Barlow Trail (29,000+ VPD), and 114th Ave SE (15,000+ VPD) provide excellent accessibility to both customers and staff. Close proximity to future Green Line LRT stations, also ensures long-term transit connectivity. Nearby destinations include South Trail Crossing, Shepard Regional Centre, Deerfoot Inn & Casino, and a full range of dining, hospitality, and wellness amenities.



**105,000+  
RESIDENTS**



**63,800+  
DAYTIME  
EMPLOYEES**



**\$151,400+  
AVG HOUSEHOLD  
INCOME**



**120,000+  
DEERFOOT TRL  
TRAFFIC**



**6,950+  
RETAIL & SERVICE  
WORKERS**



**3% / YEAR  
ANNUAL GROWTH  
(POPULATION)**



**LRT NEARBY  
FUTURE DOUGLAS  
GLEN STATION**



**22 STALLS  
ON SITE  
PARKING**

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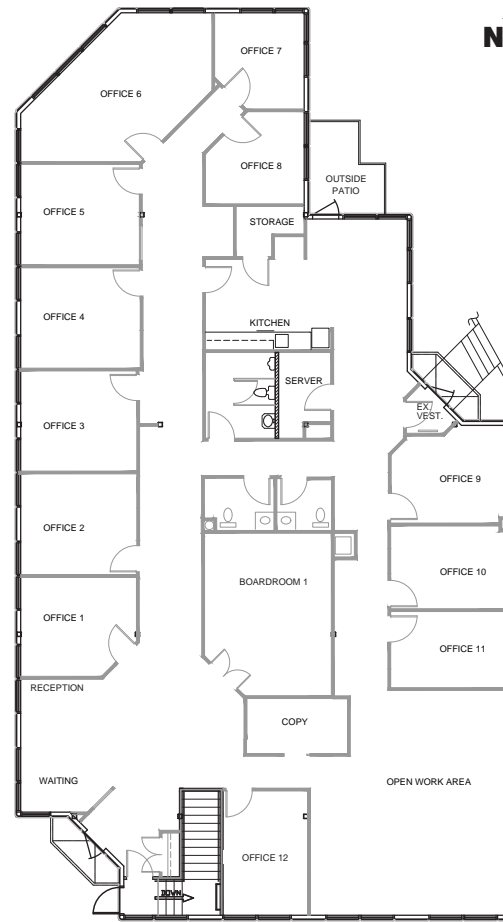
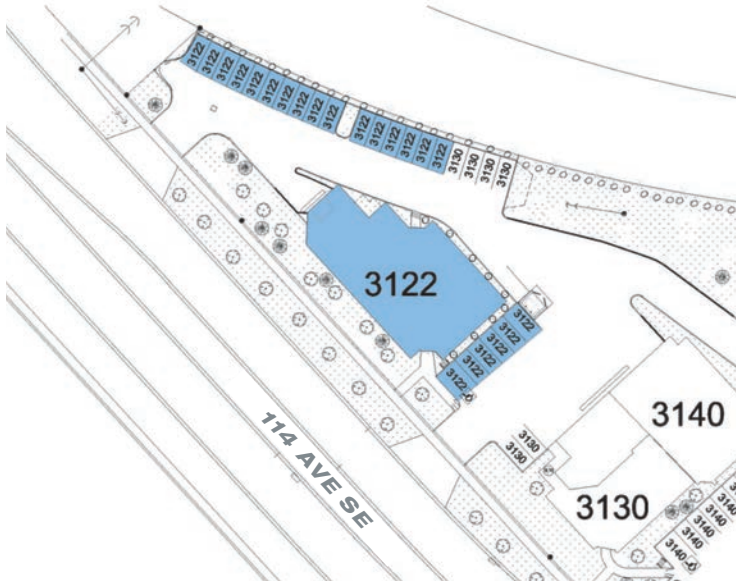


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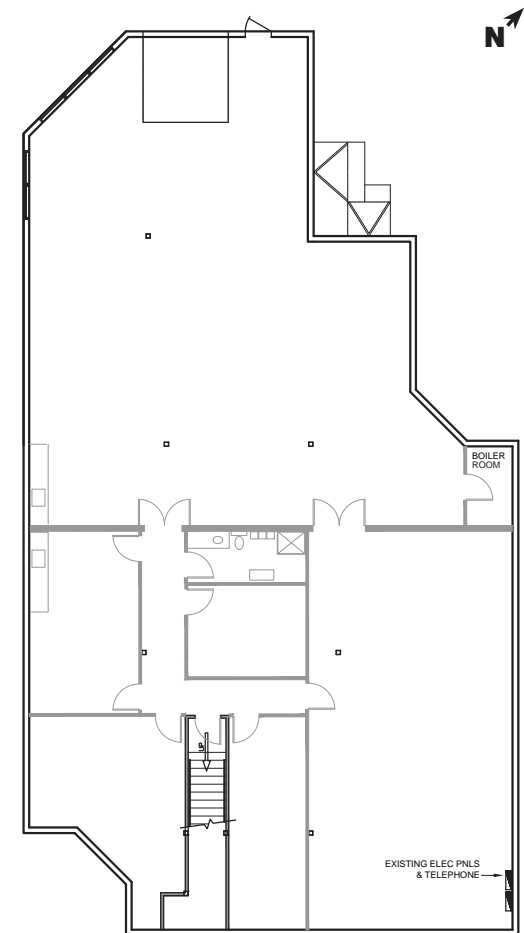


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**FLOORPLANS & SITE PLAN**



MAIN FLOOR PLAN



LOWER LEVEL FLOOR PLAN

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**Available Dec 1st, 2025 — Secure Your Spot Early!**

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## **PROPERTY MANAGEMENT**

Professionally managed by Telsec Property Corporation — a trusted, locally based landlord with over 45 years of experience developing and managing high-quality commercial real estate across Calgary.