



Bright & Well-Maintained Office/Showroom Unit for Lease

PROPERTY OVERVIEW

NAI Advent is pleased to present ±2,272 SF of office or showroom space for lease at 3528 114 Avenue SE, located in Douglasdale Business Park within the East Shepard Industrial area.

Professionally owned and managed by Telsec Property Corporation, this bright, well-maintained unit features large windows that fill the space with natural light. The corner private office stands out with its high ceilings.

With I-C zoning, the property supports a wide range of uses and offers excellent access to Deerfoot, Barlow, and Stoney Trail, ensuring convenient city-wide and regional connectivity.

LEASE DETAILS

AVAILABLE AREA	±2,272 SF
LEASE RATE	Market
ADDITIONAL RENT	\$10.21 PSF (Including Utilities)
LEASE TERM	5 Years
ZONING	I-C (Industrial-Commercial)
POWER	100A, 208/120V, 3Ph
PARKING	7 Assigned Stalls
OCCUPANCY	July 1, 2026

October 21, 2025

For more information,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com

PROPERTY LOCATION



For more information,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com

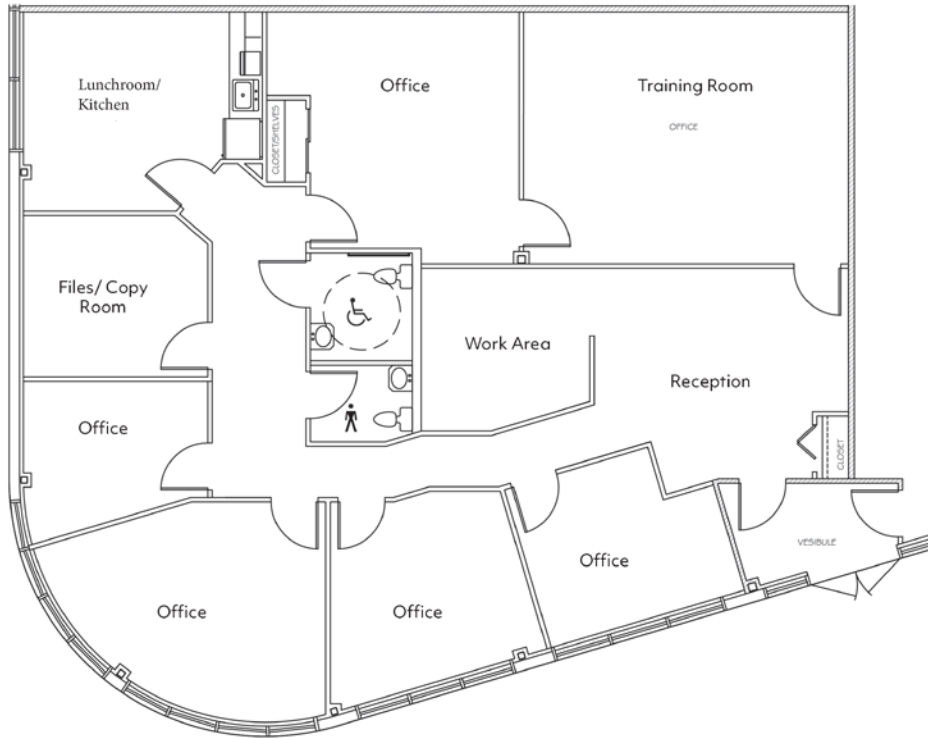


Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com

FLOOR PLAN



SITE PLAN



For more information,
please contact:



Kaile Landry

+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles

+1 403 975 2616
jmyles@naiadvent.com



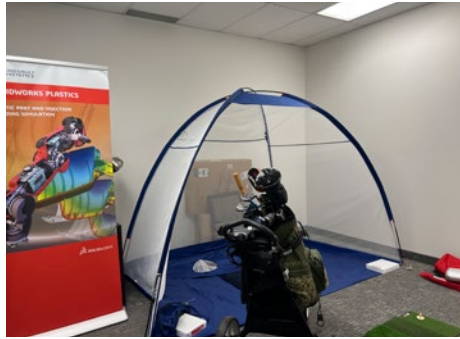
Brody Butchart

+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR

+1 403 835 1535
jcoulter@naiadvent.com



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

For more information,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com