



Office Space

3332 114 Avenue SE | Calgary, AB

PROPERTY HIGHLIGHTS

- » **4,006 SF** of Office space available for lease.
- » 7 offices, warehouse, coffee station, reception, server room / storage and boardroom.
- » 11 assigned parking stalls
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned and managed by Telsec Property Corporation

SPACE DETAILS

AVAILABLE AREA	4,006 SF
MONTHLY RENT	\$5500.00
OP COST & PROPERTY TAX	\$8.36 PSF
LEASE TERM	5 year
PARKING	11 Stalls
ZONING	I-C Industrial Commercial
AVAILABLE	March 1, 2025





SHEPARD CENTRE & SOUTH TRAIL CROSSING

Food, Drinks & Market

1. Bento Sushi
2. Costa Vida
3. The Burger's Priest
4. Karma Fine Indian Cuisine
5. Montana's
6. Lina's, Italian Supermercato
7. Five Guys
8. Toad 'n' Turtle Pubhouse & Grill
9. South St. Burger
10. Boston Pizza
11. Calavera Cantina
12. Kiro Sushi

Lifestyle & Recreation

1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional
6. Deerfoot Inn & Casino

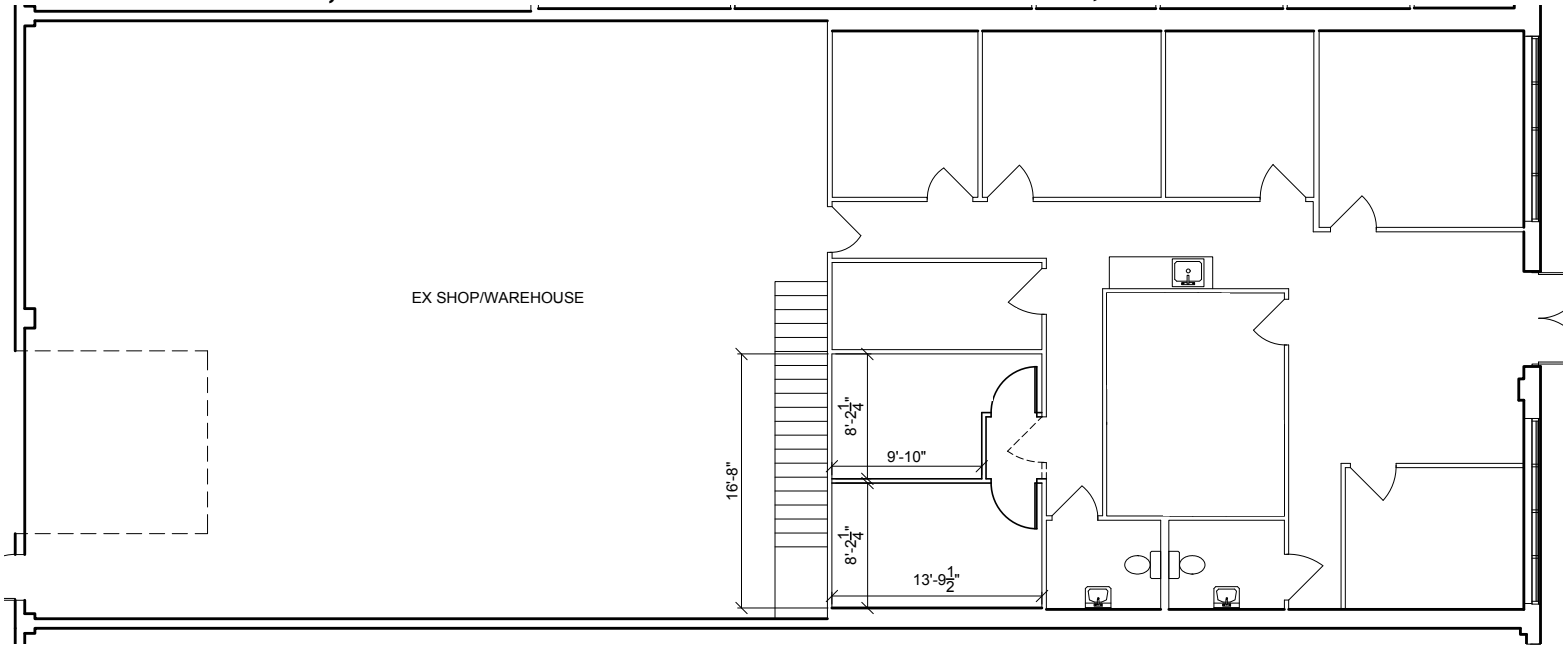
Shopping

1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

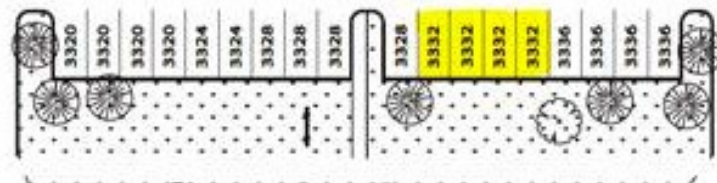
UNIT 3332 FLOOR PLAN

2,006 SF Warehouse

2,000 SF Office



SITE PLAN



FOR LEASE | 3332 114 AVENUE SE



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