

APRIL 2022



Telsec Property Corporation

**OFFICE
AVAILABILITY
REPORT**

PREPARED BY:

Ashley Swinton
Marketing Coordinator

APPROVED BY:

Sean Flathers
Leasing & Marketing Director

Lisa Ha
Leasing Associate

DOUGLASDALE BUSINESS PARK



203 & 207 - 11505 - 35th STREET S.E.



UPDATED
Click underlined address
for brochure

1,328 & 1,876 sq. ft. of Second Floor Office

- 2 bays available
- Assigned Parking
- On-street parking available
- Op. Costs & Property Taxes: \$9.39 (est. for 2022)
 - Includes utilities

111, 11505 - 35th STREET S.E.



UPDATED
Click underlined address
for brochure

6,315 sq. ft. of Showroom / Warehouse / Office

- 24' clear ceiling height in warehouse
- 100 amp panels; 208/120v; 3 phase
- 12' x 12' overhead drive in doors
- 11 assigned parking stalls
- Op. Costs & Property Taxes: \$9.39 (est. for 2022)
 - Includes utilities
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail



8206, 11500 – 35TH STREET S.E. ←

Click underlined address
for brochure

1,987 sq. ft. of Second Floor Office

- 5 large offices, open work space, reception, server room and coffee station
- 4 assigned parking stalls and on street parking available
- Op. Costs & Property Taxes: \$8.80 (est. for 2022)

8214, 11500 – 35TH STREET S.E. ←

NEW
Click underlined address
for brochure

1,721 sq. ft. of Second Floor Office

- 7 large offices, open work space, reception, server room and coffee station
- 4 assigned parking stalls and on street parking available
- Op. Costs & Property Taxes: \$8.80 (est. for 2022)
- Available October 1, 2022



3520 - 114 Avenue S.E. ←

Click underlined address
for brochure

2,609 sq. ft. of Office / Warehouse / Showroom

- Private offices and open work space
- 5 assigned parking stalls
- Op. Costs & Property Taxes: \$7.41 (est. for 2022)
- Available May 1, 2022

**3518 & 3520
can be combined**

3518 - 114 Avenue S.E.



NEW
Click underlined address
for brochure

3,485 sq. ft. of Second Floor Office

- Private offices and boardroom
- 8 assigned parking stalls
- Op. Costs & Property Taxes: \$7.26 (est. for 2022)
- Available October 1, 2022



3132 - 118 AVENUE S.E.



Click underlined address
for brochure

2,219 - 5,439 sq. ft. of Class A Office Suites

- Signage exposure to Deerfoot Trail
- Private offices and open work space with natural light and modern finishes
- Underground parking
- Op. Costs & Property Taxes: \$14.15 (est. for 2022)

SOUTHBEND BUSINESS PARK



141, 12111 - 40TH STREET S.E.

LEASED



206, 11929 - 40TH STREET S.E.

LEASED

103, 11929 - 40 STREET S.E.



Click underlined address
for brochure

4,818 sq. ft. of Office / Showroom / Warehouse

- Multiple offices and a large warehouse
 - 3 - 12'x12' warehouse bay doors
- 9 assigned parking stalls
- Op. Costs & Property Taxes: \$8.37 (est. for 2022)
- Available March 1, 2022

210, 11929 - 40 STREET S.E.

CONDITIONALLY LEASED

218, 11929 - 40 STREET S.E.



Click underlined address
for brochure

3,616 sq. ft. of Office / Warehouse / Showroom

- 16' clear ceiling height in warehouse
 - 2 - 12'x12' Warehouse bay doors
- 6 assigned parking stalls
- Op. Costs & Property Taxes: \$8.37 (est. for 2022)
- Available September 1, 2022



410, 11979 - 40TH STREET S.E.



Click underlined address
for brochure

2,154 sq. ft. of Second Floor Office

- Zoning: I-G: Light Industrial
- Op. Cost & Property Tax: \$7.22 (est. 2022)
- Assigned parking stalls and additional on street parking
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail



150, 12143 - 40th STREET S.E.

LEASED

HORTON ROAD



220, 9715 HORTON ROAD S.W.



Click underlined address
for brochure

- 325 sq. ft. of Second Floor Office
- Parking Ratio 1:350
 - Op. Costs & Property Taxes: \$7.94 (est. for 2022)
 - Water & gas included in OP Costs

230, 9715 HORTON ROAD S.W.



Click underlined address
for brochure

- 675 sq. ft. of Second Floor Office
- Parking Ratio 1:350
 - Op. Costs & Property Taxes: \$7.94 (est. for 2022)
 - Water & gas included in OP Costs

CROWFOOT



75 CROWFOOT RISE N.W.



Click underlined address
for brochure

- New three storey suburban office building
- Class 'A' Office
- Full floor available at **18,537 sq. ft.**
- Suites starting at **1,396 sq. ft.**
- Balcony on every floor which offer a stunning view of downtown and the mountains
- Tenant fitness area fully equipped with lockers and shower facilities
- Surface and underground parkade parking available
- Walking distance to Crowfoot LRT
- Serviced by 6 Calgary transit routes
- Property Tax/Operating Costs: \$13.22 (est. for 2022)

1120 68 AVENUE N.E



1120 - 68 AVENUE N.E.

UPDATED

← Click underlined address
for brochure

Two storey suburban office building
with over 90,000 sf of rentable area

- Demising Options: 5,000 sf plus
- Parking Stalls: 342 Energized (3.8/1,000 sf)
- Land use: I-B (Industrial Business)
 - * Medical will be considered
- Available: Q2 2022

- Overhead loading doors available for main floor
- Exceptional parking ratio with 342 surface stalls equating to a ratio of 3.8 stalls per 1,000 rentable square feet
- Uniquely designed office building with the ability to be occupied by a single tenant or be demised to accommodate multiple tenants and a wide variety of uses
- 2 insulated dock doors with levelers, building wide sprinkler system, 600 volt/2000 amp electrical service for flex office /lab use.
- Accessible by two bus transit routes (32 and 69) with stops adjacent to the property