

FOR LEASE



CROWFOOT 75

75 CROWFOOT RISE NW

Lisa Ha
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www.Telsec.ca

TELSEC PROPERTY CORPORATION



PROPERTY HIGHLIGHTS

- 3,391 - 18,537 sq. ft. of available Class "A" Office Space
- 3 Storey, 54,000 sq. ft. building with large windows and balconies on each floor
- Tenant fitness area fully equipped with lockers and shower facilities
- Surface and underground parkade parking available
- Ideally located with easy access to Crowchild Trail, John Laurie Boulevard and Stoney Trail
- Developed and Owned by Telsec Property Corporation



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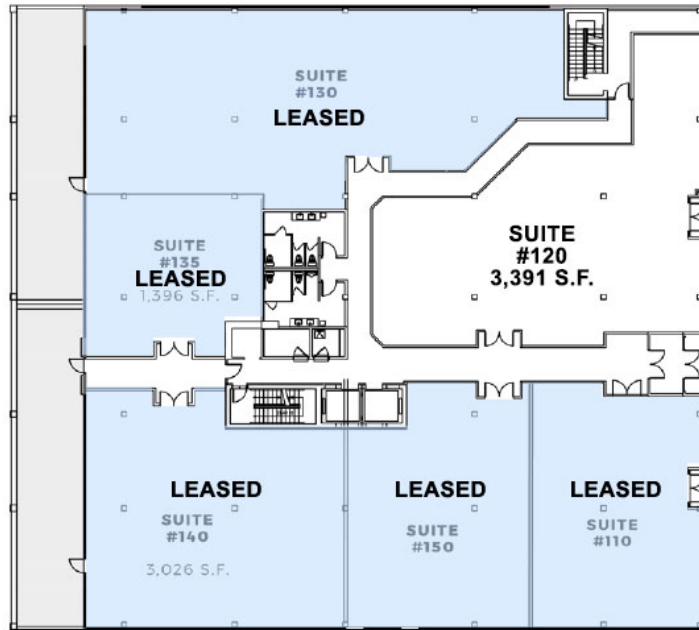
FLOOR PLAN

AVAILABLE AREA
3,391 - 18,537 sq. ft.

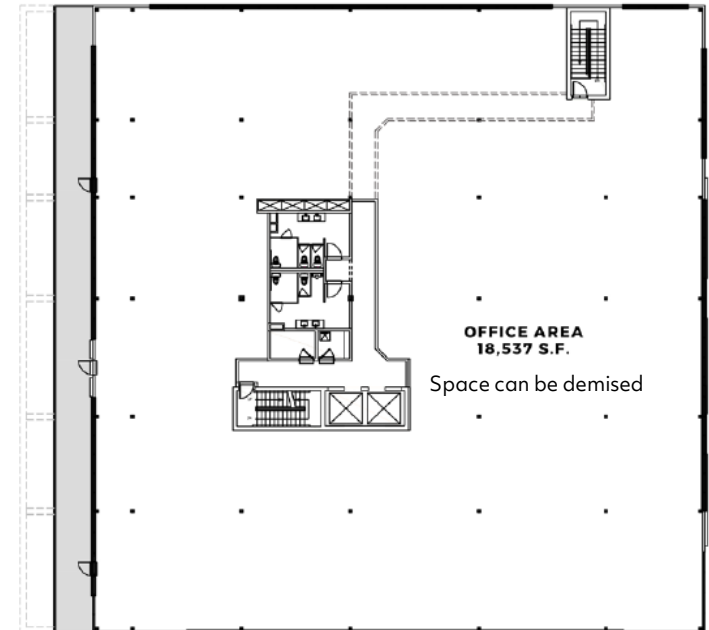
NET RENT
Market Rate

**OPERATING COSTS
& PROPERTY TAX**
12.95 per sq. ft.
(est for 2023)

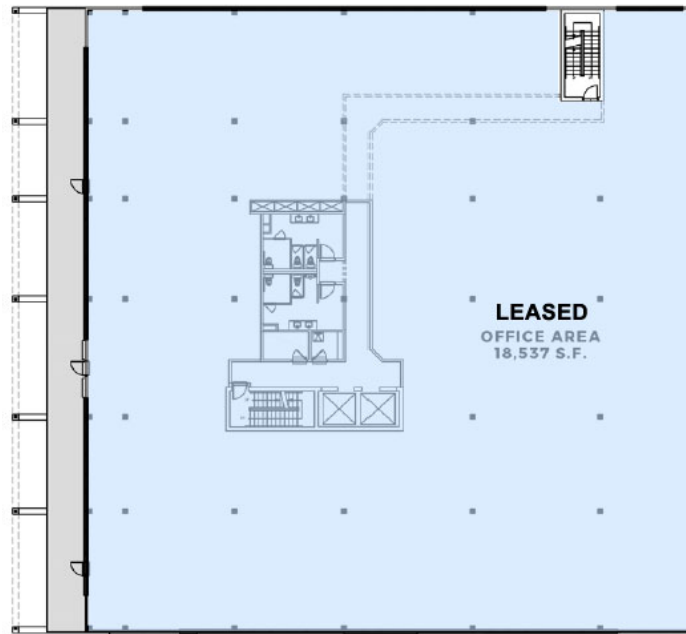
MAIN FLOOR



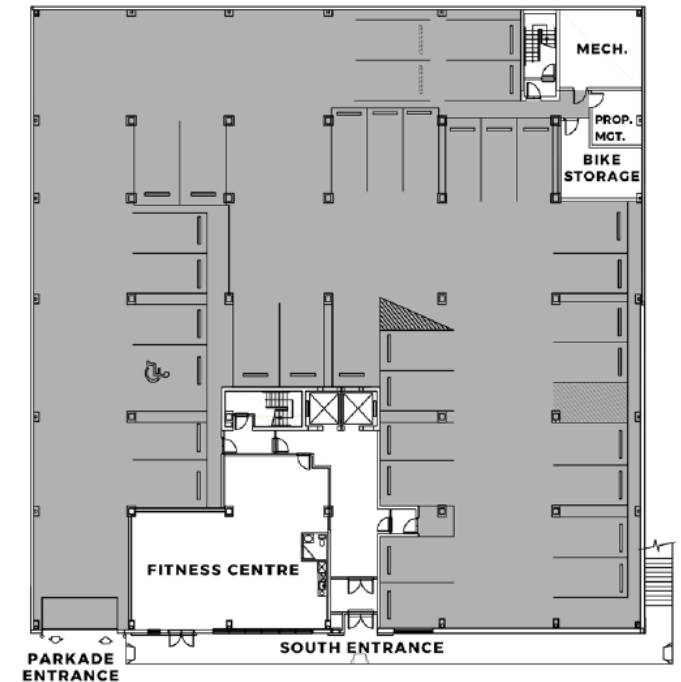
THIRD FLOOR



SECOND FLOOR



LOWER LEVEL & PARKADE



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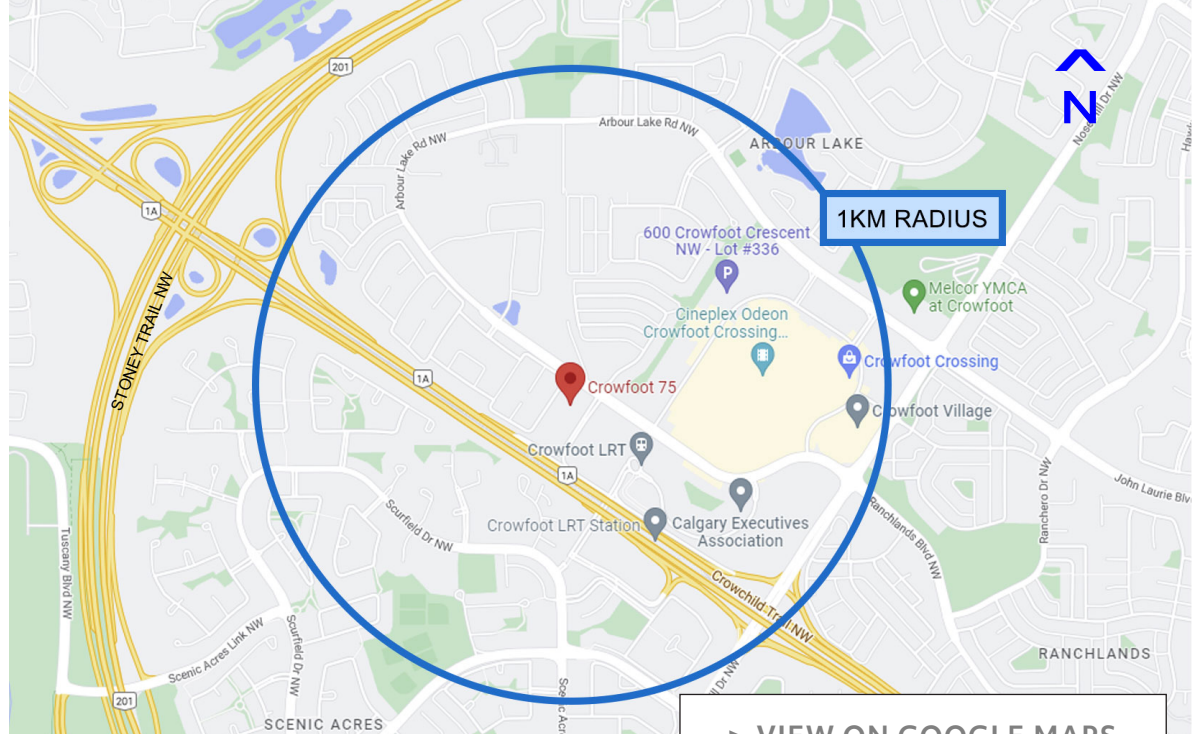
CROWFOOT 75

COMMUNITY HIGHLIGHTS

- 9.6km / 10 min driving distance to McMahon Stadium
- 15km / 15 min driving distance to downtown Calgary
- 20km / 20 min driving distance to Calgary airport

Neighboring Amenities within 1km:

- Crowfoot LRT Station
- Co-op, Safeway, Lowe's, Chapters, Shoppers Drug Mart and more
- Restaurants: MacDonald's, Tim Hortons, The Keg Steakhouse & Bar, Subway, Denny's, Brewsters and more



> VIEW ON GOOGLE MAPS



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TELSEC PROPERTY CORPORATION

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Calgary, AB

T2Z 3X2

*Locally owned & operating over a million
feet of premium business space*

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