

APRIL 2024

**OFFICE  
AVAILABILITY  
REPORT**

**Crowfoot 75**



**TELSEC PROPERTY CORPORATION**

#200, 3595 114 Ave SE, Calgary, AB

**PREPARED BY:**  
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## 75 Crowfoot Rise NW

[> BROCHURE](#)

### 18,537 sq. ft.

The entire third floor of a three-story, Class 'A' suburban office building, offering exclusive access to the tenant fitness area within the premises and a private balcony with breathtaking views of downtown and the mountains.

- Surface and underground parking available
- Walking distance to Crowfoot LRT and serviced by 6 Calgary transit routes
- Op. Costs & Property Taxes \$15.02 per sq. ft. (*est. for 2024*)



## 75 Crowfoot Rise NW

[> BROCHURE](#)

### 3,391 sq. ft.

Main floor office suite featuring both an interior entrance and a separate outside entry. Enjoy access to the tenant fitness area, complete with lockers and shower facilities.

- Surface and underground parking available
- Walking distance to Crowfoot LRT and serviced by 6 Calgary transit routes
- Op. Costs & Property Taxes: \$15.02 per sq. ft. (*est. for 2024*)

# DOUGLASDALE BUSINESS PARK



## 8214, 11500 35 Street SE

[> BROCHURE](#)

### 1,721 sq. ft.

Recently renovated, second floor office suite, with two private offices, a generous open work area, kitchenette, and abundant natural light.

- 4 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$9.82 per sq. ft. *(est. for 2024)*
- Utilities included in the operating costs



## 8210, 11500 35 Street SE

[> BROCHURE](#)

### 1,148 sq. ft.

Second floor office featuring; 3 offices, boardroom, server room, reception and coffee station. Ideally located in Douglasdale Business Park with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.

- 3 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$9.82 per sq. ft. *(est. for 2024)*
- Utilities included in the operating costs

# SOUTHBEND BUSINESS PARK



**170, 12143 40 Street SE**

[> BROCHURE](#)

**1,893 sq. ft.**

Main level office space featuring an open reception area, 4 private office suites, boardroom, break room and server room.

- 5 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.10 per sq. ft. *(est. for 2024)*



**133, 12111 40 Street SE**

**CONDITIONALLY LEASED**

[> BROCHURE](#)

**1,751 sq. ft.**

Main level office space in desirable location, featuring 4 private office suites, a boardroom, and a storage/break room area.

- 5 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.10 per sq. ft. *(est. for 2024)*
- *Available May 2024*

## DEERFOOT BUSINESS CENTRE



1120 68 Avenue NE

**50% LEASED**

[> BROCHURE](#)

90,133 sq. ft. | **Available Area: 48,731 sq. ft. (Demising Options: approx 12,500 sq. ft.)**

South portion of building now leased! Two storey suburban office building with exceptional parking ratio and distinct, separate signage presence. Multi office/flex use with ability to accommodate multiple tenants and a wide variety of uses.

- 342 energized parking stalls
- Accessible by two bus transit routes and near Deerfoot City Retail Shopping Centre
- Op. Costs & Property Taxes \$14.00 per sq. ft. (est. for 2024)

## HORTON ROAD SW



100, 9805 Horton Road SW

[> BROCHURE](#)

**9,000 sq. ft.**

Renovated office space, showcasing a spacious entry/reception area, boardroom, 8 private office suites, kitchen, copy/file room, and a sizable open area with 67 cubicle workspaces. Ideally located one block from Southland Drive and Macleod Trail with excellent access & egress via Macleod Trail.

- Available furnished
- 18 assigned parking stalls and additional stalls can be made available
- Op. Costs & Property Taxes \$7.82 per sq. ft. (est. for 2024) | Gas and water included in operating costs

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