



# **TELSEC PROPERTY CORPORATION**

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY: Lisa Ha Leasing Associate APPROVED BY:

Sean Flathers Leasing & Marketing Director www.Telsec.ca



## DEERFOOT BUSINESS CENTRE



#### 1120 68 Avenue NE

39,646 sq. ft. | Available Area:

- Main Floor: 24,654 sq. ft. (option to demise for 12,327 sq. ft.)
- Second Floor Suite Options: 3,686 / 4,405 / 6,901 sq. ft. (contiguous space option of 11,306 sq. ft.)

Uniquely designed two-story office building that can accommodate either a single tenant or be divided for multiple tenants with versatile usage options. Features distinct, separate signage presence. South portion of building was recently leased to General Dynamics.

- 342 energized parking stalls
- Overhead loading doors available for main floor
- I-B zoning
- Op. Costs & Property Taxes \$14.00 per sq. ft. (est. for 2025)

## CROWFOOT



### 75 Crowfoot Rise NW

#### > BROCHURE

#### 3,391 sq. ft. - 18,537 sq. ft.

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

Full third floor of a three-story, Class 'A' suburban office building, offering exclusive access to the tenant fitness area. The premises have a private balcony with views of downtown and the mountains. Demising options of approx. 5,000 sq. ft.

- 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 2025)

## DOUGLASDALE BUSINESS PARK



### 8214, 11500 35 Street SE

> BROCHURE

> BROCHURE

> **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 \$10.15 per sq. ft. (est. for 2025)
- Utilities included in the operating costs



#### 207, 11505 35 Street SE

#### 1,297 sq. ft.

Second floor office suite featuring three offices, an open reception area and a shared common area with kitchenette and washrooms. This unit can be combined with unit 203 for a total of 3,182 sq. ft.

- 3 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$14.76 per sq. ft. (est. for 2025)
- Utilities included in the operating costs



#### 3122 - 114th Avenue S.E.

#### 9,954 sq. ft.

4,977 sf office and warehouse with 12' x 12' drive-in loading door and 13' clear ceiling height in the warehouse. Twelve private office suites, full kitchen with patio access and boardroom in the office.

- 22 assigned parking stalls available
- Op. Costs & Property Taxes \$7.04 per sq. ft. (est. for 2025)
- I-C zoning
- Available December 2025

## OFFICE AVAILABILITY REPORT

## HORTON ROAD





#### 100, 9715 Horton Road SW

#### 1,594 sq. ft.

Main floor open floor plan office space with abundant natural light.

- 2 assigned stalls
- Op. Costs & Property Taxes \$12.02 per sq. ft. (est. for 2025)
- I-C zoning
- 30 days

#### 230, 9715 Horton Road SW

#### 675 sq. ft.

2nd floor open floor plan office space with abundant natural light.

- Unit comes with 1 assigned parking stall
- Op. Costs & Property Taxes \$12.02 per sq. ft. (est. for 2025)
- I-C zoning
- Available September 2025

www.Telsec.ca

> **BROCHURE** 

> BROCHURE