

JULY 2025
**OFFICE
AVAILABILITY
REPORT**



SOUTHBEND BUSINESS PARK, 11929 40 St SE



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

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DEERFOOT BUSINESS CENTRE



1120 68 Avenue NE

[> BROCHURE](#)

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.

- 4 parking stalls per 1,000 square feet
- 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](#)

1,721 sq. ft.

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

[> BROCHURE](#)

1,297 sq. ft.

Second floor office suite featuring three offices, a 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.

CONDITIONALLY LEASED

[> BROCHURE](#)

9,954 sq. ft.

This two-level space combines premium office finishes with versatile warehouse/flex space, all within highly sought-after I-C zoning. It features 12 private offices, a boardroom, kitchen, washrooms (including one with a shower), and a private patio, offering both function and comfort.

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

HORTON ROAD



Units 101 & 230, 9715 Horton Road SW

[➤ BROCHURE](#)

Up to ±2,269 sq. ft.

Two bright, open-concept office units available separately or together — Unit 101 offers ±1,594 sq. ft. on the main floor and Unit 230 provides ±675 sq. ft. on the second floor.

- Unit 101: 2 assigned parking stalls, Unit 203: 1 assigned parking stall. Additional on street parking available
- Op. Costs & Property Taxes \$12.02 per sq. ft. (*est. for 2025*)
- I-C zoning
- *Available September 2025*