



# **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 > 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.

**LEASED** 

## 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  $\pm 1,594$  sq. ft. on the main floor and Unit 230 provides  $\pm 675$  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