



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY:

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APPROVED BY:

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www.Telsec.ca



CROWFOOT



75 Crowfoot Rise NW

• Third Floor: 18,537 sq. ft. *(Demising options available approx. 5,000 sq. ft.)

Exceptional three-story Class "A" suburban building with exclusive tenant fitness centre and private balconies overlooking the city skyline and mountains on each floor.

- 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. &st. for 2025)

DEERFOOT BUSINESS CENTRE



1120 68 Avenue NE > BROCHURE

27,319 sq. ft. | Available Area:

- Main Floor: 12,324 sq. ft. (demising option available approximately 6,000 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.

- 4 parking stalls per 1,000 square feet
- I-B zoning
- Op. Costs & Property Taxes \$14.00 per sq. ft. (est. for 2025)

> BROCHURE

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



3528 114 Avenue SE

NOW LEASED

±2,272 sq. ft.

Bright and well-maintained office/showroom featuring five private office suites, a spacious front reception and work area, a dedicated training or meeting room, and a kitchen with a copy room.

- 7 assigned parking stalls
- Op. Costs & Property Taxes \$10.21 per sq. ft. (est. for 2025)
- Utilities included in the operating costs
- Available July 2026