NOVEMBER 2026

OFFICE AVAILABILITY REPORT

BARCLAY & FOURTH
407 3 STREET SW

TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

www.Telsec.ca

PREPARED BY:
Lisa Ha
Leasing Associate

APPROVED BY:
Sean Flathers
Leasing & Marketing Director

DOWNTOWN COMMERCIAL CORE

407 3 Street SW

NEW LISTING

> BROCHURE

25,222 sq. ft.

Suite 1A | ±5,200 SF (incl 671 SF mezzanine) / Suite 1B | ±4,000 SF
Suite 2A | ±11,500 SF
Suite 3A | ±5,500 SF

Flexible main-floor commercial spaces starting at ±1,800 sq. ft., a full second floor with private balconies, and a versatile third floor. Highlights include prominent corner exposure, underground parking and convenient access to Calgary's +15 network and Eau Claire. Located across from the new head office of CNRL and The Westin Calgary.

EASTLAKE BUSINESS PARK

221, 225, 4615 112 Avenue SE

> BROCHURE

3,617 sq. ft.

Bright, modern suburban office with abundant natural light, a welcoming reception area and flexible warehouse/ storage space. Excellent access to Deerfoot, Barlow and Stoney Trails, with pylon signage available on 114 Avenue SE.

- 6 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes $9.42 per sq. ft. *(est. for 2026)*
- 100 amp, 208/120V
- *Available Immediately*

CROWFOOT

75 Crowfoot Rise NW

> BROCHURE

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

Exceptional three storey Class "A" suburban office building with exclusive tenant fitness centre and private balconies overlooking the city skyline and west mountain views.

- Surface and underground parking
- Walking distance to Crowfoot LRT and serviced by six Calgary transit routes
- Op. Costs & Property Taxes: $15.04 per sq. ft. *(est. for 2026)*

DEERFOOT BUSINESS CENTRE

1120 68 Avenue NE

> BROCHURE

One Suite Remaining - Second Floor Suite: #253 - 11,306 sq. ft.

Distinctive two-storey suburban office building offering flexible demising options and versatile space for a variety of users. Conveniently located just north of Deerfoot City Shopping Centre.

- 4 parking stalls per 1,000 square feet
- Serviced by two Calgary transit routes
- Last remaining suite 253 - designed to suit options available
- Lobby newly renovated
- Op. Costs & Property Taxes $16.40 per sq. ft. *(est. for 2026)*

SOUTHBEND BUSINESS PARK

410, 11979 40 Street SE

> BROCHURE

2,154 sq. ft.

Second Floor Office featuring 10 large offices, courier drop station and kitchen. Ideally located in Southbend Business Park with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.

- Newly renovated
- 4 assigned parking stalls
- Op. Costs & Property Taxes $8.71 per sq. ft. *(est. for 2026)*
- *Available Immediately*

141, 12111 - 40 Street SE

> BROCHURE

2,006 sq. ft.

Second Floor Office featuring 4 windowed offices, a boardroom and open work space. Excellent signage exposure on Deerfoot Trail.

- 5 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes $8.88 per sq. ft. *(est. for 2026)*
- *Available January 2027*

DOUGLASDALE BUSINESS PARK

3140 - 114th Avenue SE

> BROCHURE

6,647 sq. ft.

3,272 sq. ft. of main-floor office space featuring a mix of private offices and open workspace, plus 3,375 sq. ft. of lower-level warehouse space.

- 16 assigned parking stalls
- Op. Costs & Property Taxes $7.48 per sq. ft. (*est. for 2026*)
- Drive-in loading door
- *Available January 2027 - Ability to be combined with Unit 3130 for up to 13,819 sq. ft.*

3150 - 114th Avenue SE

CONDITIONALLY LEASED

> BROCHURE

6,623 sq. ft.

6,002 sq. ft. of main-floor office space offering flexible configurations and high-quality finishes, plus 6,021 sq. ft. of warehouse space.

- 24 assigned parking stalls
- Op. Costs & Property Taxes $7.35 per sq. ft. (*est. for 2026*)
- Drive-in loading door
- *Available Summer 2027*

Lisa Ha
403-203-3882
lisa@telsec.ca