



JULY 2024
**OFFICE
AVAILABILITY
REPORT**

100, 9805 HORTON ROAD SW



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

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HORTON ROAD SW



100, 9805 Horton Road SW

[> BROCHURE](#)

9,000 sq. ft.

Renovated office space, showcasing a spacious entry/reception area, boardroom, 8 private office suites, kitchen, copy/file room, and a sizable open area with 67 cubicle workspaces. Ideally located one block from Southland Drive and Macleod Trail with excellent access & egress via Macleod Trail.

- Available furnished
- 18 assigned parking stalls and additional stalls can be made available
- Op. Costs & Property Taxes \$7.82 per sq. ft. (est. for 2024) | Gas and water included in operating costs

DEERFOOT BUSINESS CENTRE



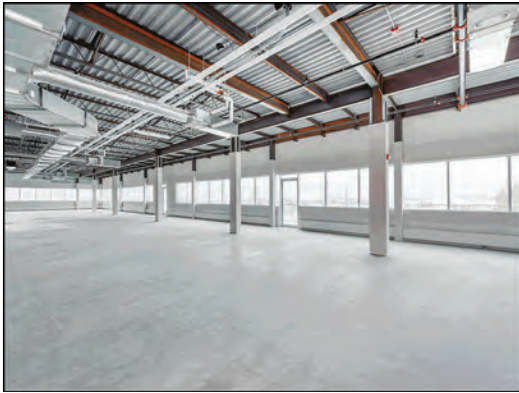
1120 68 Avenue NE

[> BROCHURE](#)

90,133 sq. ft. | Available Area: 48,731 sq. ft. (Demising Options: approx 12,500 sq. ft.)

South portion of building recently leased to General Dynamics. South portion is a two storey suburban office building with exceptional parking ratio and distinct, separate signage presence. Multi office/flex use with ability to accommodate multiple tenants and a wide variety of uses.

- 342 energized parking stalls
- Accessible by two bus transit routes and near Deerfoot City
- I-B zoning
- Op. Costs & Property Taxes \$14.00 per sq. ft. (est. for 2024)



75 Crowfoot Rise NW

[> BROCHURE](#)

18,537 sq. ft.

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.

- 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 2024)



75 Crowfoot Rise NW

[> BROCHURE](#)

3,391 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.

- 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 2024)

DOUGLASDALE BUSINESS PARK



207, 11505 35 Street SE

[> BROCHURE](#)

1,328 sq. ft.

Second floor office suites featuring open reception area and 3 private office suites each with large windows.

- 3 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.10 per sq. ft. (est. for 2024)



8214, 11500 35 Street SE

[> 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 \$9.82 per sq. ft. (est. for 2024)
- Utilities included in the operating costs



8210, 11500 35 Street SE

[> BROCHURE](#)

1,148 sq. ft.

Second floor office featuring; 3 offices, boardroom, server room, reception and coffee station. Ideally located in Douglasdale Business Park with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.

- 3 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$9.82 per sq. ft. (est. for 2024)
- Utilities included in the operating costs

SOUTHBEND BUSINESS PARK



170, 12143 40 Street SE

[> BROCHURE](#)

1,893 sq. ft.

Main level office space featuring an open reception area, 4 private office suites, boardroom, break room and server room.

- 5 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.10 per sq. ft. (est. for 2024)



169, 12111 40 Street SE

[> BROCHURE](#)

2,038 sq. ft.

Second floor office space featuring an open reception area, 6 private office suites, a central open work area and coffee station.

- 5 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.10 per sq. ft. (est. for 2024)
- Available August 2024



101 & 173, 12111 40 Street SE

[> BROCHURE](#)

3,523 sq. ft.

Main level office space featuring; multiple private office suites, work space, boardroom and reception area.

- Can be combined with second floor office for a total of 5,561 sq. ft.
- 9 assigned parking stalls and additional on street parking
- Op. Costs & Property Taxes \$8.1 per sq. ft. (est. for 2024)
- Available August 2024

SOUTHBEND BUSINESS PARK



214, 11929 40 St SE

[> BROCHURE](#)

1,808 sq. ft.

Main level office featuring; 5 private office suites, reception, 2 open work areas with flex warehouse / storage space with loading door.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$9.19 per sq. ft. (est. for 2024)
- *Available August 2024*

EASTLAKE BUSINESS PARK



105, 4615 112 Ave SE

[> BROCHURE](#)

1,786 sq. ft.

Modern Office space with large Showroom or display area, a private office suite, meeting room, print/copy area, kitchenette and Warehouse/Storage with 12' x 12' overhead loading door.

- 3 assigned parking stalls and additional on street parking available
- Op. Costs & Property Taxes \$8.58 per sq. ft. (est. for 2024)
- *Available November 2024*