

OCTOBER 2024  
**OFFICE  
AVAILABILITY  
REPORT**



169, 12111 40 ST. SE SOUTHBEND BUSINESS PARK



## TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

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# SOUTHBEND BUSINESS PARK



## 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*)



## 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 \$8.10 per sq. ft. (*est. for 2024*)

# DOUGLASDALE BUSINESS PARK



## 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



## 207, 11505 35 Street SE

[> BROCHURE](#)

### 1,297 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 \$13.99 per sq. ft. *(est. for 2024)*
- Utilities included in the operating costs

## 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 7,500 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*)