

JANUARY 2025  
**OFFICE  
AVAILABILITY  
REPORT**



8214, 11500 35 STREET SE, DOUGLASDALE BUSINESS CENTRE



## TELSEC PROPERTY CORPORATION

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#200, 3595 114 Ave SE, Calgary, AB

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# 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 \$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 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 \$14.76 per sq. ft. (*est. for 2025*)
- Utilities included in the operating costs

## 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 \$8.37 per sq. ft. (*est. for 2025*)

## DEERFOOT BUSINESS CENTRE



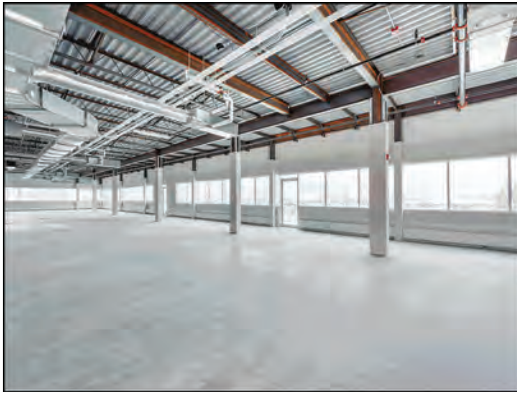
**1120 68 Avenue NE**

[> BROCHURE](#)

90,133 sq. ft. | **Available Area: approx. 40,000 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.

- 342 energized parking stalls
- Overhead loading doors available for main floor
- I-B zoning
- Op. Costs & Property Taxes \$14.00 per sq. ft. (*est. for 2025*)
- **UPDATE: APPROX. 8,000 SQ.FT. NOW CONDITIONALLY LEASED 2ND FLOOR**
- **DEMISING OPTIONS AVAILABLE**



## 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 2025*)



## 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 2025*)