



APRIL 2025
**OFFICE
AVAILABILITY
REPORT**

1120 68 AVENUE NE



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

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DEERFOOT BUSINESS CENTRE



1120 68 Avenue NE

Approx. 8,000 sq. ft. on 2nd Floor Now Leased

[> BROCHURE](#)

39,646 sq. ft. | Available Area:

- **Main Floor: 24,654 sq. ft. (option to demise for 12,327 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. Features distinct, separate signage presence. South portion of building was recently leased to General Dynamics.

- 342 energized parking stalls on site
- Overhead loading doors available for main floor
- I-B zoning
- Op. Costs & Property Taxes \$14.00 per sq. ft. *(est. for 2025)*

SOUTHBEND BUSINESS PARK



169, 12111 40 Street SE

NOW LEASED

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 \$9.08 per sq. ft. *(est. for 2025)*

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 suite featuring three offices, an open reception area and a shared common area with kitchenette and washrooms. This unit can be combined with unit 203 for a total of 3,182 sq. ft.

- 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



203, 11505 35 Street SE

CONDITIONALLY LEASED

[> BROCHURE](#)

1,885 sq. ft.

Second floor office suite featuring open reception area and 3 private office suites each with large windows. This unit can be combined with unit 207 for a total of 3,182 sq. ft.

- 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
- Available July 2025



75 Crowfoot Rise NW

[> BROCHURE](#)

3,391 sq. ft. - 18,537 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.

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. Demising options of approx. 5,000 sq. ft.

- 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*)