

FOR LEASE



75 Crowfoot Rise NW
Calgary, AB



ABOUT CROWFOOT 75

Situated at 75 Crowfoot Rise NW, **Crowfoot 75** enjoys a coveted address surrounded by a dynamic mix of retail, dining, and entertainment options. Its strategic position provides easy access to major transportation routes, ensuring seamless connectivity to downtown Calgary and beyond.

PROPERTY DETAILS

Space Available: Suite 120: 3,391 sf
Third Floor: 18,537 sf
*demisable to: 5,000 sf
7,000 sf
9,000 sf
15,000 sf

Availability: Immediate

Lease Rates: Market lease rates

Operating Costs: \$15.02 psf (est. 2024)

Floors: 3

Parking: 1:950 sf
Underground: \$150/month/stall
Surface: \$50/month/stall

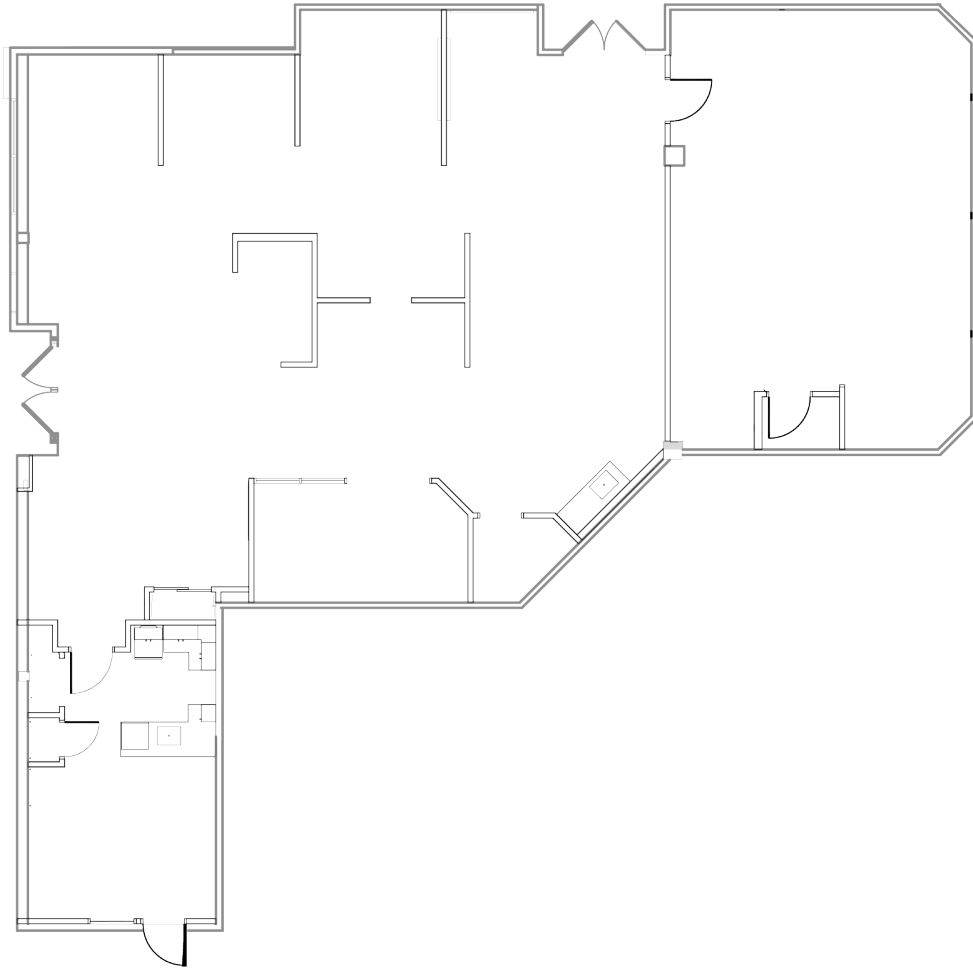
PROPERTY HIGHLIGHTS

- Class “A” office building in NW Calgary
- Large windows and balconies on each floor
- Fully equipped tenant fitness centre onsite with lockers and showers
- Surface and underground parking available
- Many walkable amenities nearby including: Safeway, Calgary Co-op, The Keg Steakhouse, Cactus Club, Indigo, SportChek, RBC, Starbucks, Tim Hortons, Shoppers Drug Mart, and more



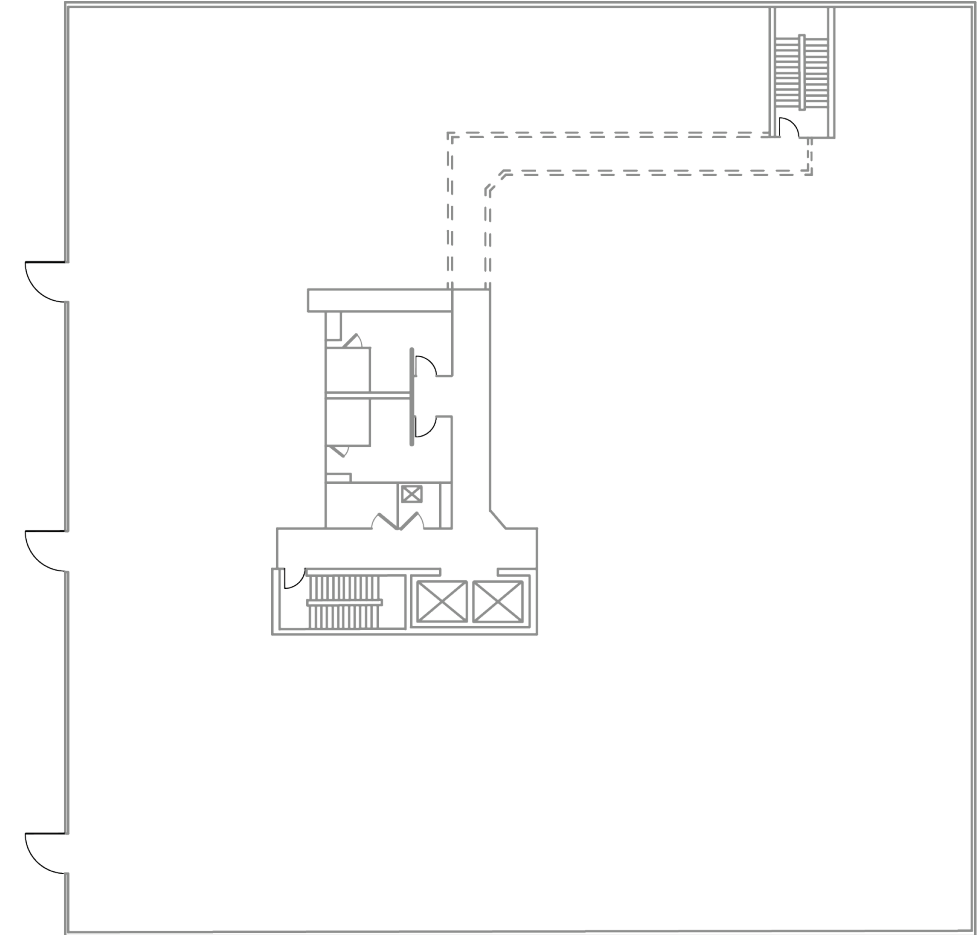
FLOOR PLAN

Suite 120: 3,391 sf
*has exterior entrance



FLOOR PLAN

Third Floor: 18,537 sf
*demisable to: 5,000 sf, 7,000 sf, 9,000 sf, or 15,000 sf



LOCAL AMENITIES

- 1 Calgary Co-op Grocery, Gas, and Wine Spirits Beer
- 2 Tim Hortons, RBC, McDonald's, BMO
- 3 JOEY, CIBC, A&W, Rona, Petro-Canada
- 4 Safeway, Brewsters, BMO, RBC, Burger King, Crave Cookies and Cupcakes
- 5 Starbucks, Edo Japan, Red Rock Bar & Grill, Mucho Burrito, Dominos
- 6 Shoppers Drug Mart, EggsOasis, Mark's, Petland, Sportchek
- 7 Indigo, Starbucks, Chatters Hair Salon, Church Fitness
- 8 Cactus Club Cafe, The Keg Steakhouse + Bar
- 9 Scotiabank, Fusion Sushi, Dairy Queen, Anytime Fitness
- 10 Boston Pizza, Wendy's, COBS Bread Bakery, F45, Shell
- 11 Melcor YMCA, Crowfoot Library, Crowfoot Park
- 12 Community Natural Foods, 7-Eleven, Denny's, Pie Junkie



SITE PHOTOS





CONTACT

DAVID LEES
Executive Vice President
Office Sales & Leasing
403 261 1102
david.lees@cushwake.com

ADAM RAMSAY
Executive Vice President
Office Sales & Leasing
403 261 1103
adam.ramsay@cushwake.com

TRENT PETERSON
Vice President
Office Sales & Leasing
403 261 1101
trent.peterson@cushwake.com

CUSHMAN & WAKEFIELD ULC
250 6 Avenue SW, Suite 2400
Calgary, AB T2P 3H7 | Canada
cushmanwakefield.com