

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.

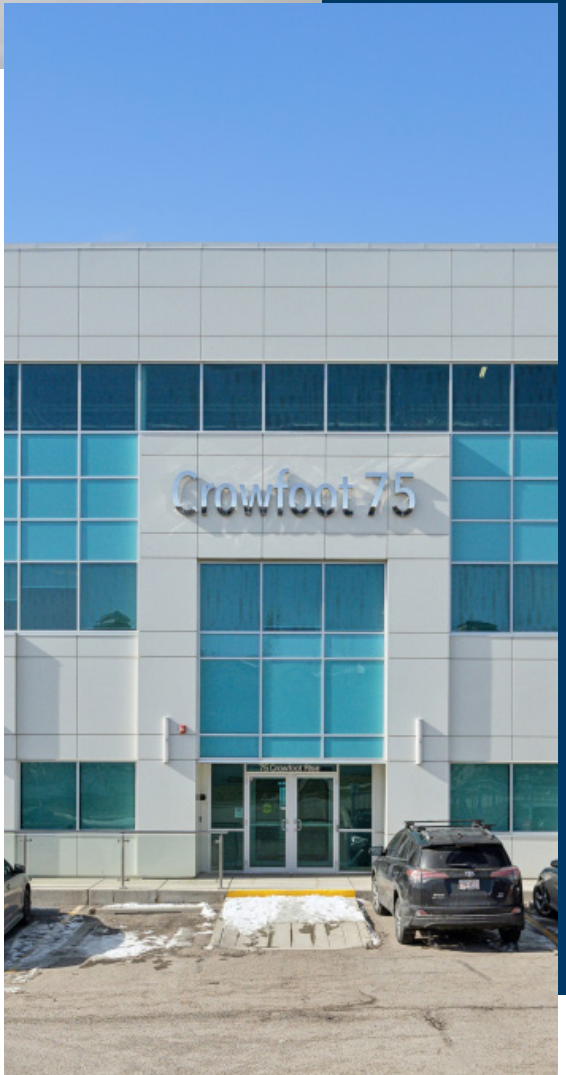


PROPERTY DETAILS

Space Available:	Suite 120: 3,391 sf LEASED
	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. 2025)
Floors:	3
Parking:	1:950 sf
	Underground: \$150/month/stall
	Surface: \$65/month/stall

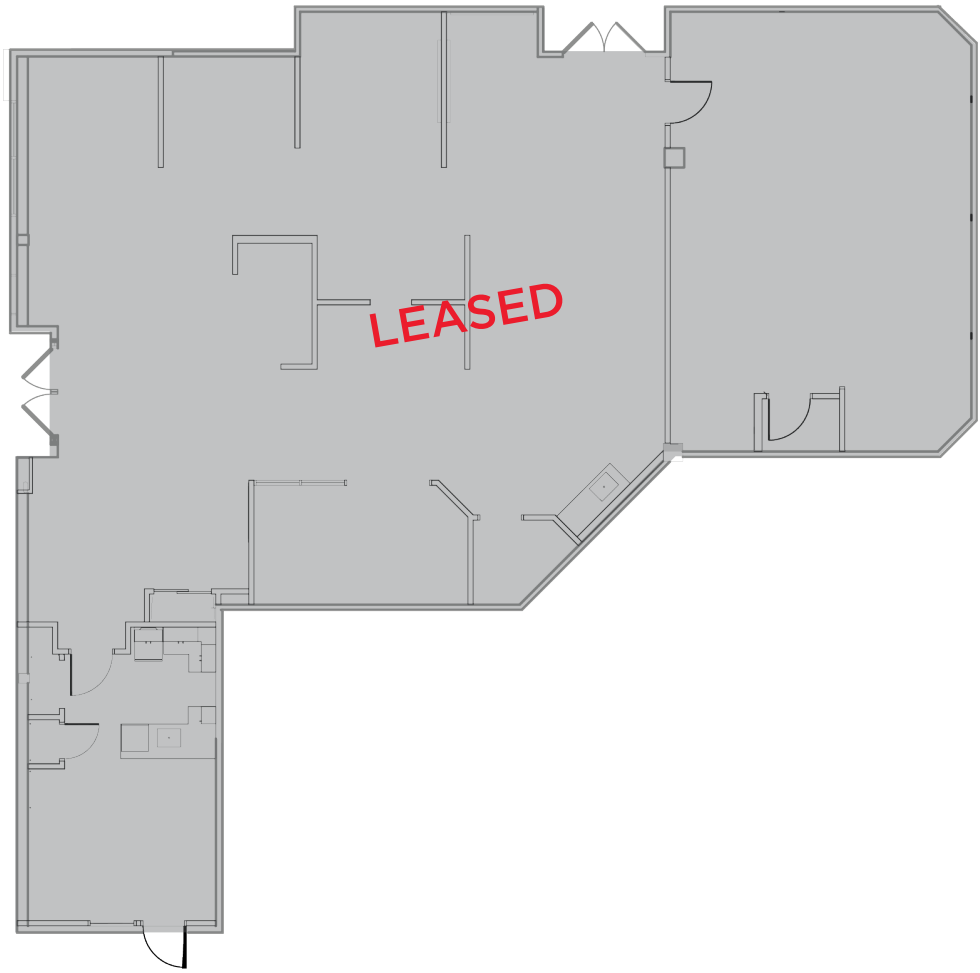
PROPERTY HIGHLIGHTS

- 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



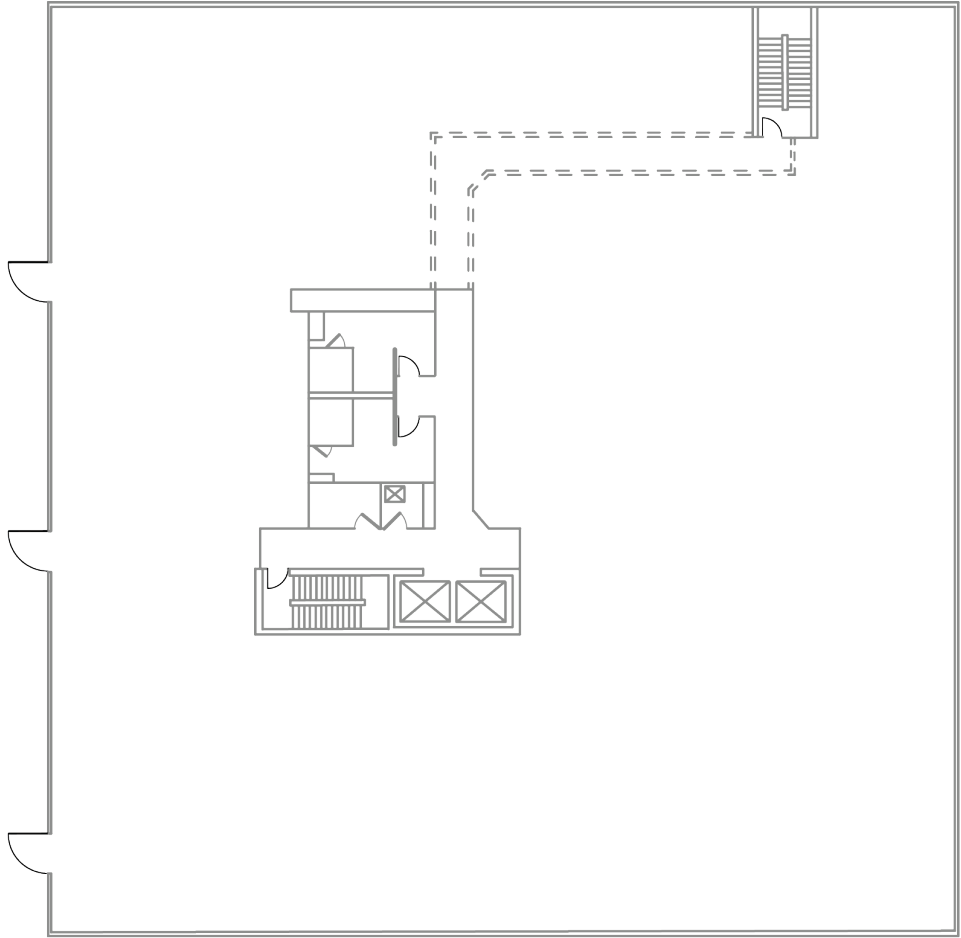
FLOOR PLAN

Suite 120: 3,391 sf **LEASED**
*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

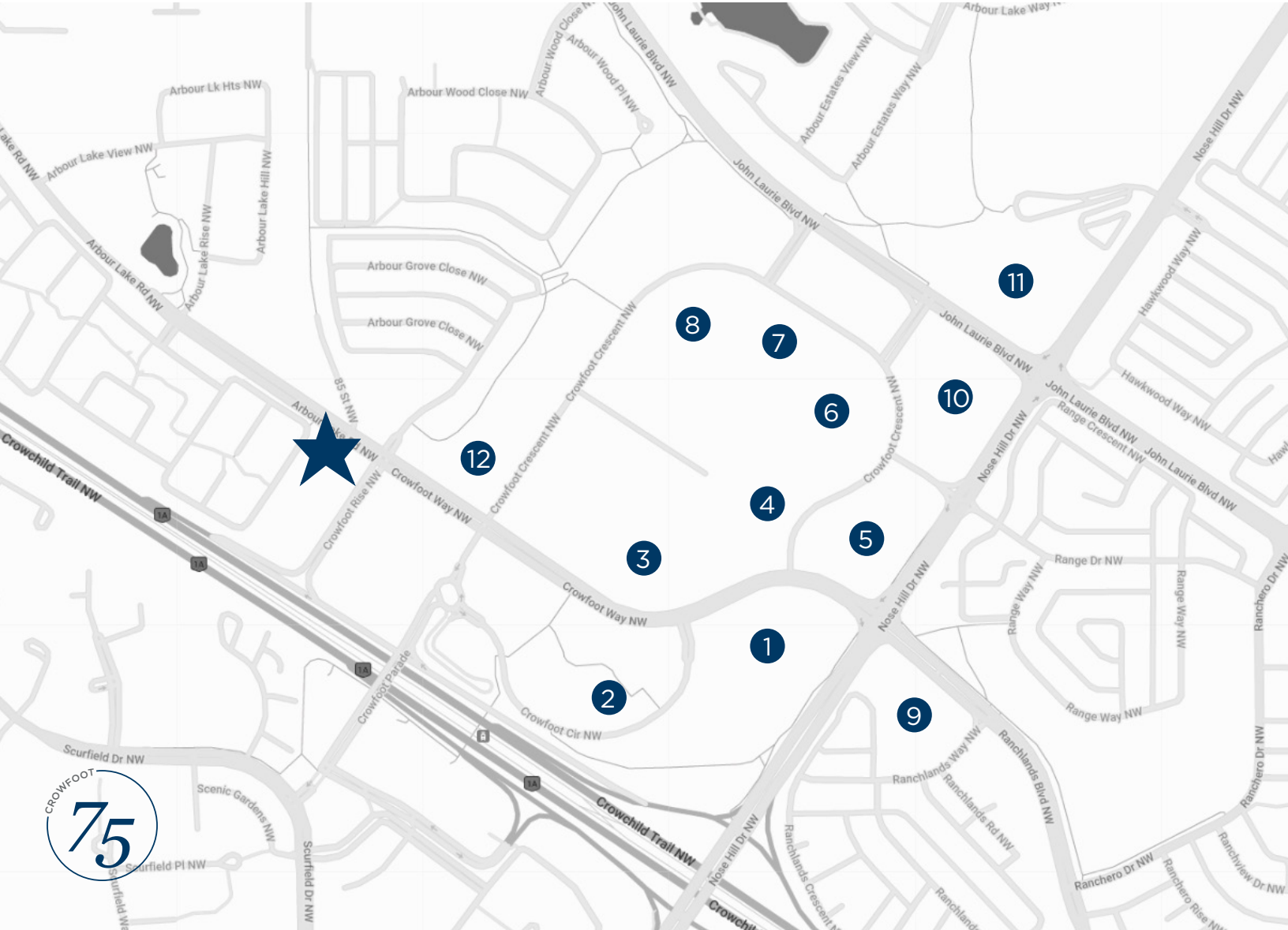
Cactus Club Cafe, The Keg Steakhouse + Bar
- 9

Scotiabank, Fusion Sushi, Dairy Queen, Anytime Fitness
- 10

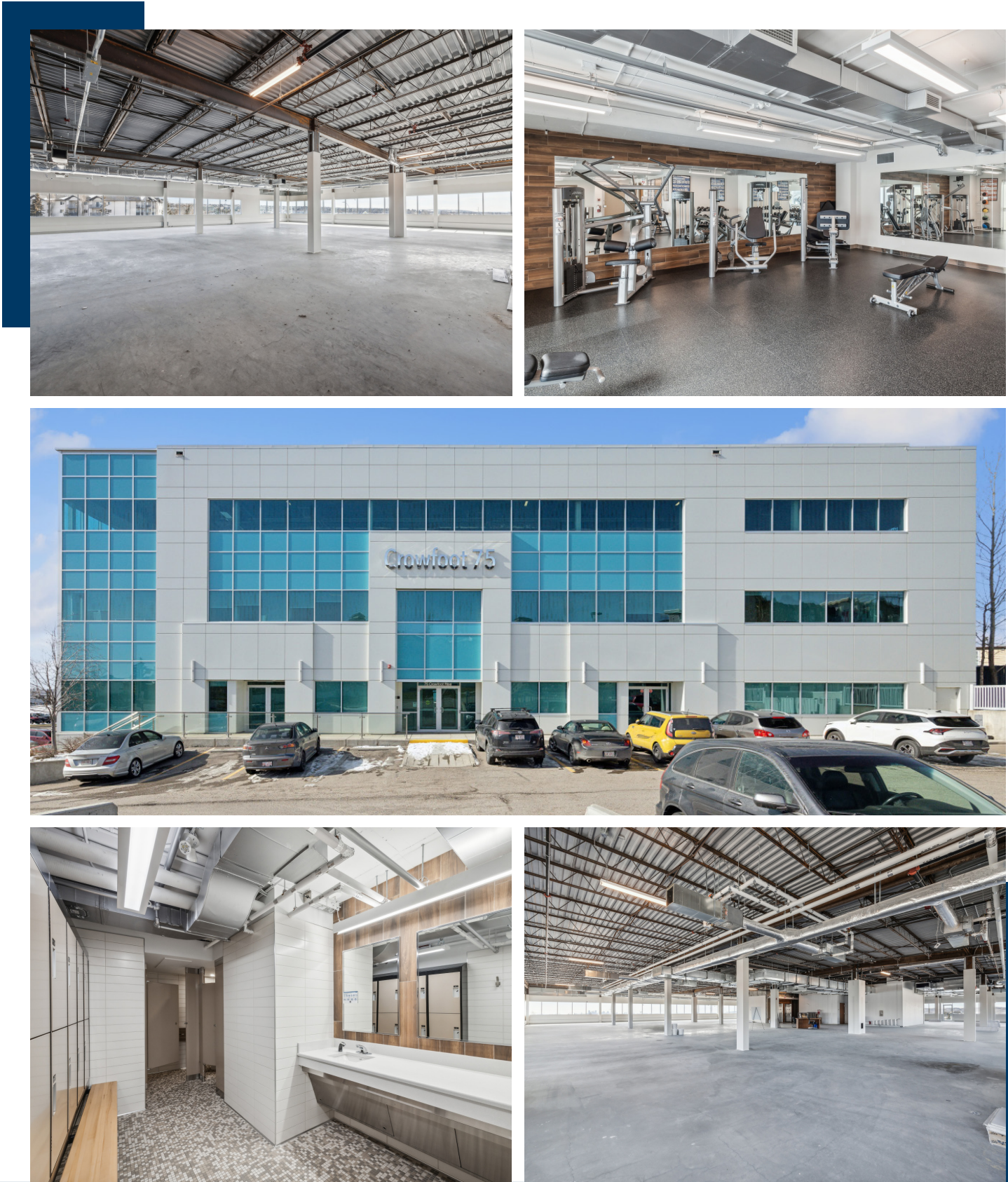
Boston Pizza, Wendy's, COBS Bread Bakery, F45, Shell
- 11

Melcor YMCA, Crowfoot Library, Crowfoot Park
- 12

Community Natural Foods, 7-Eleven, Denny's, Pie Junkie



SITE PHOTOS





CONTACT

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

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

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