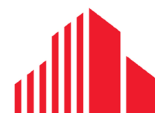


**400 Crowfoot**  
**Crescent NW**  
CALGARY, ALBERTA

LAST UNIT  
AVAILABLE  
2,505 SF

# CROWFOOT BUSINESS CENTRE

**MELCOR**  
REIT



**CUSHMAN &  
WAKEFIELD**



# Crowfoot Business Centre

is owned by Melcor REIT and located in the neighbourhood of Arbour Lake in NW Calgary - situated north of Crowchild Trail and west of Nose Hill Drive. The area is surrounded in retail amenities including over 90 restaurants and stores and is within walking distance to the Crowfoot LRT Station.

*Professional office building with outdoor terraces*

## PROPERTY DETAILS

Address: 400 Crowfoot Cres NW

Available Space: Suite 312: 2,505 SF

Floors: 5

Floor Plate: 11,400 sf

Year Built: 2001

Lease Rates: Market Lease Rates

Operating Costs: \$17.74 psf (2025)

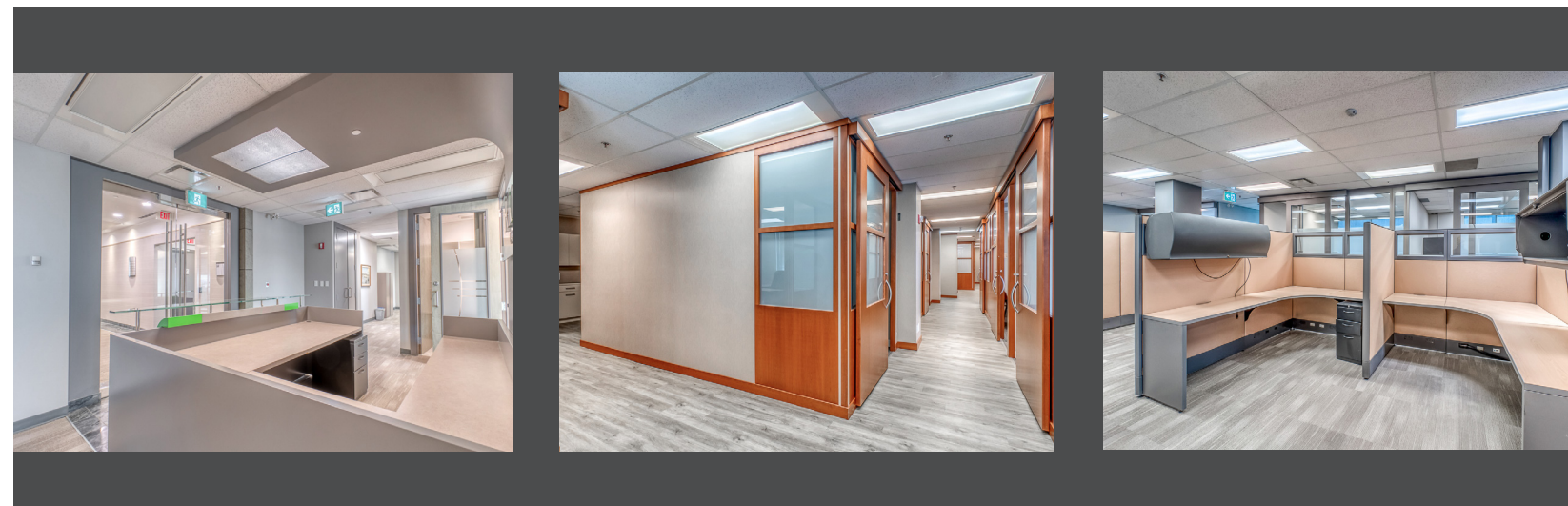
Parking: 5 staff parking stalls

Parking Rates: \$150/per stall, per month (underground)



*Crowfoot Business Centre is owned by* **MELCOR**  
REIT

Melcor aims to be the landlord of choice in the real estate market. Melcor REIT has owned and managed real estate since 1923 and their wealth of experience is what sets them apart in this industry. Melcor is committed to customer service, customer care, sustainability and safety.

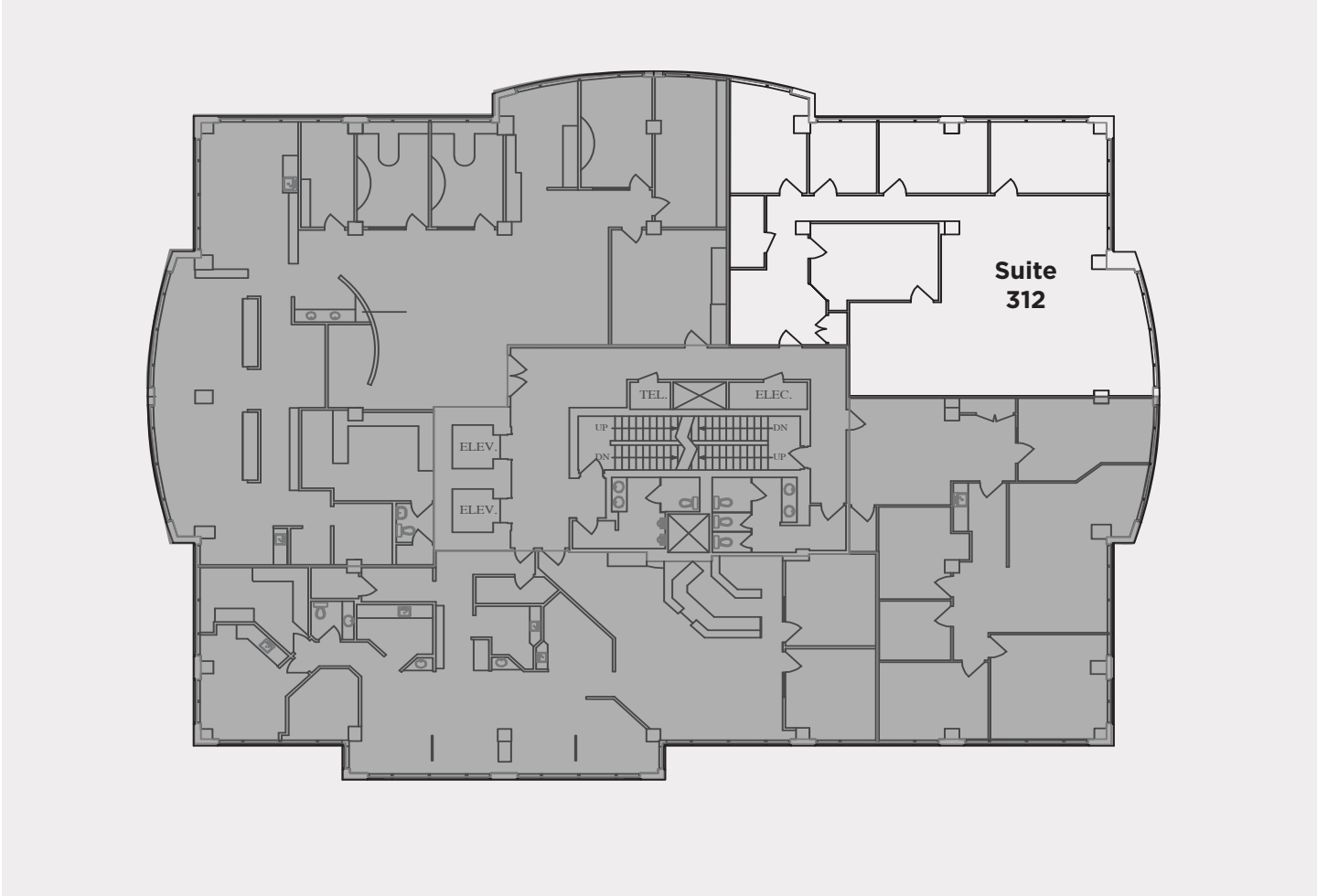


2nd Floor: ~~Suite 204 - 4,173 sf~~ **LEASED**





3rd Floor: Suite 312 - 2,505 sf

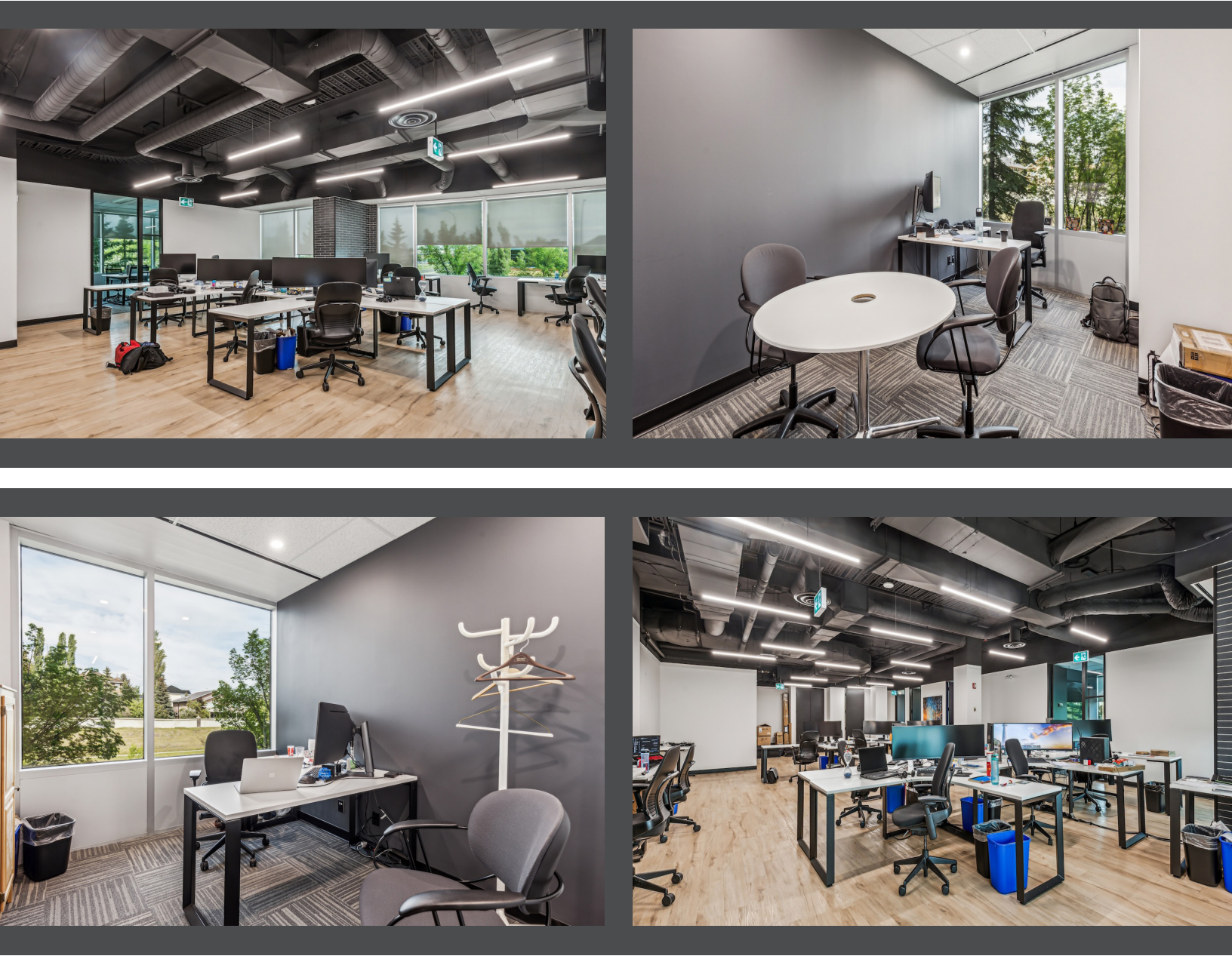


4th floor: ~~Suite 405~~ - 1,857 sf **LEASED**  
~~Suite 404~~ - 2,153 sf **LEASED**

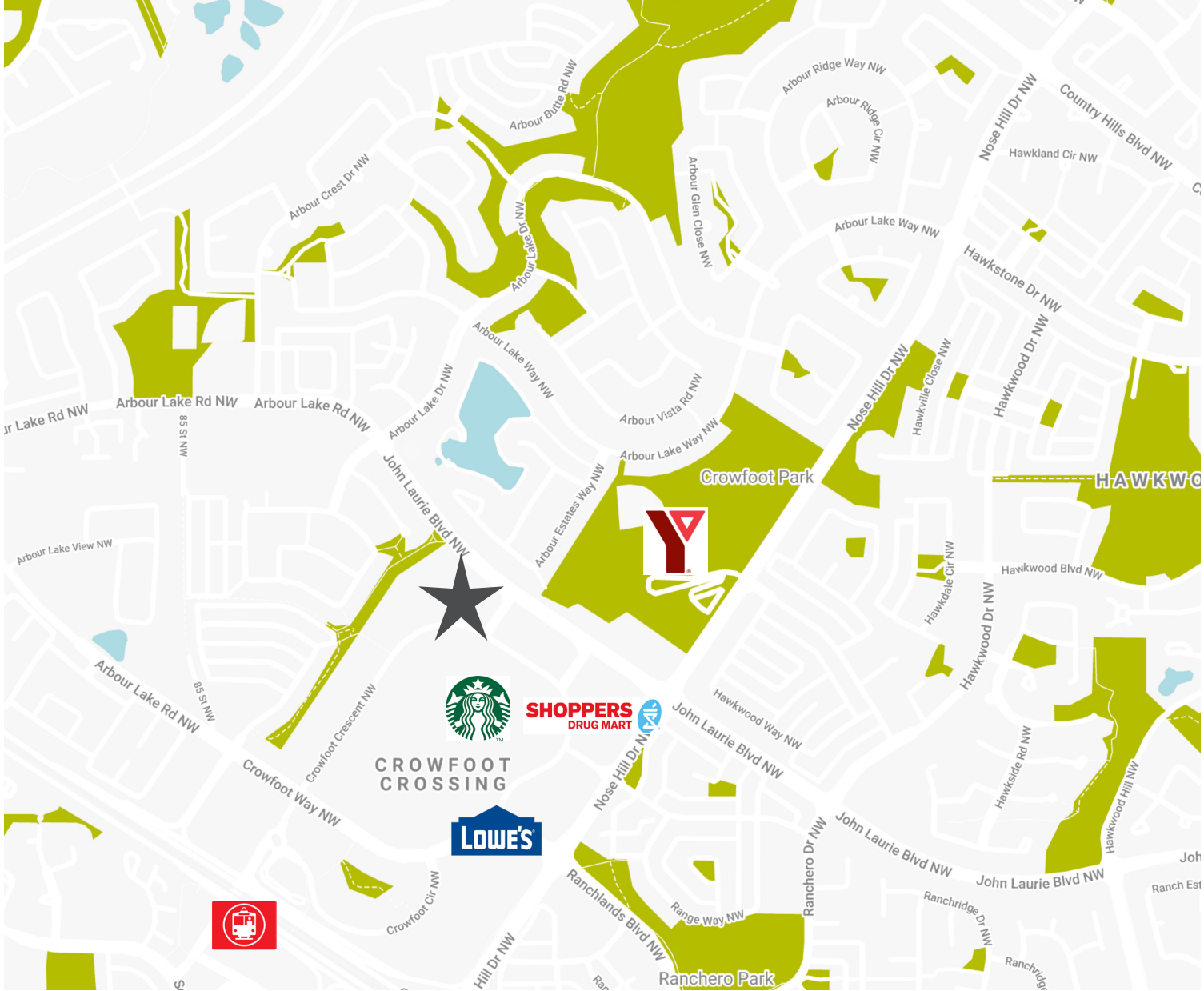




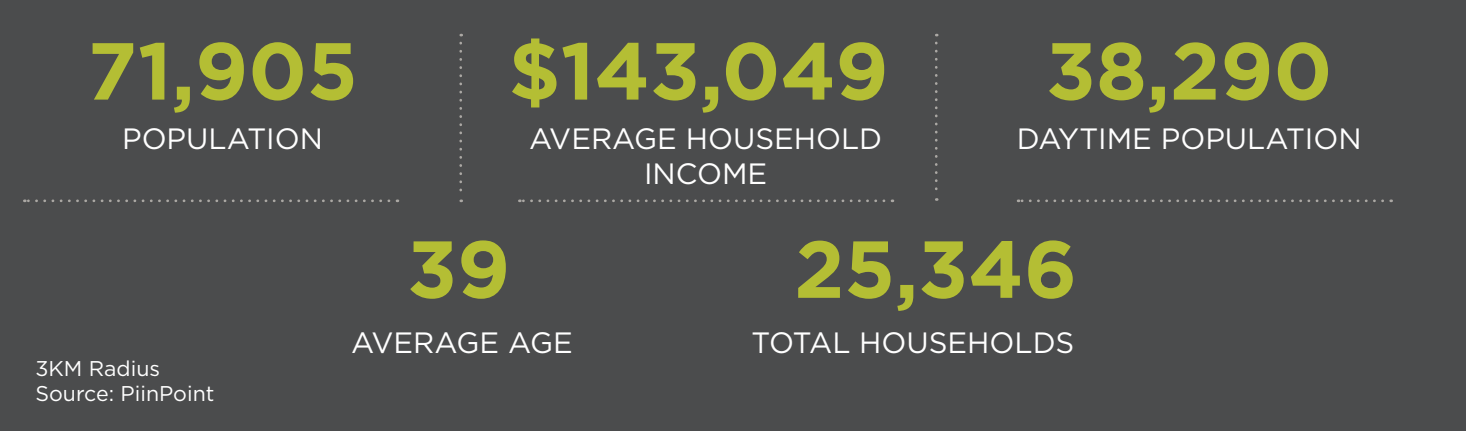
PHOTOS



LOCATION



DEMOGRAPHICS







**CROWFOOT BUSINESS CENTRE**  
400 Crowfoot Cres

**HEARING  
LOSS CLINIC**

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**PHO**

**WEE NOODLE & GRILL**

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**MELCOR**  
REIT

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