

OFFICE SPACE FOR SUBLEASE

CROWFOOT BUSINESS CENTRE

400 CROWFOOT CRES NW
CALGARY, AB



About The Property

Located in the heart of Calgary’s established Crowfoot business district, Crowfoot Business Centre offers professional office space in a well-maintained, five-storey building with excellent access to major transportation routes and an abundance of nearby amenities. The property is conveniently situated near Crowchild Trail and John Laurie Boulevard, with the Crowfoot LRT Station and major bus routes within walking distance.

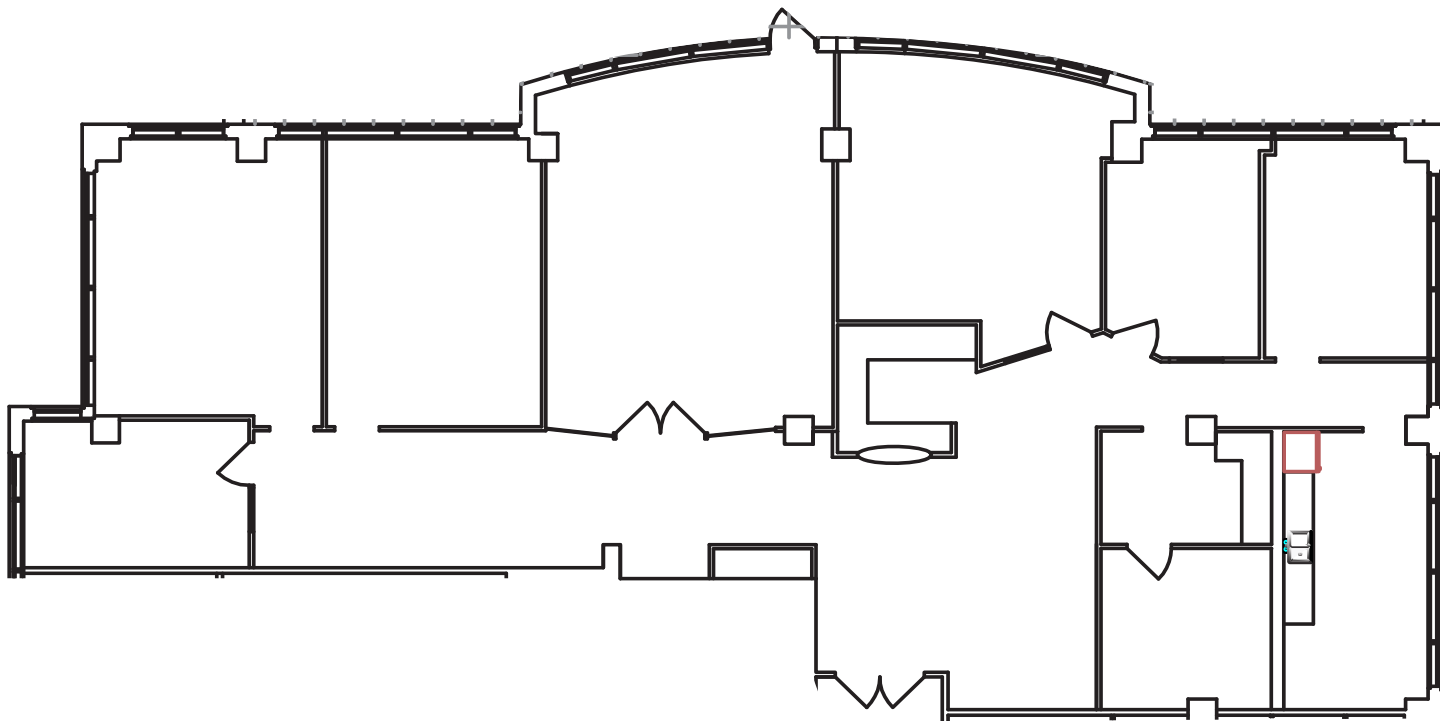
Crowfoot Business Centre is professionally managed and owned by Melcor REIT, providing tenants with the experience, stability and service associated with one of Western Canada’s established commercial real estate owners and operators.



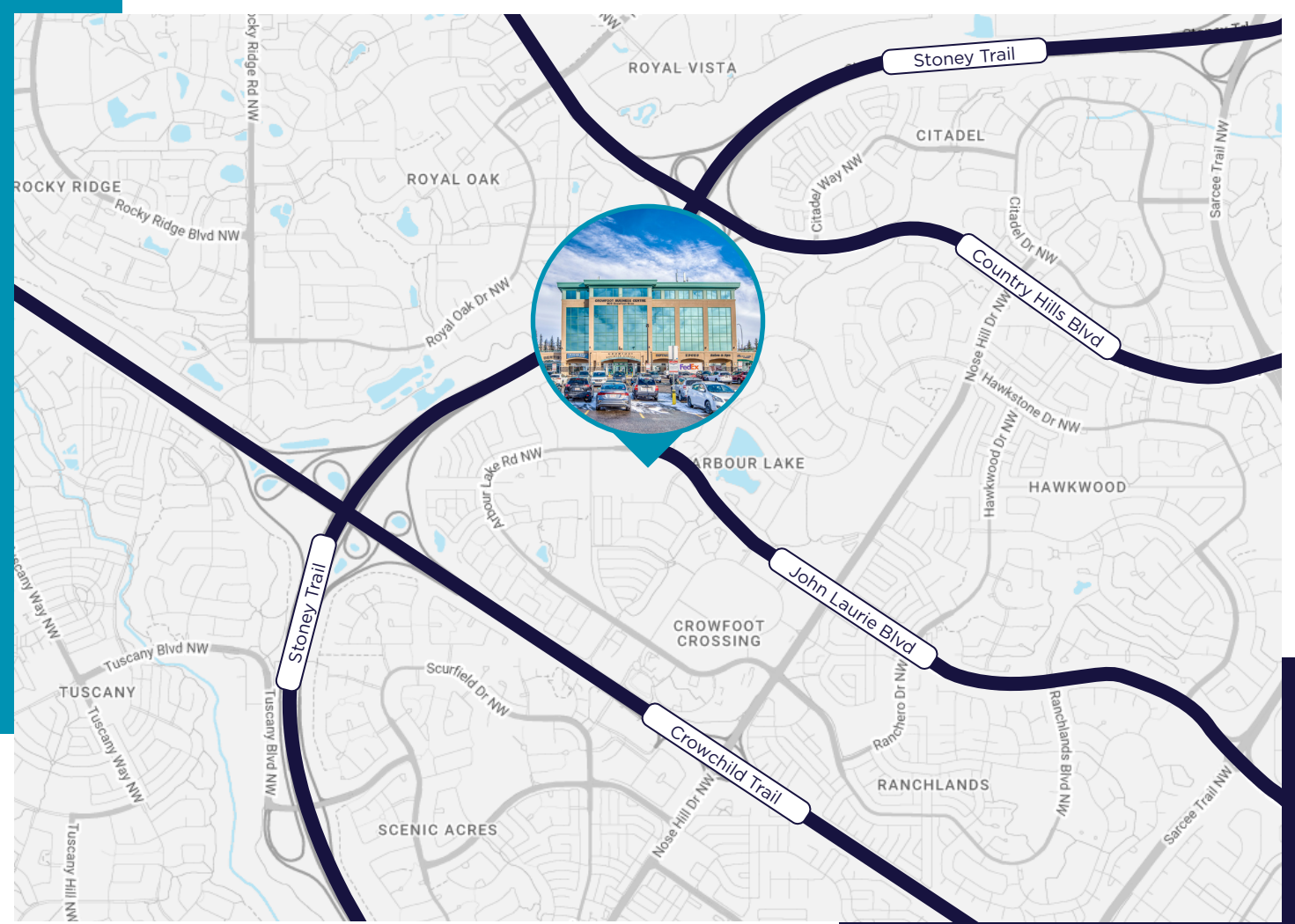
Available Space:	Suite 204: 4,173 SF
Year Built:	2001
Availability:	January 2027
Sublease Expiry:	March 30, 2034
Sublease Rates:	Market Sublease Rates
Operating Costs:	\$18.43 psf
Parking:	4 Underground Stalls
Parking Rates:	\$150/Stall/Month
Furniture:	Space can come fully furnished



Floor Plan



About the Area



Nearby Amenities







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