

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: \$15.04 psf (est. 2026)

Floors: 3

Parking: 1:950 sf  
Underground: \$150/month/stall  
Surface: \$65/month/stall

## PROPERTY HIGHLIGHTS

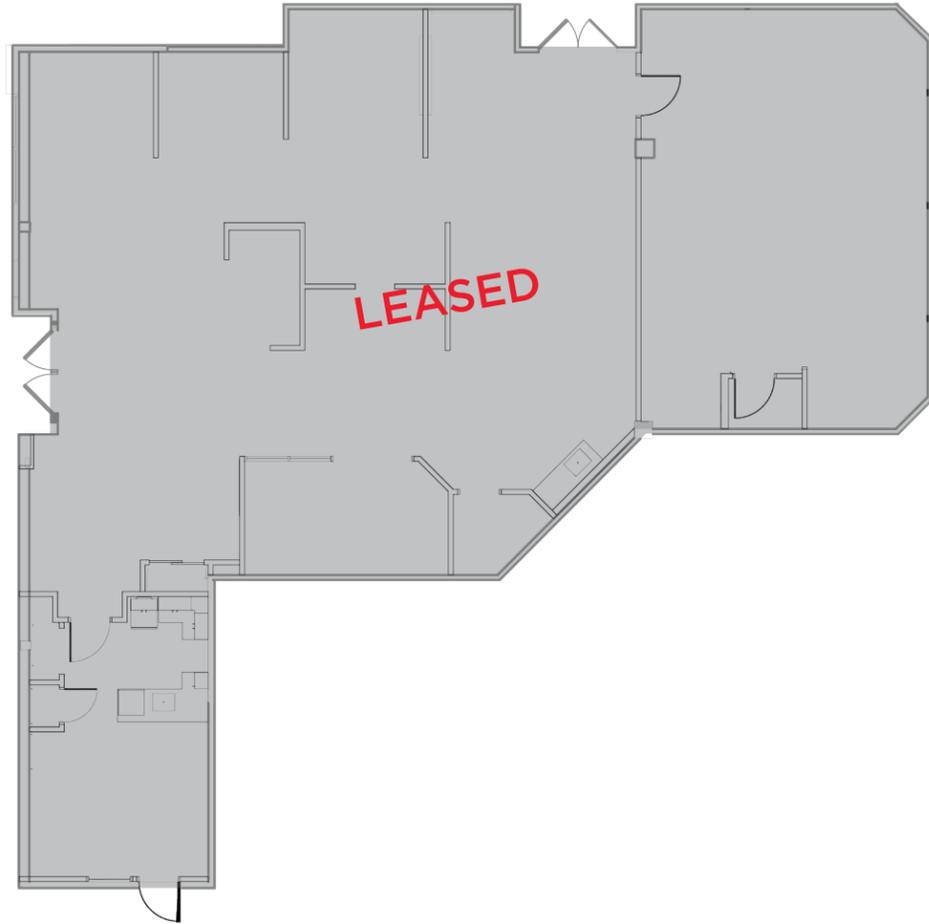
- Class “A” office building in NW Calgary
- Large windows and balconies on each floor
- Fully equipped tenant fitness centre onsite with lockers and showers
- Surface and underground parking available
- Many walkable amenities nearby including: Safeway, Calgary Co-op, The Keg Steakhouse, Cactus Club,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



# FLOOR PLAN

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

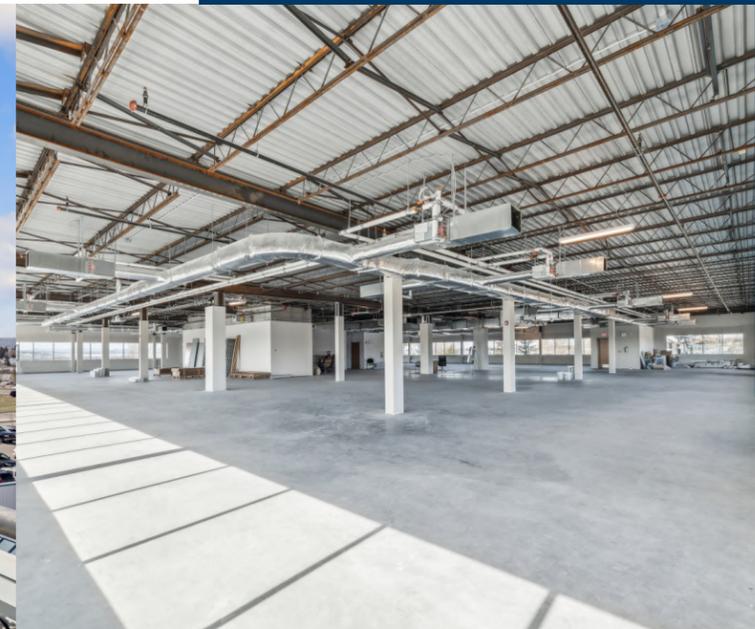
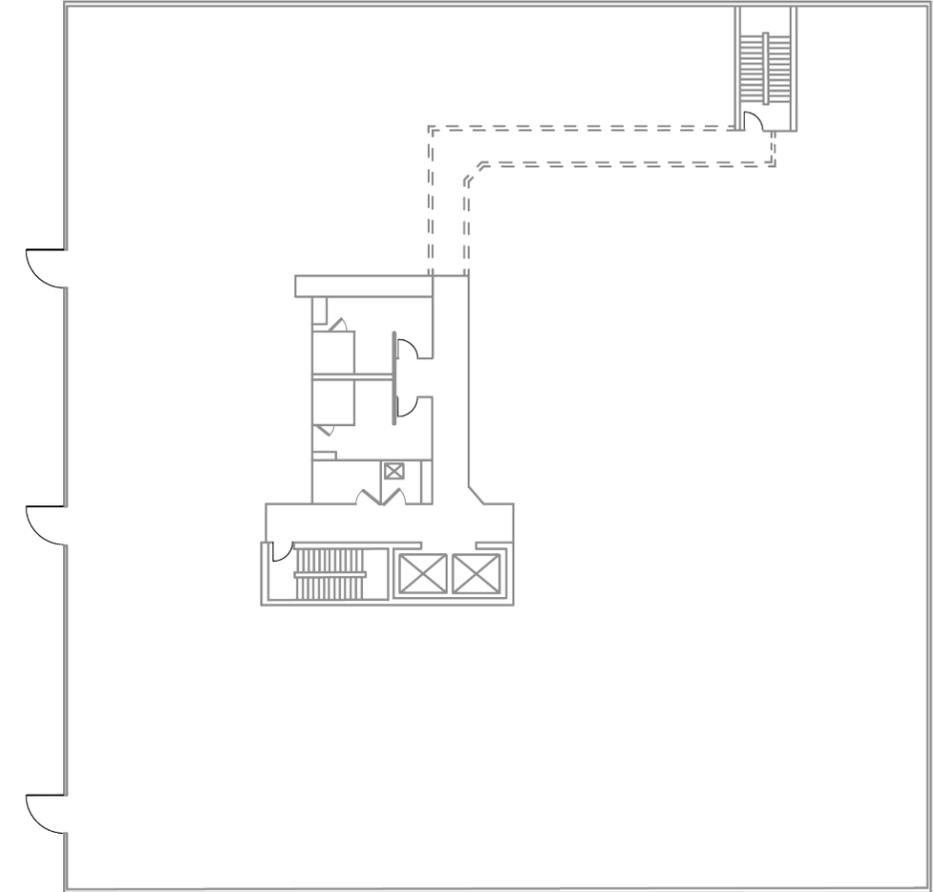
\*has exterior entrance



# FLOOR PLAN

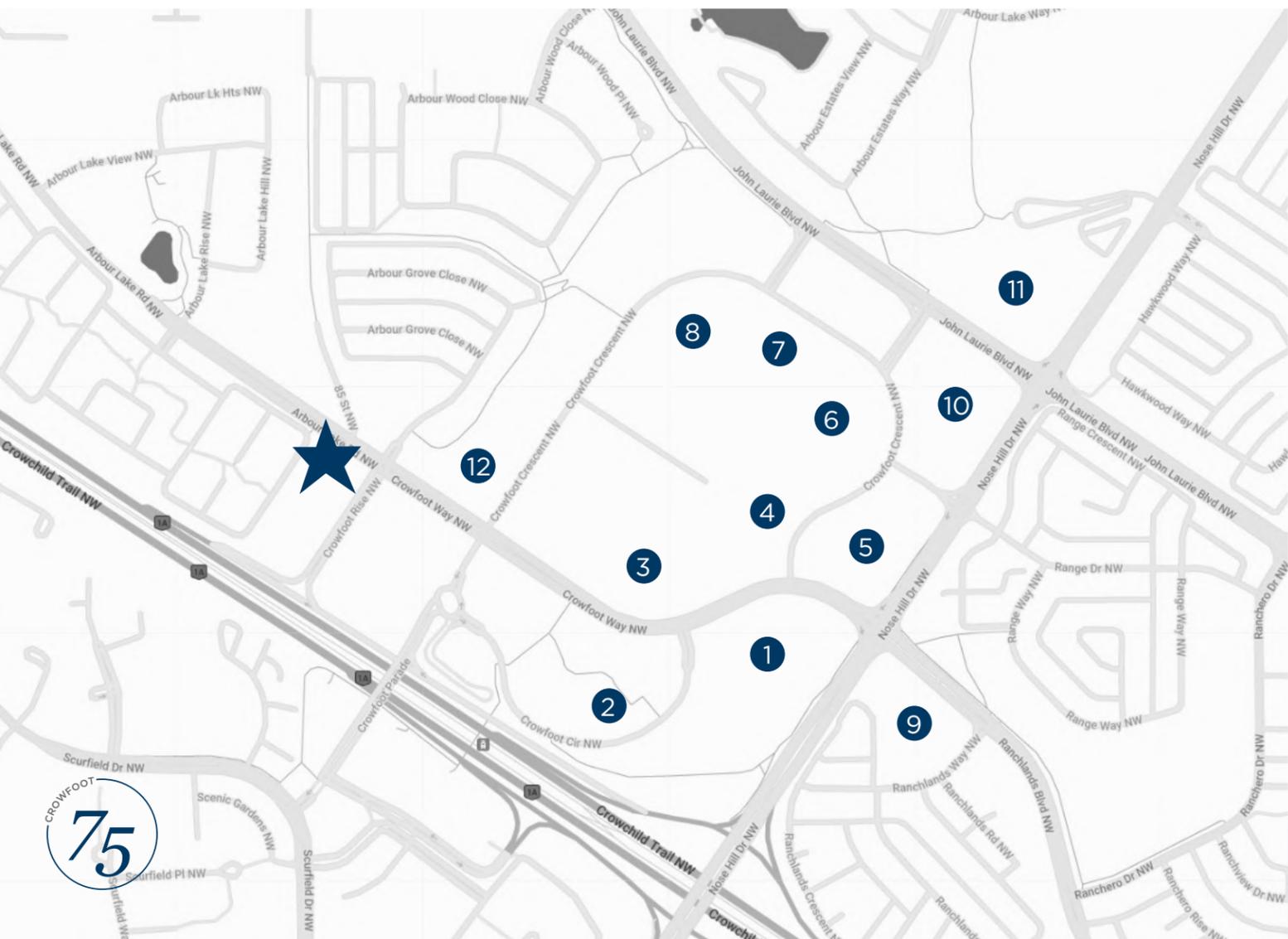
Third Floor: 18,537 sf

\*demisable to: 5,000 sf, 7,000 sf, 9,000 sf, or 15,000 sf

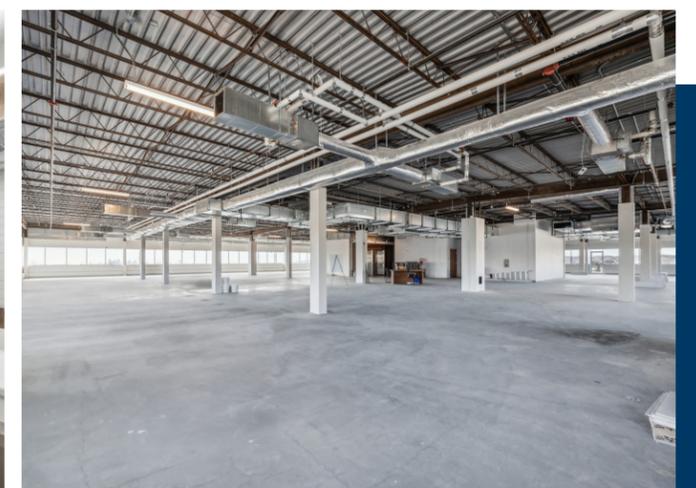


# LOCAL AMENITIES

- 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

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