

400 Crowfoot
Crescent NW
CALGARY, ALBERTA

LAST UNIT
AVAILABLE
2,505 SF

CROWFOOT
BUSINESS
CENTRE



**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 Rates: \$125/per stall, per month (underground)
\$150/per stall, per month (underground tandem stall)



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

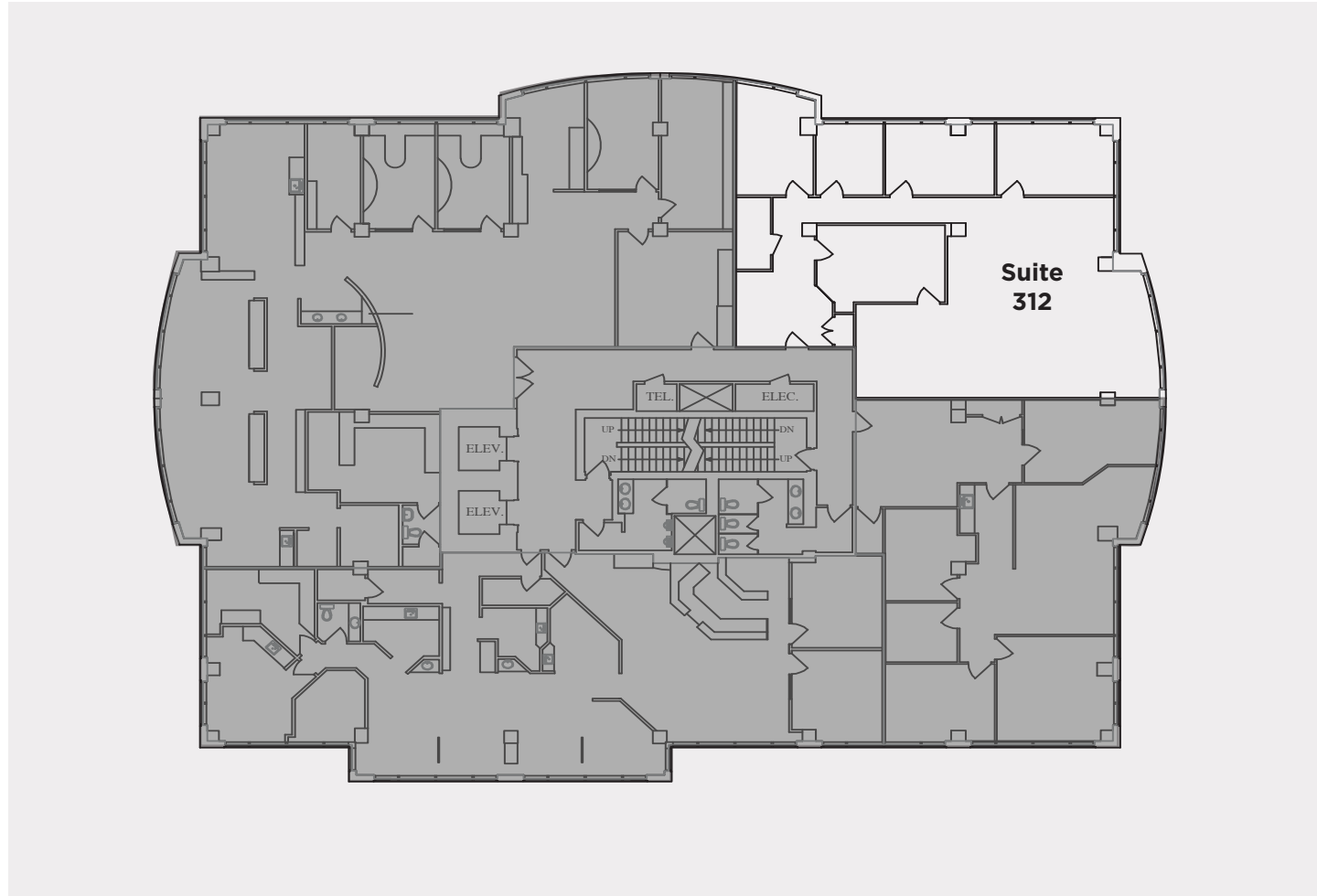
Melcor aims to be the landlord of choice in the real estate market. Melcor REIT has owned and managed real estate since 1923 and their wealth of experience is what sets them apart in this industry. Melcor is committed to customer service, customer care, sustainability and safety.



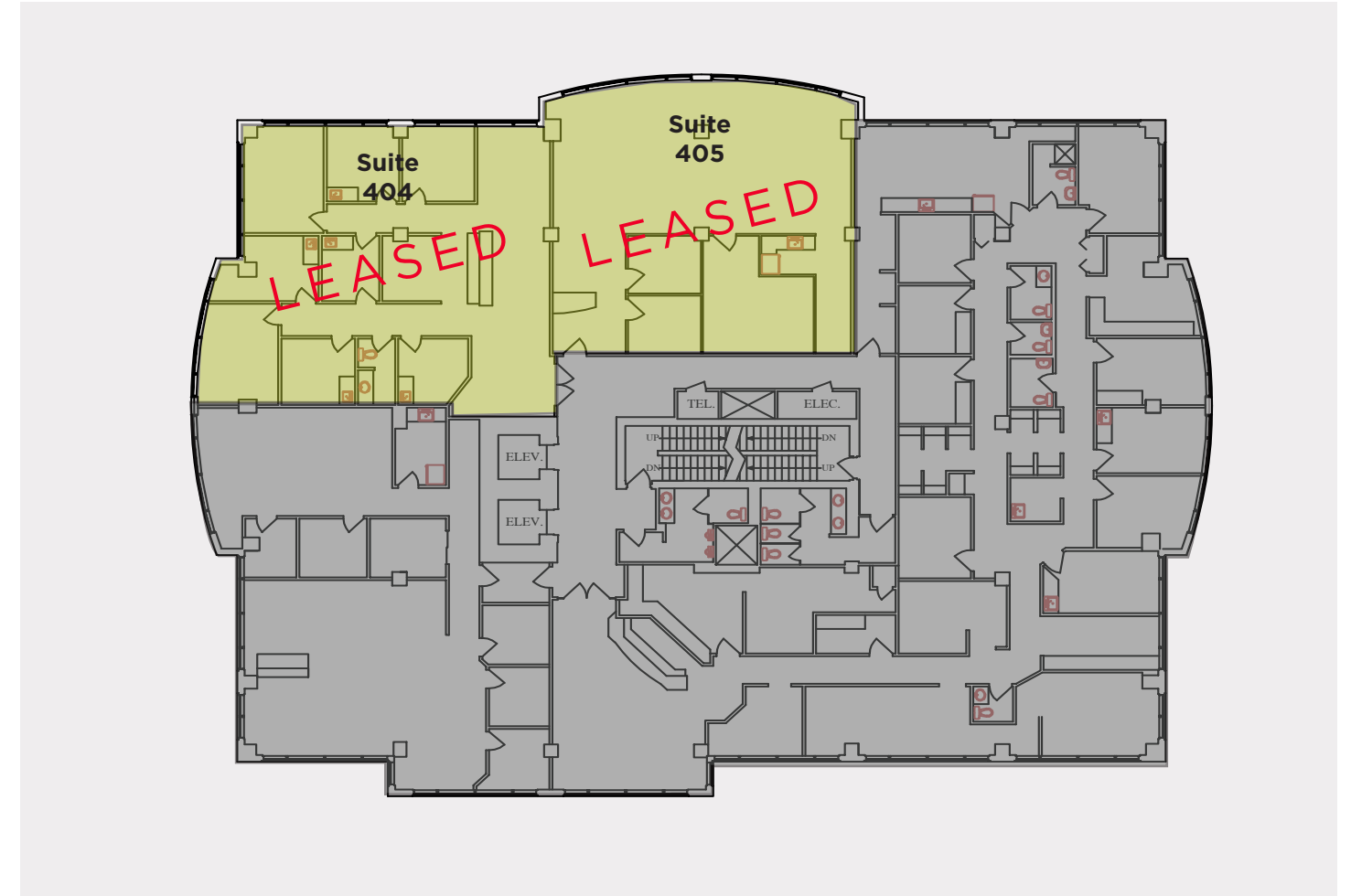
2nd Floor: ~~Suite 204 - 4,173 sf~~ **LEASED**



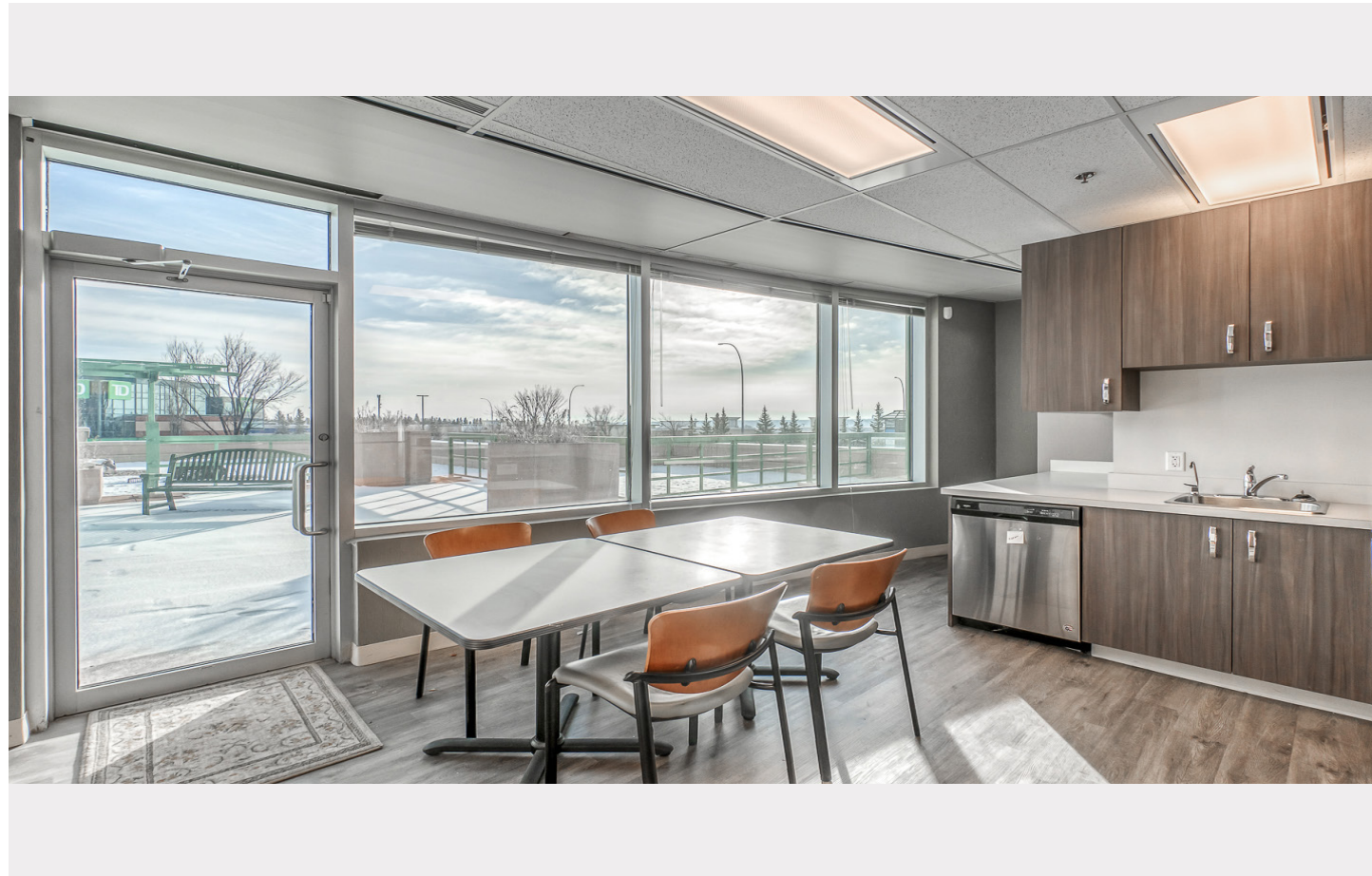
3rd Floor: Suite 312 - 2,505 sf



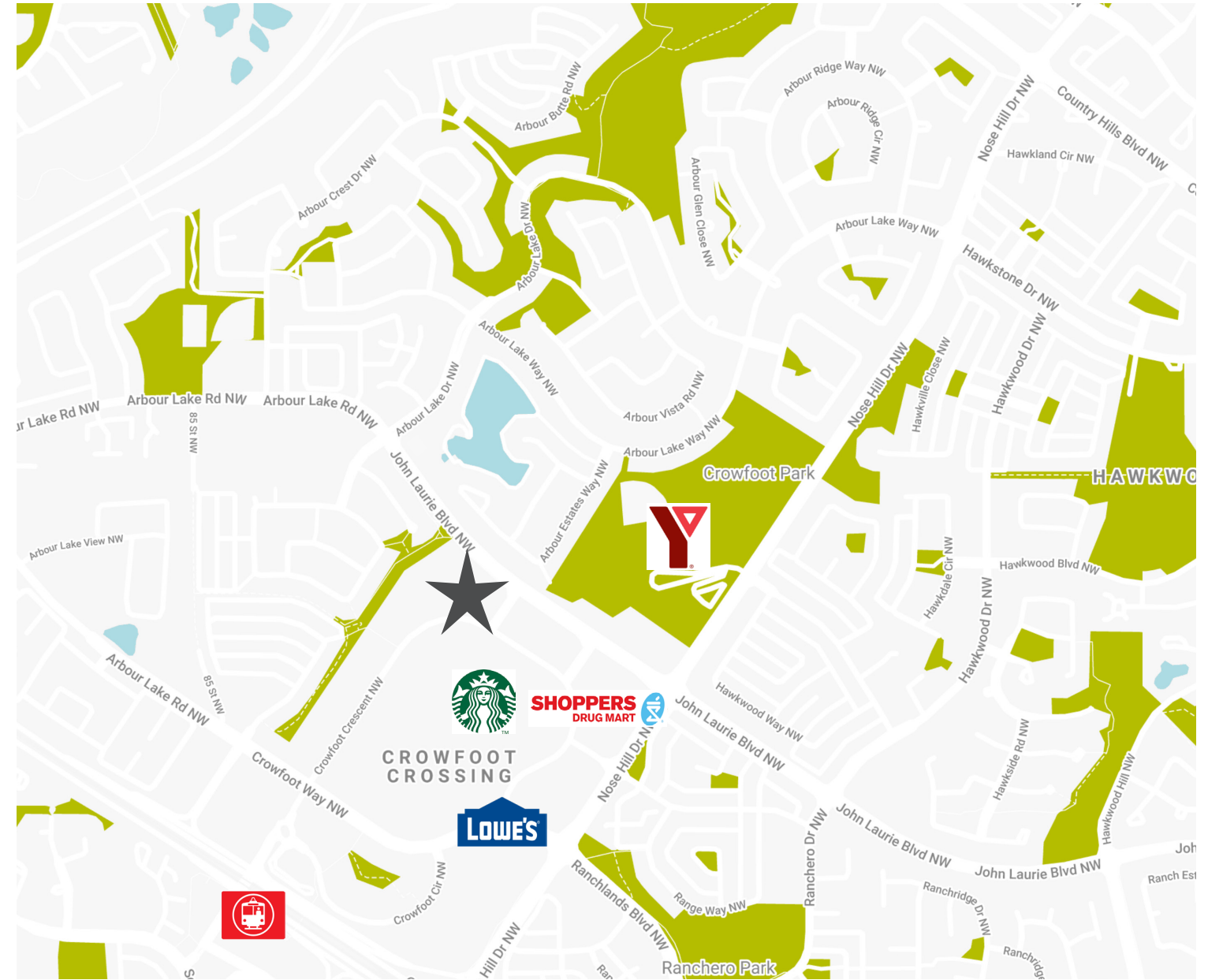
4th floor: ~~Suite 405 - 1,857 sf~~ **LEASED**
~~Suite 404 - 2,153 sf~~ **LEASED**



PHOTOS



LOCATION



DEMOGRAPHICS

71,905
POPULATION

\$143,049
AVERAGE HOUSEHOLD
INCOME

38,290
DAYTIME POPULATION

39
AVERAGE AGE

25,346
TOTAL HOUSEHOLDS

3KM Radius
Source: PiinPoint



**CUSHMAN &
WAKEFIELD**

CROWFOOT BUSINESS CENTRE
400 Crowfoot Cres

**HEARING
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Adam Ramsay
Executive Vice President
+1 403 261 1103
adam.ramsay@cushwake.com

Trent Peterson
Vice President
+1 403 261 1101
trent.peterson@cushwake.com

David Lees
Executive Vice President
+1 403 261 1102
david.lees@cushwake.com

CONTACT

CUSHMAN & WAKEFIELD ULC
250 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
403 261 1111
cushmanwakefield.com

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