

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

LAST UNIT  
AVAILABLE  
4,173 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
Floors:	5
Floor Plate:	11,400 sf
Year Built:	2001
Lease Rates:	Market Lease Rates
Operating Costs:	\$17.76 psf (2024)
Parking Rates:	\$125/per stall, per month (underground) \$150/per stall, per month (underground tandem stall)

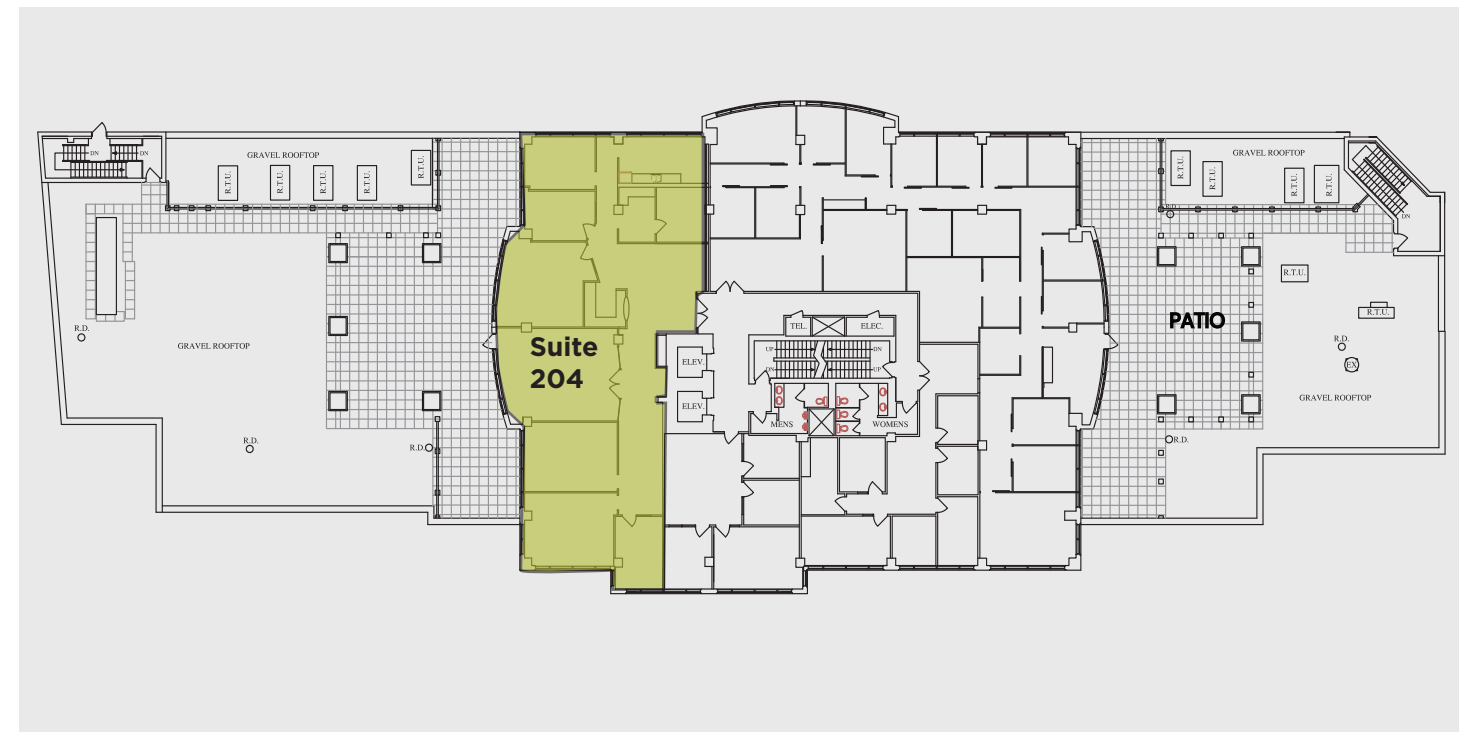


Crowfoot Business Centre is owned by **MELCOR REIT**

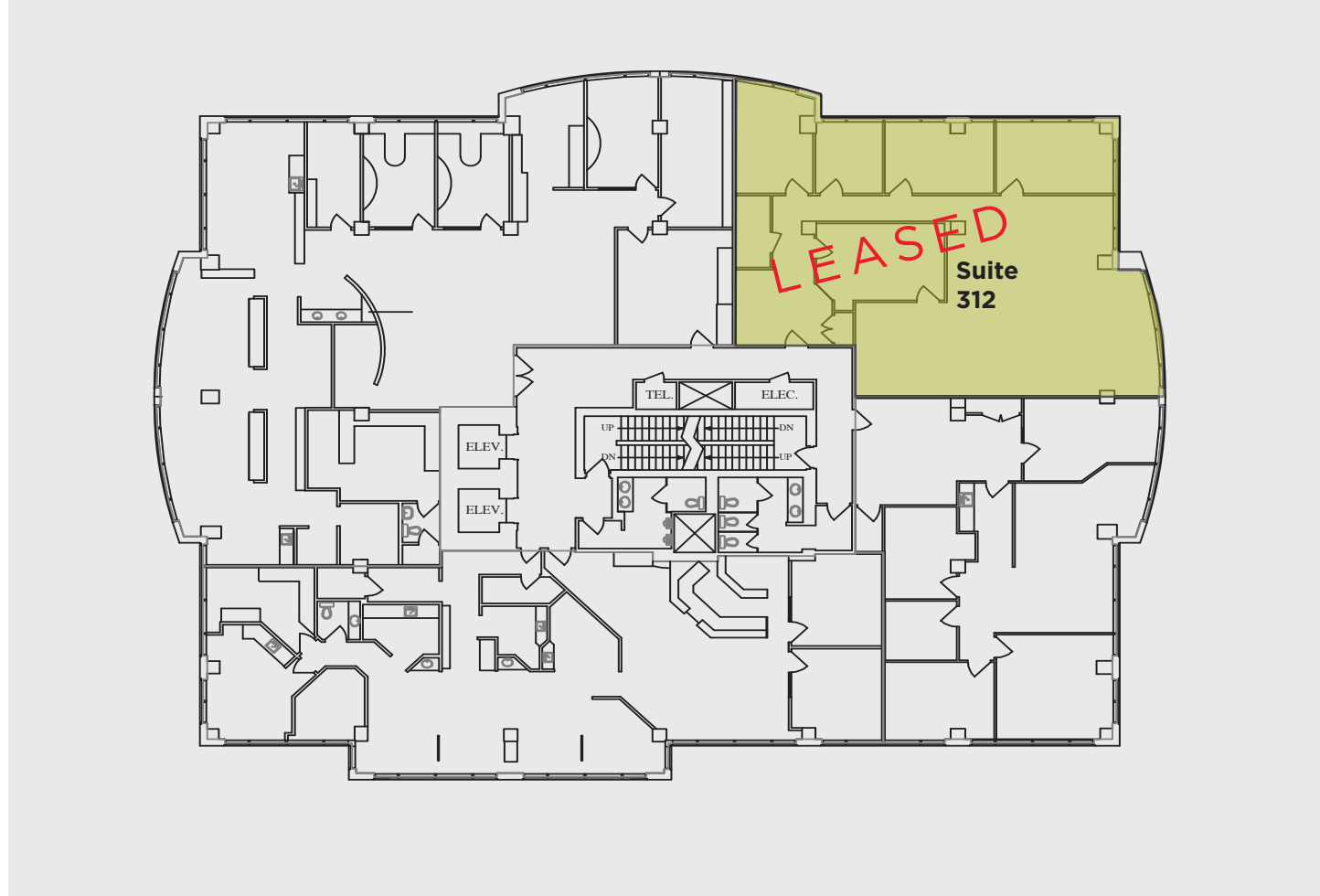
Melcor aims to be the landlord of choice in the real estate market. Melcor REIT has owned and managed real estate since 1923 and their wealth of experience is what sets them apart in this industry. Melcor is committed to customer service, customer care, sustainability and safety.



2nd Floor: Suite 204 - 4,173 sf



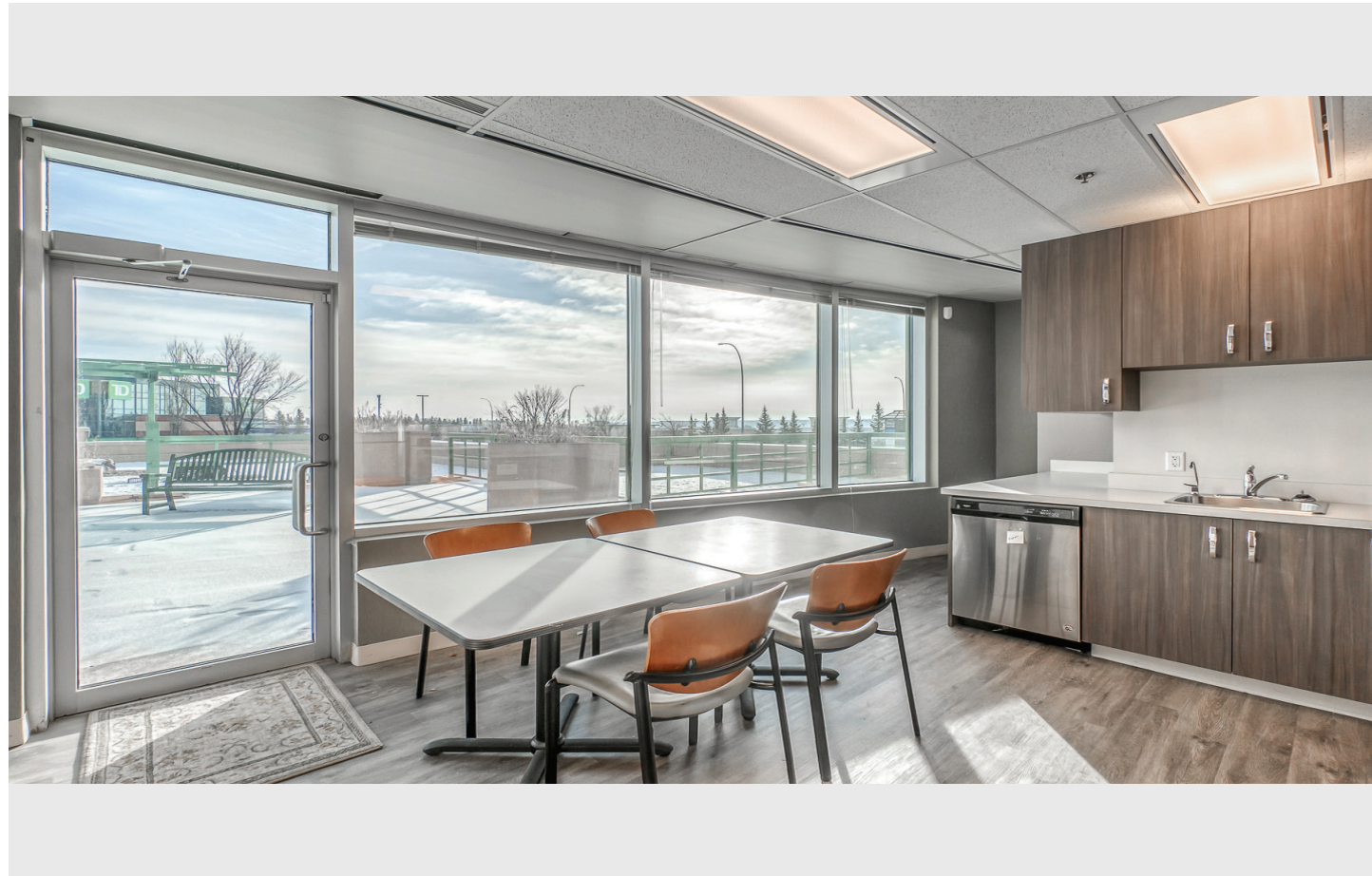
3rd Floor: ~~Suite 312~~ - 2,505 sf



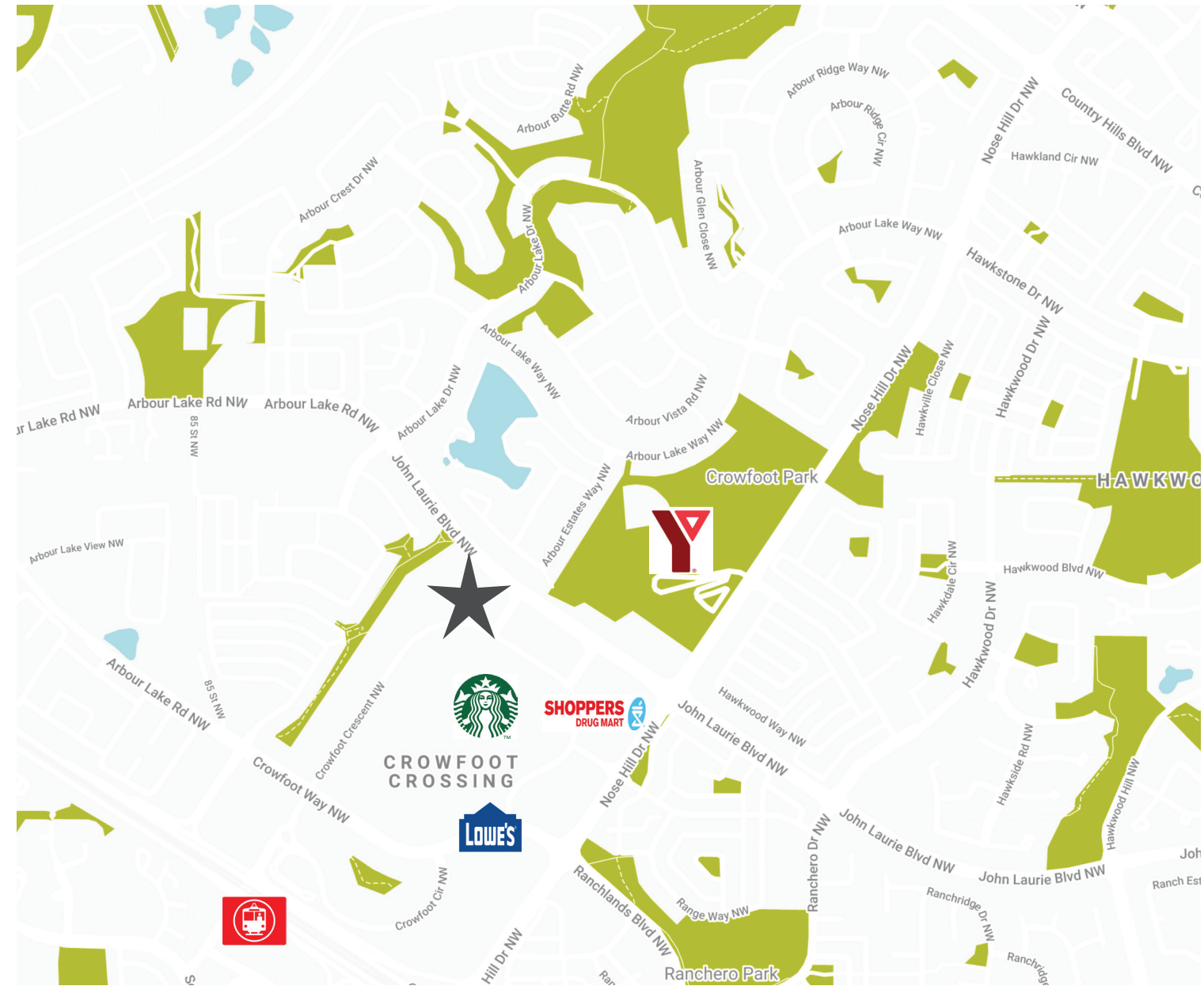
4th floor: ~~Suite 405~~ - 1,857 sf  
~~Suite 404~~ - 2,153 sf



# PHOTOS



# LOCATION



## DEMOGRAPHICS

**71,905**  
POPULATION

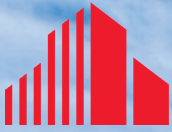
**\$143,049**  
AVERAGE HOUSEHOLD  
INCOME

**38,290**  
DAYTIME POPULATION

**39**  
AVERAGE AGE

**25,346**  
TOTAL HOUSEHOLDS

3KM Radius  
Source: PiinPoint



**CUSHMAN &  
WAKEFIELD**

**CROWFOOT BUSINESS CENTRE**  
400 Crowfoot Cres

**HEARING  
LOSS CLINIC**

**PHO ANH**

**PHO**

**WEE WOODLE & GRILL**

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**MELCOR**  
REIT

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