

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

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: \$15.02 psf (est. 2025)

Floors: 3

Parking: 1:950 sf

Underground: \$150/month/stall

Surface: \$50/month/stall

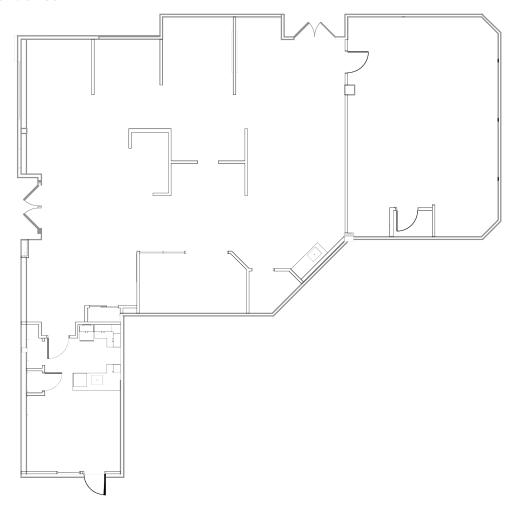
PROPERTY HIGHLIGHTS

- 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

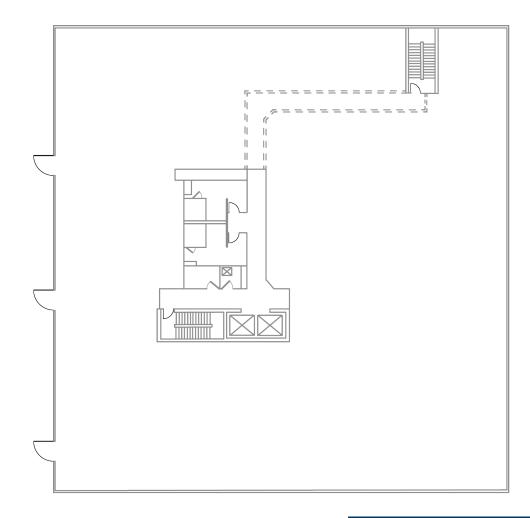
Suite 120: 3,391 sf *has exterior entrance

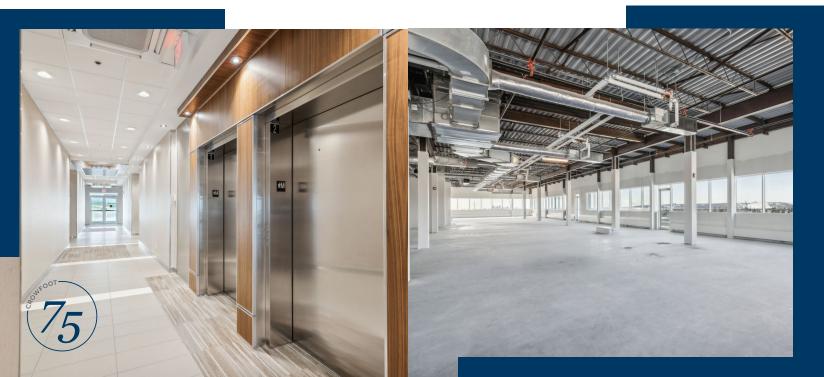


FLOOR PLAN

Third Floor: 18,537 sf

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



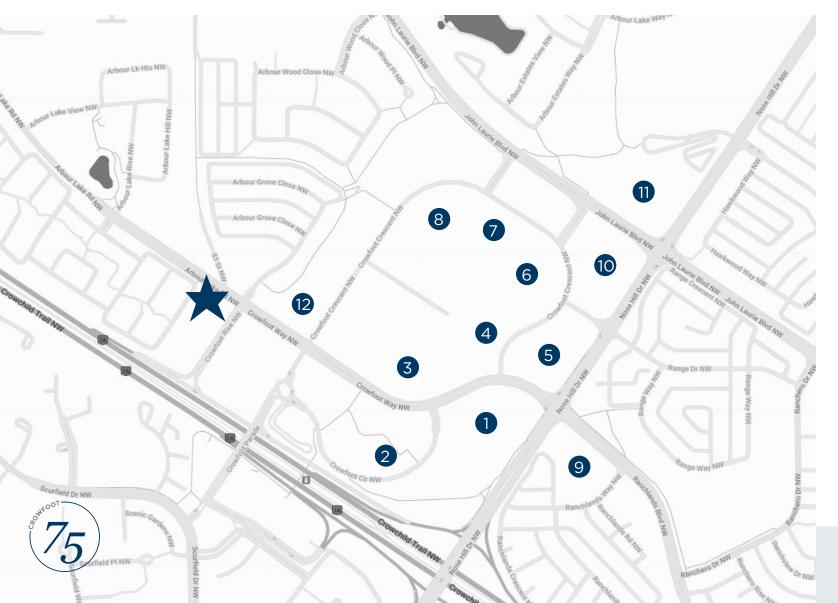




LOCAL **AMENITIES**

- 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, 2 Community Natural Foods, 7-Eleven, Petland, Sportchek

- 7 Indigo, Starbucks, Chatters Hair Salon, Church Fitness
- 8 Cactus Club Cafe, The Keg Steakhouse +
- 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
- Denny's, Pie Junkie



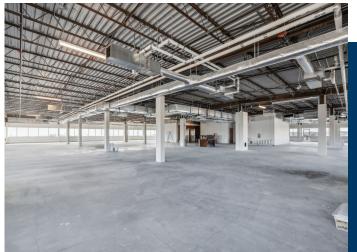
SITE PHOTOS















CONTACT

DAVID LEES Executive Vice President Office Sales & Leasing 403 261 1102 david.lees@cushwake.com

CUSHMAN & WAKEFIELD ULC 250 6 Avenue SW, Suite 2400 Calgary, AB T2P 3H7 | Canada cushmanwakefield.com ADAM RAMSAY Executive Vice President Office Sales & Leasing 403 261 1103 adam.ramsay@cushwake.com TRENT PETERSON Vice President Office Sales & Leasing 403 261 1101 trent.peterson@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.