

**Professional office
building with rooftop
terrace**

CROWFOOT BUSINESS CENTRE

400 Crowfoot Crescent NW
Calgary AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area:	67,630 sf
2023 Operating Costs:	Office: \$17.68 Retail: \$13.98
Floors:	5
Floor Plate:	11,400 sf
Year Built	2001
Parking Ratio:	1:1,120



Located near
Crowchild Trail and
John Laurie Blvd



Walking distance to
C-Train and major bus
routes



Large terrace for
tenant use



Main floor retail



Telus High Speed Fibre
Internet



Over 90 restaurants,
shops and services
nearby

MELCOR

CONTACT

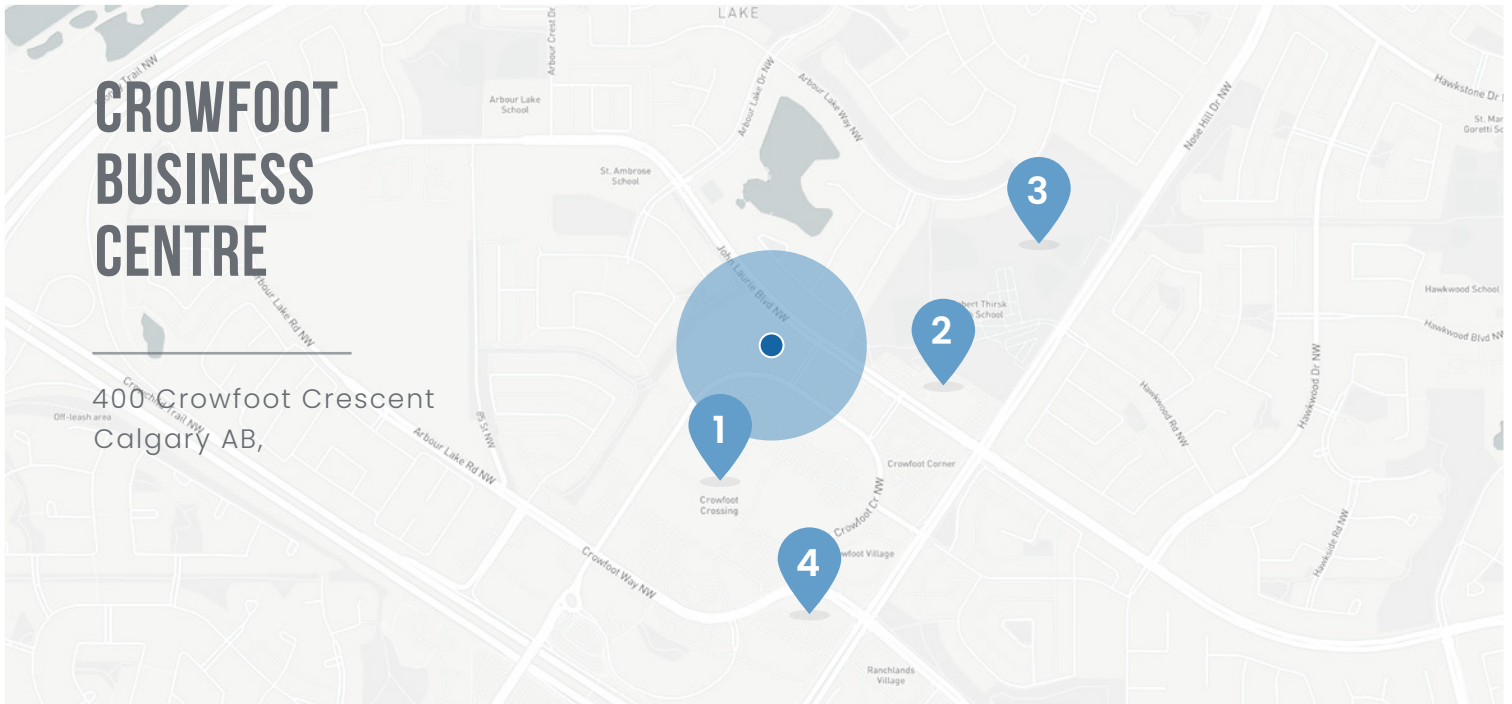
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melcorspace.ca

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LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

1. Crowfoot Crossing
2. Melcor YMCA at Crowfoot
3. Crowfoot Park and Library
4. Crowfoot Co-Op

MELCOR | SPACE

Melcor Space is an online tool for finding office, retail, and industrial space for lease, sale, or build-to-suit. On [MelcorSpace.ca](https://melcorspace.ca) you can narrow your search by:

- Location
- Type of space
- Size
- Availability

Browse our portfolio or filter your search to show the latest opportunities. Find your perfect space and contact us to book a tour - all online!

All retail and restaurant services nearby.

DRIVING TIMES:

Downtown	24 minutes
Calgary International Airport	23 minutes

melcor.ca/crowfoot



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