

# Foothills II Bldg C 7505 48 Street SE Calgary, AB

Main Floor Office Pod in Foothills for Lease

**2,389 SF Available**

# Triovest



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## Availabilities

Suite 110      2,389 SF      Immediately      [Virtual Tour](#)

## Building Details

Year Built                      1994  
Zoning                              I-G: Industrial General  
Rentable Area                      262,704 SF  
Parking                              95 surface stalls  
Certifications                      BOMA Best Certified (2023)



## Building Information

Basic Rent                      Market  
2025 Est. Op Costs  
    ▾ Industrial                      \$5.81 PSF

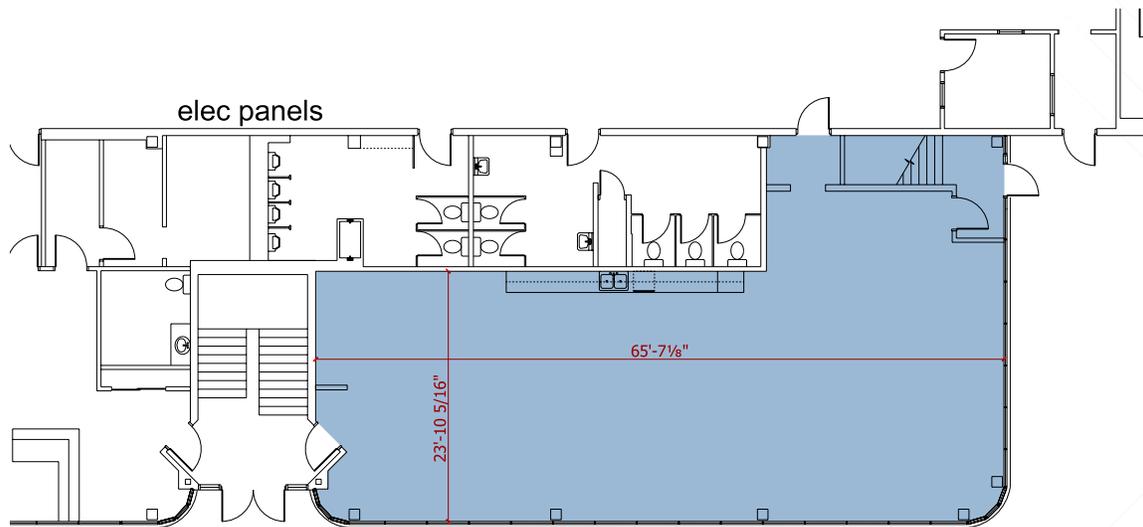
**Foothills II** is an I-G (Industrial General) zoned building and located in the Foothills Industrial Park in Southeast Calgary. The complex consists of three buildings with primary frontage and access along 72 Avenue SE and 48 Street SE. A rail spur line forms the south site boundary and provides direct rail access to Building C docks. There is ample on-site surface parking available for staff and customers.



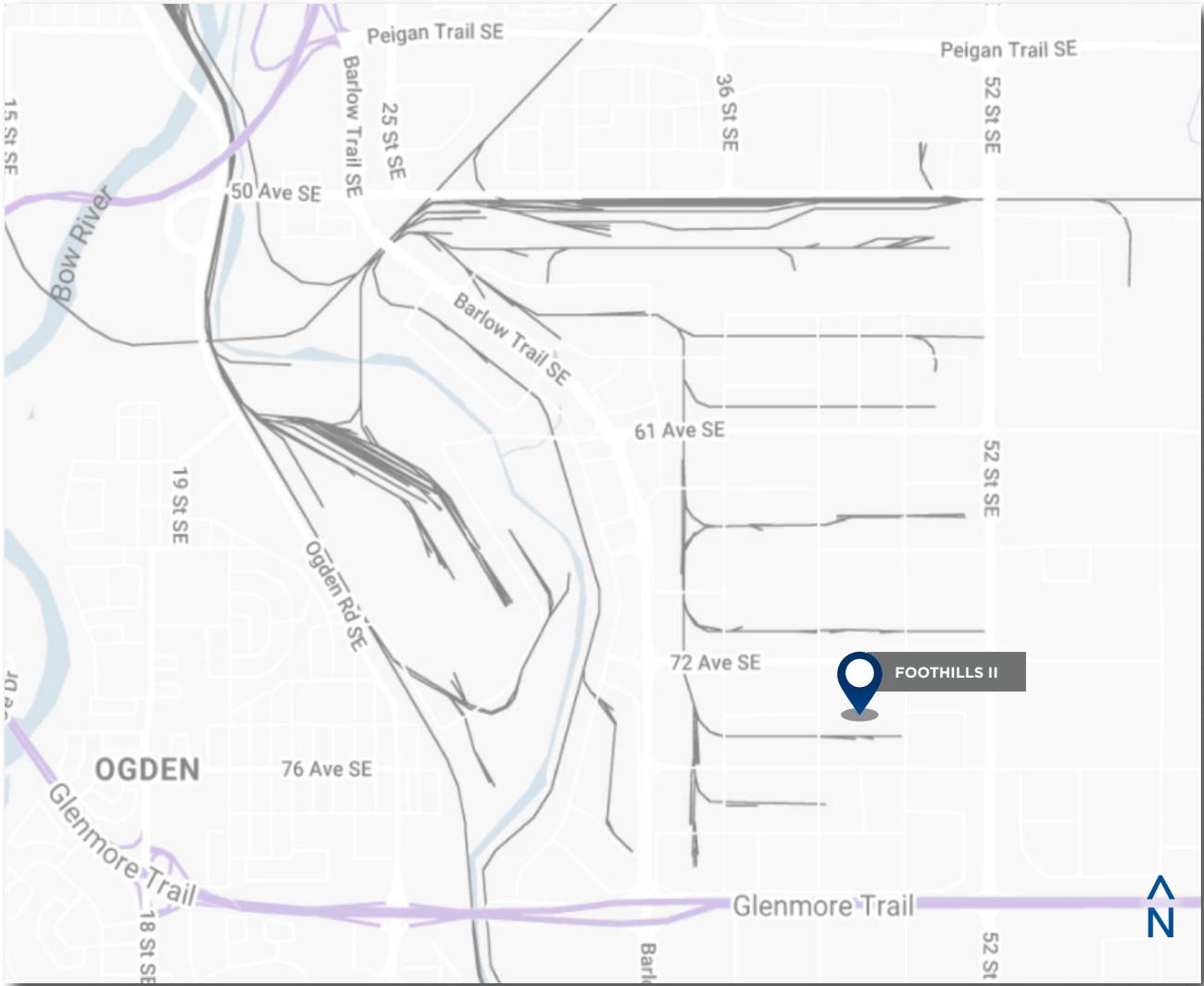
2,389<sup>SF</sup>

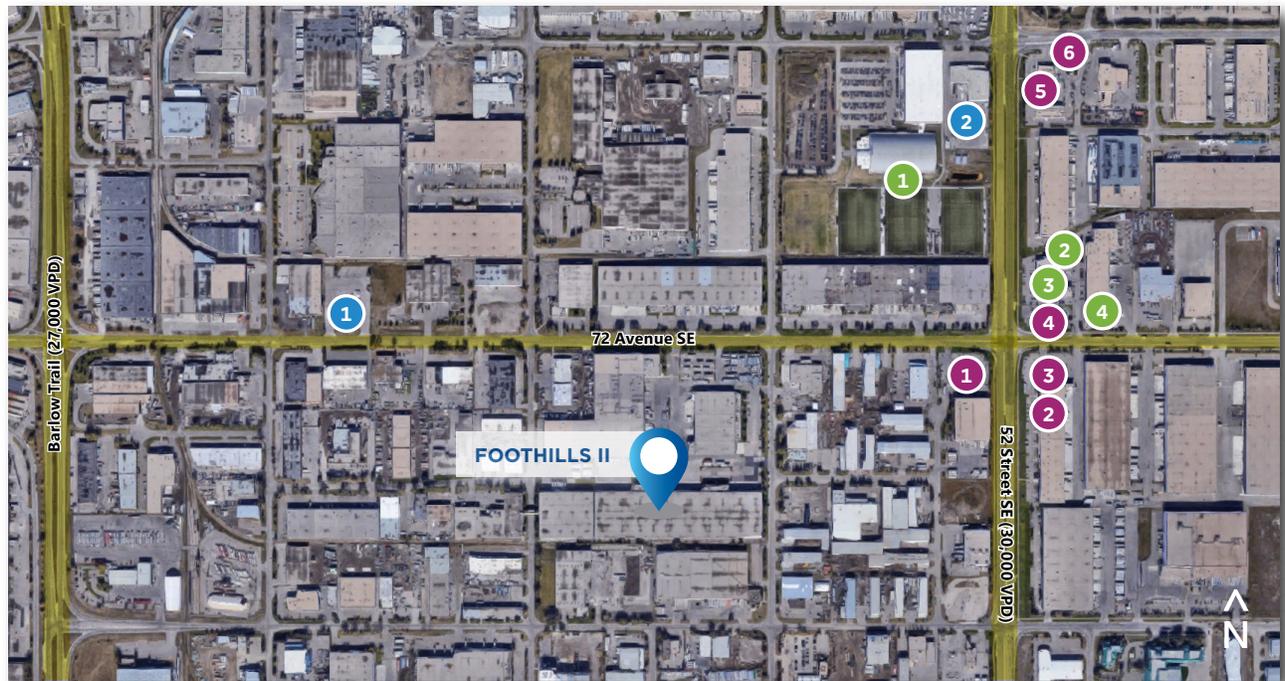
 [Virtual Tour](#)

- ▶ Open office plan
- ▶ Tile flooring throughout space
- ▶ Abundance of natural light
- ▶ Kitchen with storage
- ▶ In-suite washrooms
- ▶ As-is, flexible terms accepted









Map data © 2024 Google



## Restaurants

1. Tim Hortons
2. Edo Japan
3. A&W Canada
4. McDonald's
5. Dairy Queen
6. Subway



## Drive Times

- 3 minutes: Glenmore Trail
- 5 minutes: Peigan Trail
- 7 minutes: Stoney Trail
- 20 minutes: Downtown Calgary
- 25 minutes: YYC International Airport



## Gas Stations

1. Shell
2. Esso



## Sports & Recreation

1. Calgary Soccer Centre
2. X Factor Indoor Golf
3. The Locked Room
4. Flying Squirrel Trampoline Park

## Sustainability Excellence

Triovest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Triovest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

## Accessibility

Triovest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

## Smart Buildings

Our cloud-based tenant experience app, Triovest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

## Our Commitments

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

- ▼ Net Zero Operations by 2050
- ▼ 50% reduction in Carbon footprint by 2030 in our office portfolio
- ▼ Waste Diversion rate of 70% by 2030
- ▼ Occupational health and safety of our employees, tenants, contractors, and visitors

For more information and to view our latest ESG report, visit [triovest.com/sustainability](https://triovest.com/sustainability)

Triovest is committed to achieving

Net Zero  
GHG Emissions  
BY  
2050

## Building Opportunities

### Dedicated Property Management Teams

Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

### We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

## By The Numbers\*

**\$3B**

Under Development

**\$12B**

Under Management

**38M SF**

Under Management

**345**

Properties

**6**

Offices  
Canada-Wide

**460**

Employees

\*As at Q2 2023

## Our Mission

**We create sustainable places that enhance communities and enrich relationships.**

### About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and deep understanding of every stage of the real estate lifecycle.

For more information, visit [triovest.com](https://triovest.com)



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