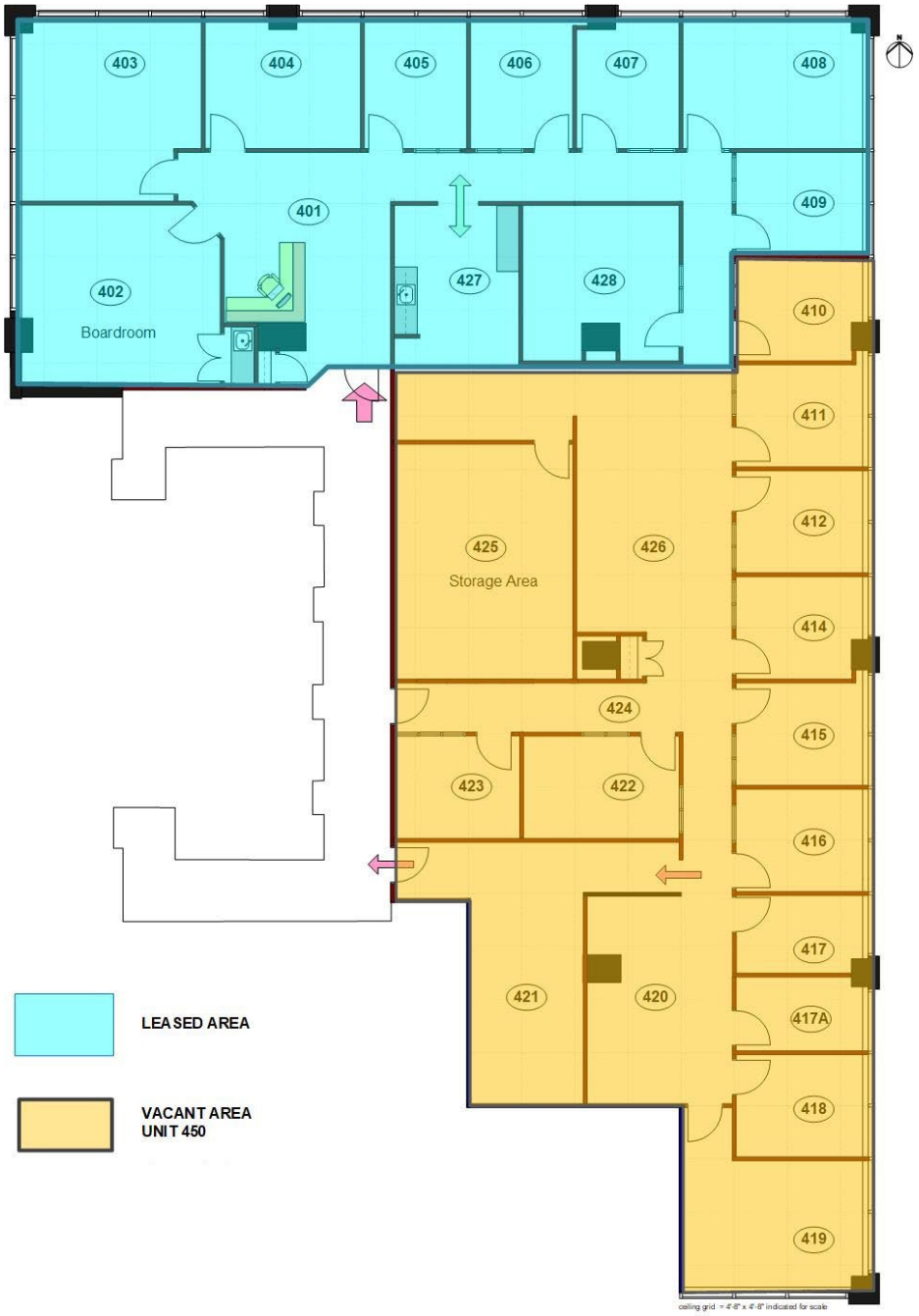
505 THIRD

505 – 3RD STREET S.W., CALGARY, ALBERTA

This leased space is currently on a chalk line deal

SUITE 450 – 3,650 SF



505 – 3rd Street S.W.

Rent: Market

2026
Total Additional Rent $18.73 (psf/yr)
Operating Costs $17.35 (psf/yr)
Realty Tax $1.38 (psf/yr)

Availability: Immediately

Current parking rates

- $510/stall/month
- Parkade height: 6”6”

SUITE DETAILS

Current office space includes 12 offices, open plan work area, storage area and reception.

BUILDING AMENITIES

This building is joined with the + 15 walkway system. Underground Heated Parkade. We are two blocks from the LRT system. This building has on-site security and maintenance. Building is accessed through a security card access. Another amenity is the 2nd floor Board Room with a 55” television that includes a ClickShare wireless presentation system. The surrounding area consists of a mixture of office and retail developments.

Fibre Optics for this building are through either Shaw or Telus.

LEASING CONTACT

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