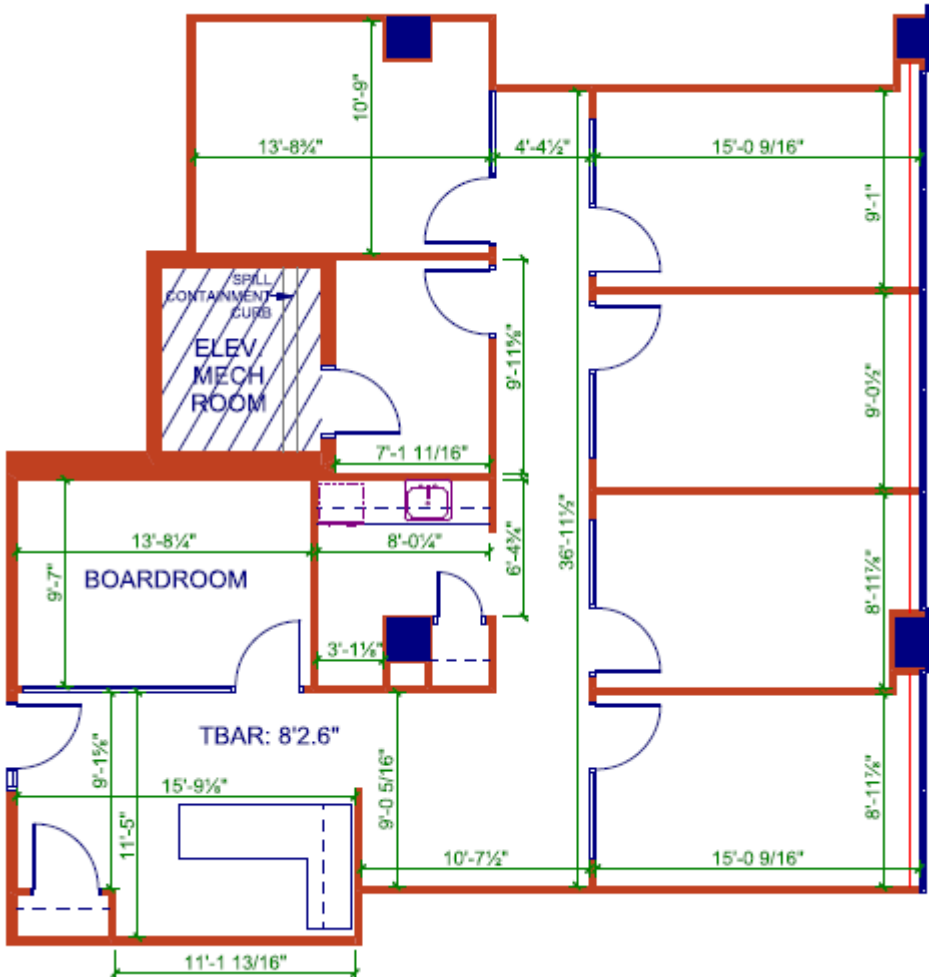


SUITE 1710 – 1,726 SF



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: July 1, 2026

Current parking rates

- \$510/stall/month
- Parkade height: 6"6"

SUITE DETAILS

5 offices, board room, kitchen area, storage area, reception area.

BUILDING AMENITIES

This building connects to the +15 network system, offers an underground heated parkade, and is two blocks from the LRT. On-site security and maintenance are available, with access managed by a security card system. Amenities include a second-floor boardroom featuring a 55" TV and ClickShare wireless presentation. The surrounding area combines both office and retail spaces.

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

LEASING CONTACT

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