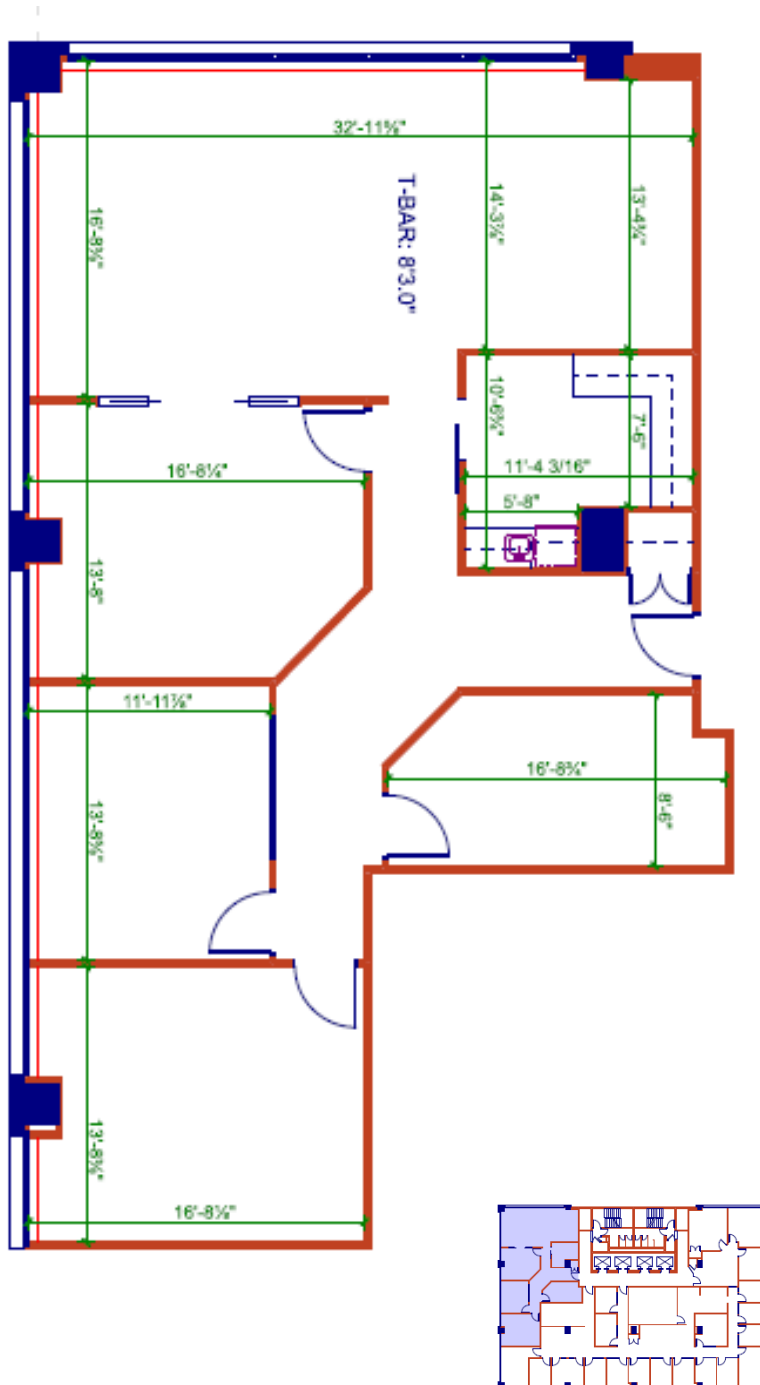


SUITE 470 – 1,971 SF



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: September 1, 2026

Current parking rates

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

SUITE DETAILS

Current office space includes 3 offices, meeting room, open plan work area, and kitchen area.

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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