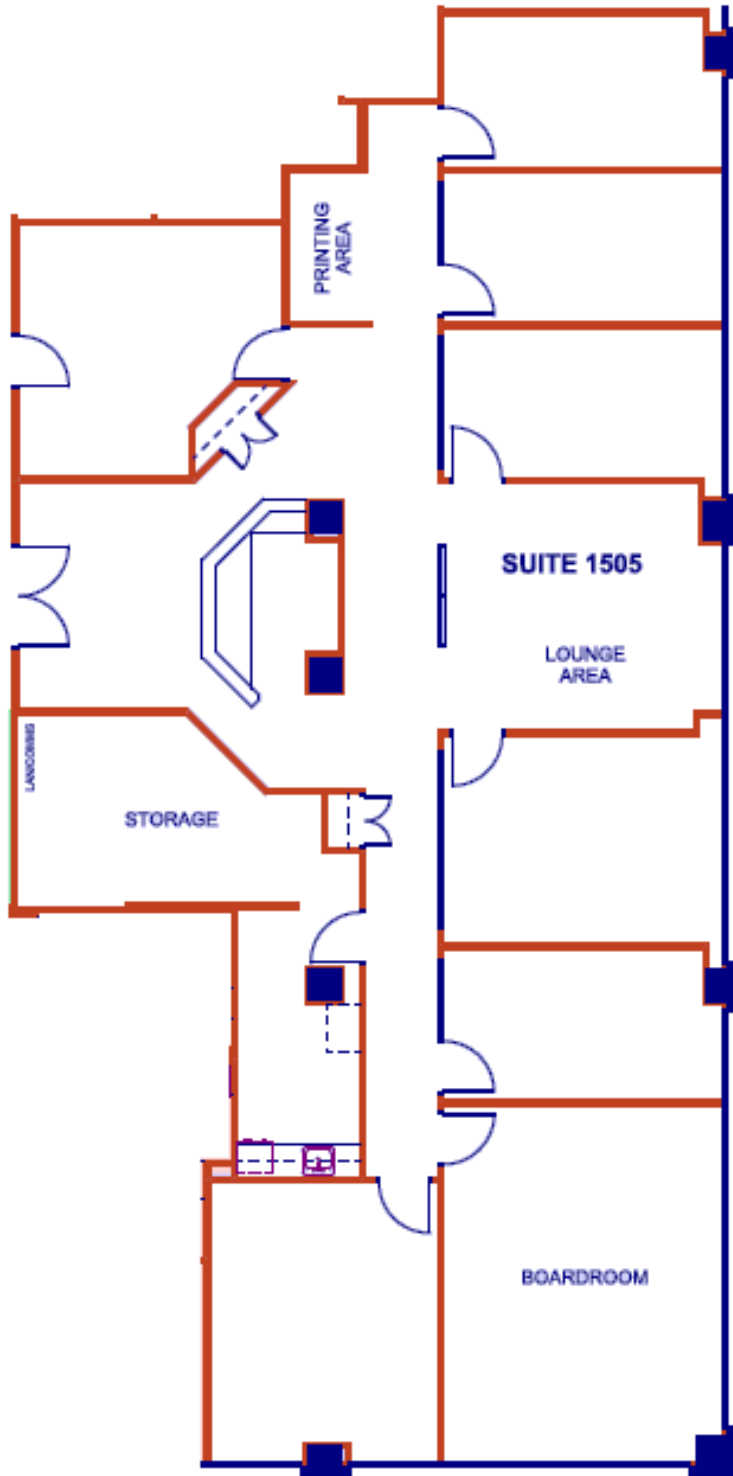


SUITE 1505 – 3,567 SF**505 – 3rd Street S.W.****Rent: Market****2025****Total Additional Rent \$20.25 (psf/yr)****Operating Costs \$18.89 (psf/yr)****Realty Tax \$1.36 (psf/yr)**

Availability: December 1, 2025

Current parking rates

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

SUITE DETAILS

Space consists of 7 offices, 1 boardroom, lounge area, reception, kitchen / filing 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**Ben Oldfield****Leasing, Director**

boldfield@morguard.com

403.213.9710

VIEW THIS PROPERTY ONLINE [HERE](#)