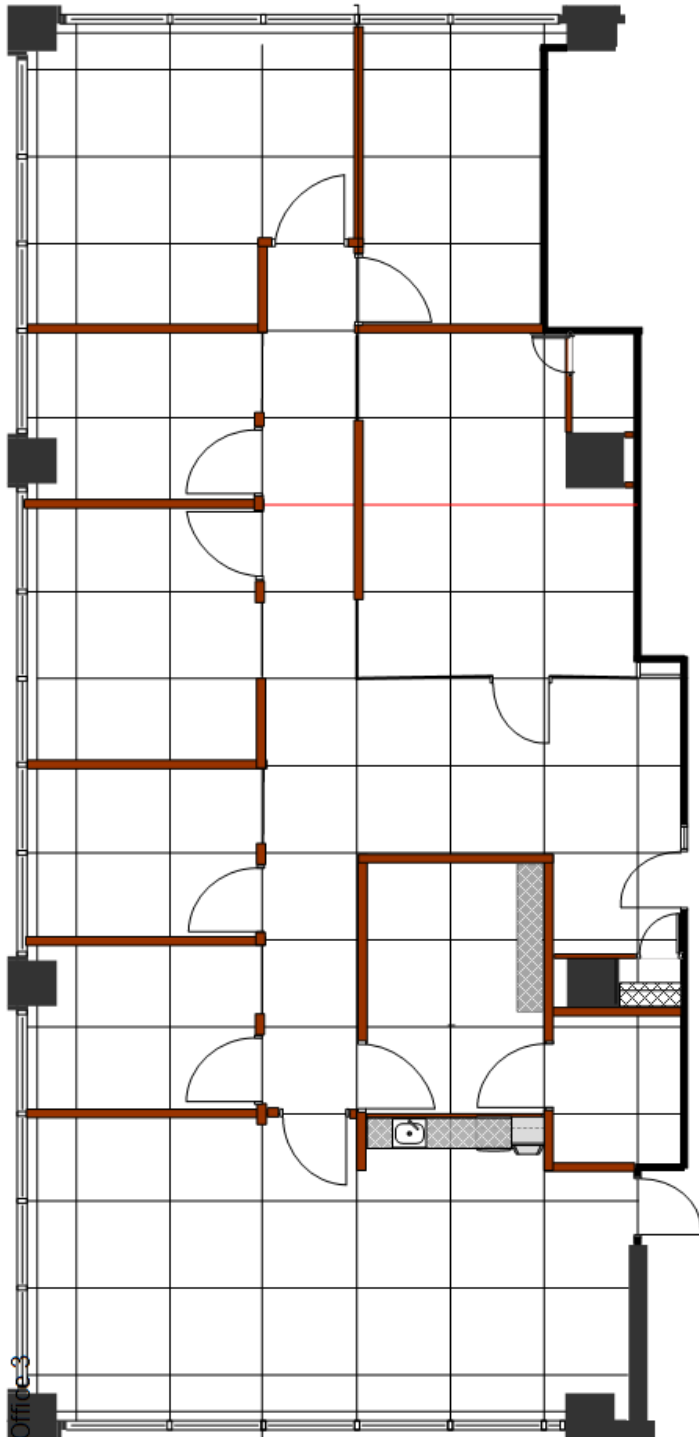


SUITE 880 – 2,769 SF



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 layout consists of 6 offices, 1 meeting room, reception, file room, server room 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

Ben Oldfield

Director, Leasing

boldfield@morguard.com

403.213.9710

[VIEW THIS PROPERTY ONLINE HERE](#)

