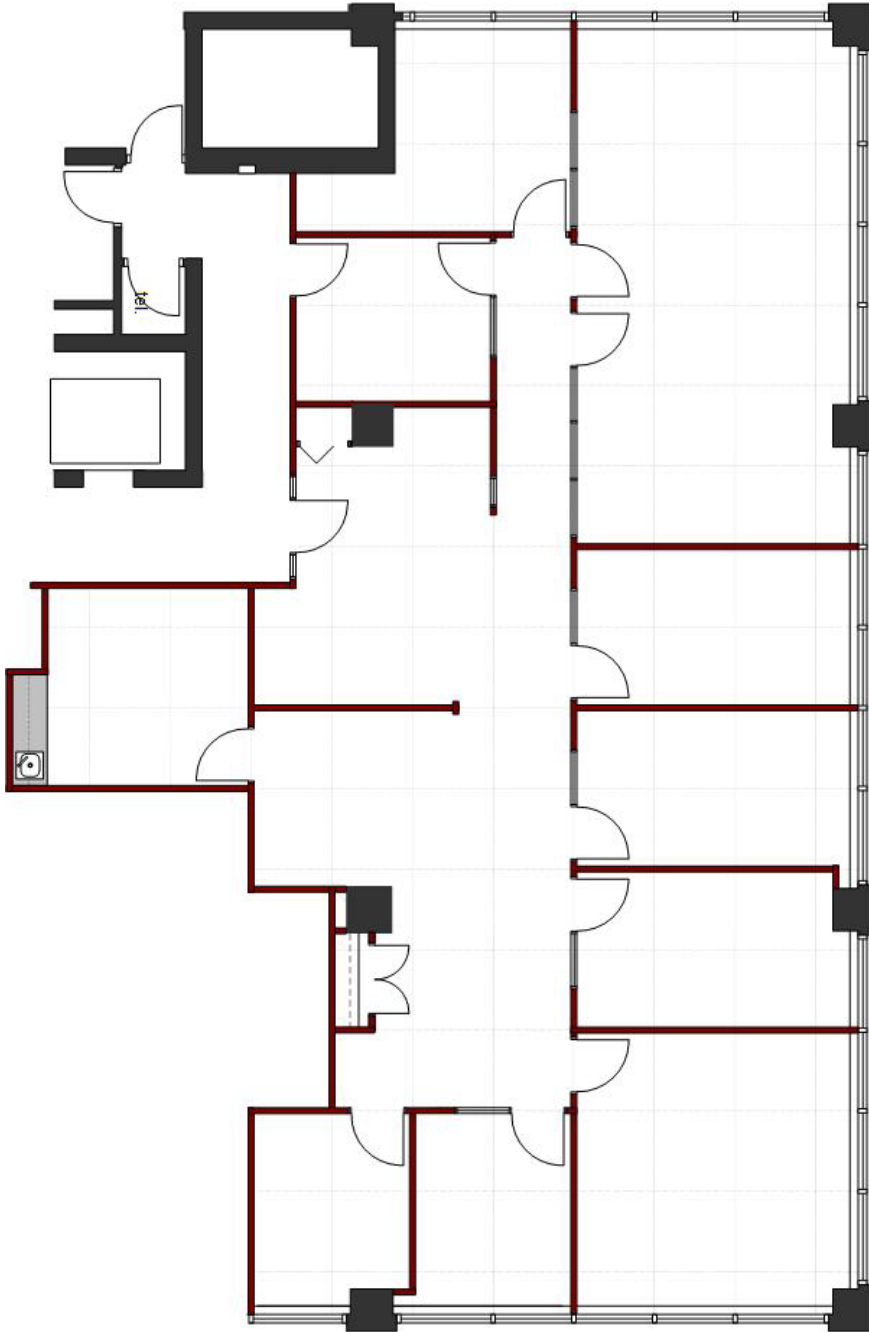


SUITE 1001 – 3,199 SF



505 – 3<sup>rd</sup> 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

Currently this suite has 8 offices, kitchen, reception area, conference room, copy/file area and server room.

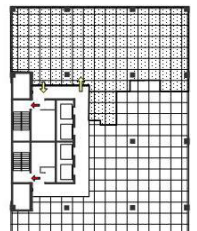
BUILDING AMENITIES

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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 boldfield@morguard.com  
 403.213.9710



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