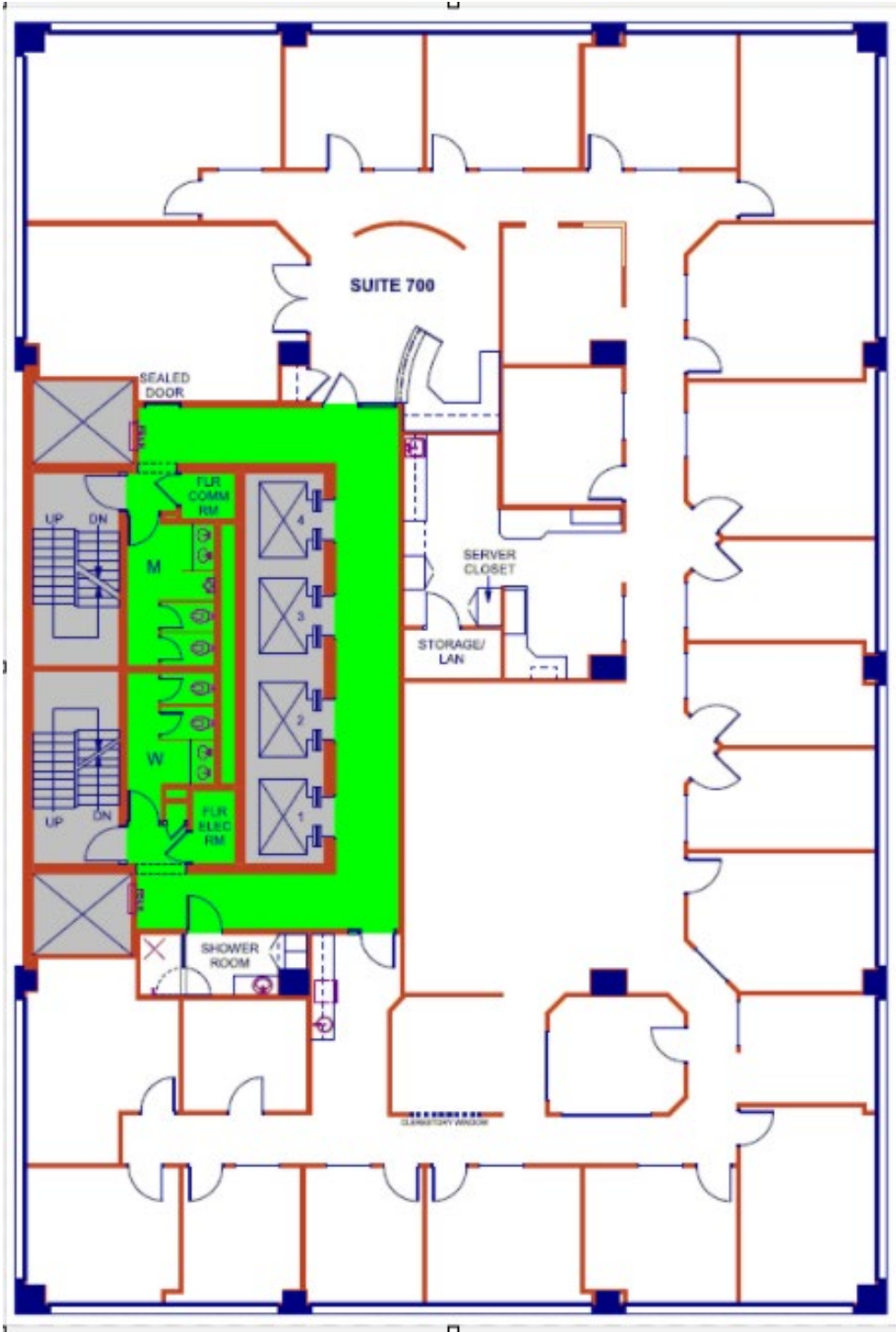


## SUITE 700 – 8,264 SF



### 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

Full floor opportunity. 19 offices, open plan work area, board room, 2 meeting rooms, storage area, file room, kitchen and shower.

### 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 2<sup>nd</sup> 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