

## SUITE 605 – 2,182 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

1 office, 1 board room, server/copy room, kitchen area, open area for work stations and a reception 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 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

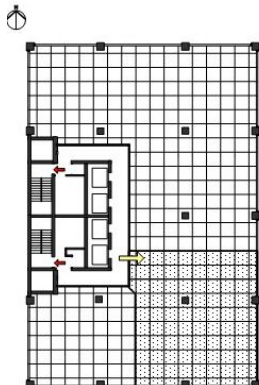
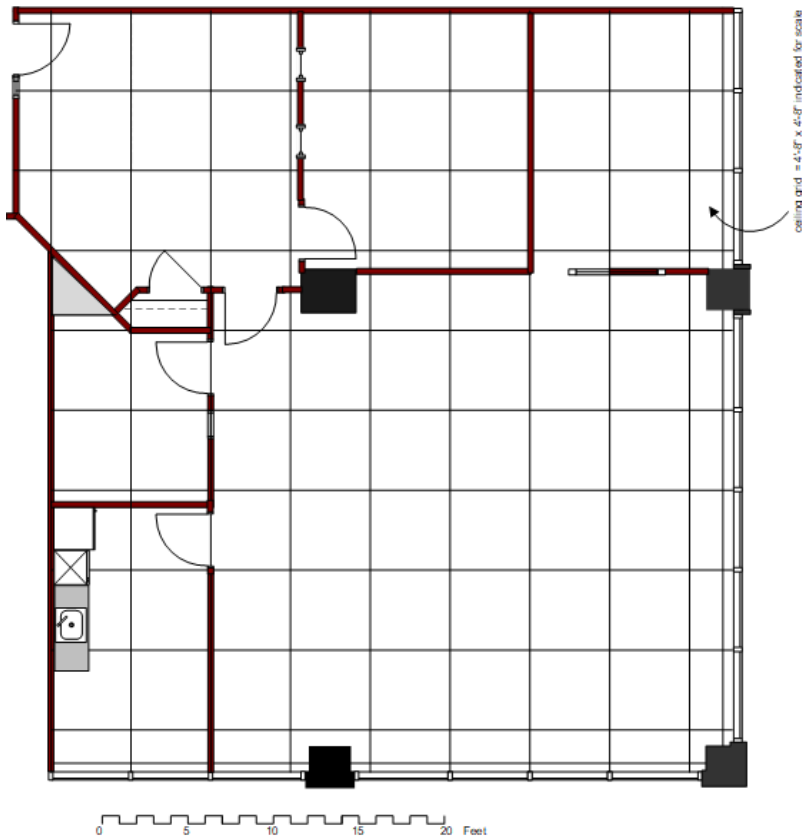
**Ben Oldfield**

**Director, Leasing**

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