

For Lease Office Space

1010, 505—3rd STREET S.W.
Calgary, AB

**PREMIER PROPERTY LOCATED IN
THE DOWNTOWN CORE**



MORGUARD
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Morguard

Real Estate Potential. Realized.

BUILDING INFORMATION - 505 – 3rd STREET

505 – 3rd Street SW, Calgary, Alberta

- Building Area: 142,141 sf
- Typical Floor: 8,200 sf
- Floors: 18
- Year Built: 1978
- Parking Stalls: 48 reserved underground
- Parking Ratio: 1:3,000 sf
- Fibre Optics: Shaw or Telus
- Total Available Space: 38,369 sf
- Energy Star Rating: 95 out of 100
- BOMA BEST Certification: Silver
- +15 Connection
- Common Boardroom



AVAILABLE OFFICE SPACE

UNIT	AREA (SF)	RENT (PSF)	NOTES
1010	2,017	Market	Developed office space with 4 offices, board room, server room, file room, kitchen area and reception area.

TENANT COST

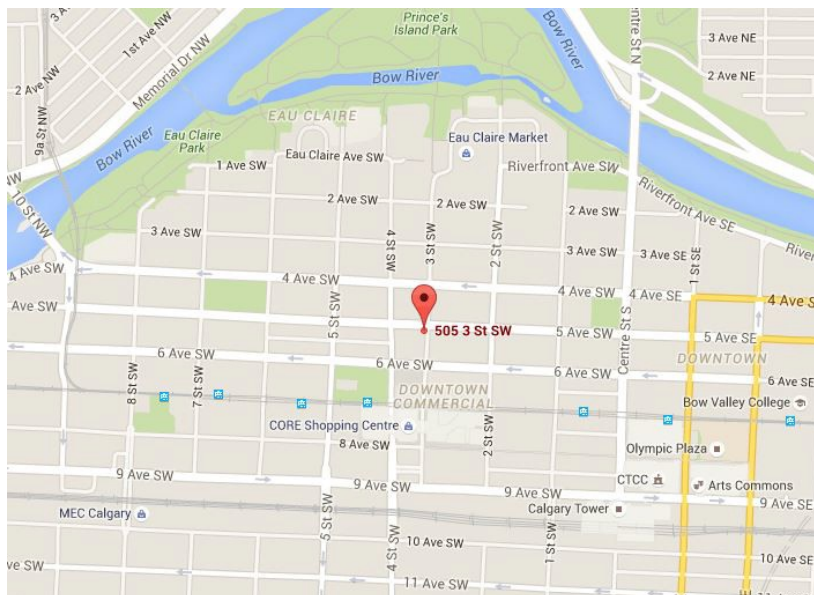
OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$13.23/SF	\$1.97/SF	\$15.20/SF (2021 est.)

PROPERTY DESCRIPTION

Fifth and Third is located in the center of the downtown core in Calgary with frontage on 5th Avenue South West and 3rd Street South West. Fifth Avenue South West is the main eastbound route through the downtown core. The property is an eighteen storey office building with more than 142,000 square feet of rentable area. The building is situated on a 0.32 acre (13,983 square foot) corner rectangular site and is located in close proximity to Calgary's premier commercial buildings, positioned to take full advantage of the city's downtown elevated Plus 15 walkway system with existing bridges connected to Centrium Place and the 333 Fifth building. Calgary's rapid transit system is located two blocks from the site. There are two levels of underground heated parking with 48 stalls, including bike racks. The building was constructed in 1978 with the most recent cosmetic improvements made to the building's exterior in 2005 as well as a lobby upgrade in 2011.

505 – 3rd Street is now one of Morguard's ENERGY STAR certified building, with a score of 95 out of 100. This building has also received a BOMA BEST Silver certification.

LOCATION



FOR MORE INFORMATION CONTACT

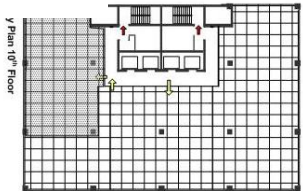
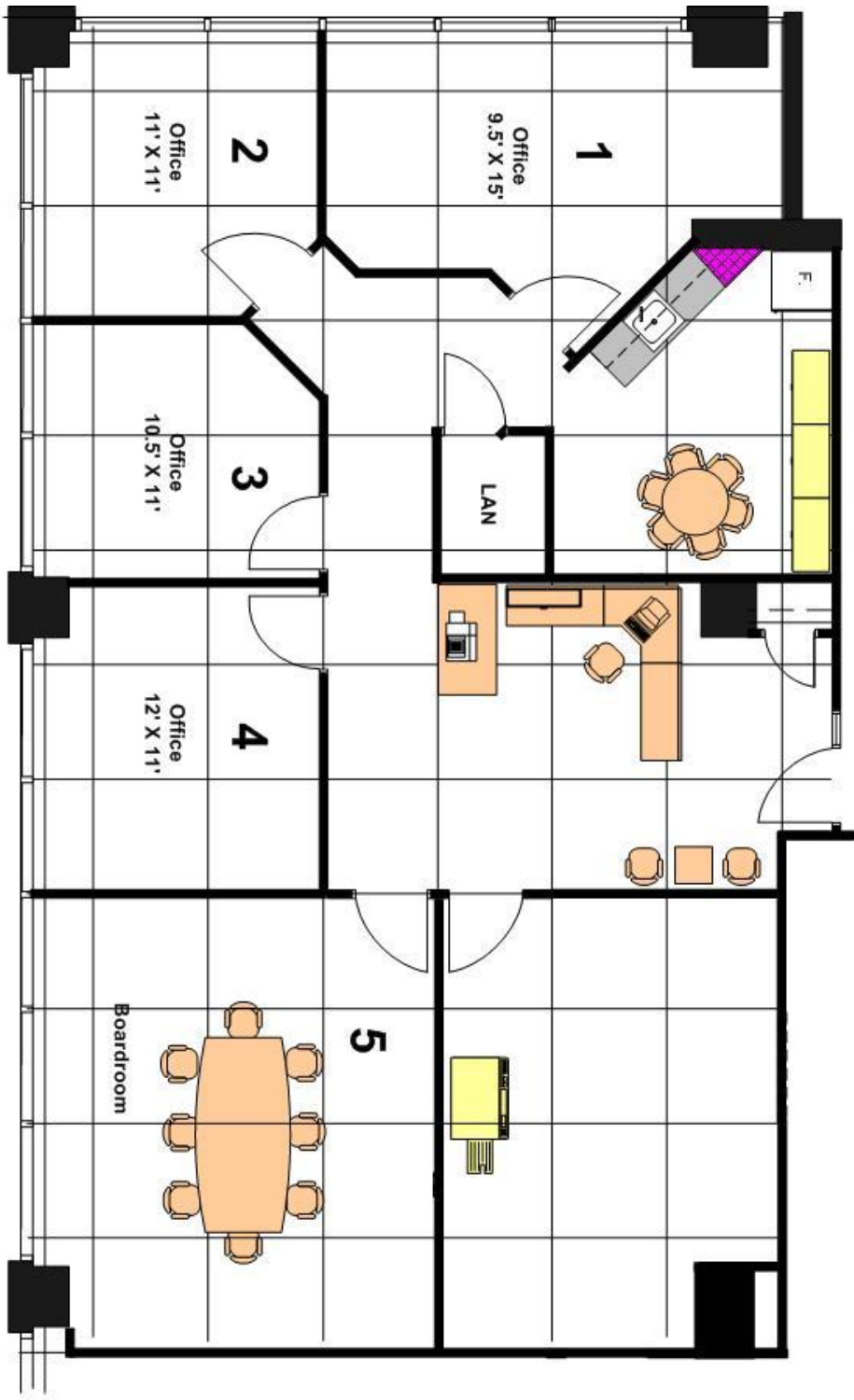
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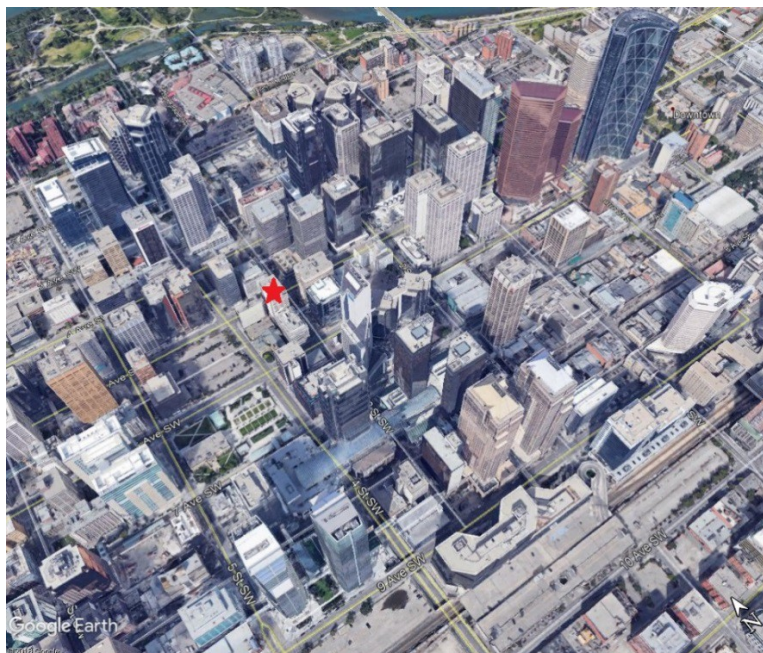
VIEW THIS PROPERTY ONLINE [HERE](#)





505 – 3rd STREET has immediate proximity to a wide variety of services and amenities including:

- This building is joined with the **+15 walkway system** connecting to the Centrium Place and 333 Fifth Building.
- The building also contains a **2nd floor Boardroom** with a 55" television that includes a ClickShare wireless presentation system which is available for use by all tenants of the building, free of charge.
- **LRT System & Bus route:** The building is located two blocks north of the Calgary LRT system. Additionally over 30 bus routes have a stop within a two block radius of the building. Some of these routes include the: #4 (Huntington) #5 (North Haven) #6 (Killarney). Refer to Calgary Transit for all routes available.
- **Hotels in the Downtown Core:** The Westin, Regency Suites and International Hotel are all located within a three block radius of the building. Others within the downtown core include The Fairmont Palliser, Hyatt Regency Calgary, Calgary Marriott Downtown Hotel, and the Sheraton Suites Calgary Eau Claire to name just a few.
- **The CORE Shopping Centre** consists of TD Square, the Holt Renfrew building (which is the former Calgary Eaton Centre), is the dominant downtown Calgary shopping complex, boasting 160 stores, is located 2 blocks south of the building.
- **Restaurants in the area include:** Ceili's Modern Irish Pub, The Keg, Cactus Club and the Holy Grill are to name a few. Steven Avenue Mall, located 2 blocks south of the building, has an abundance of restaurants as well.



OWNED & MANAGED BY MORGUARD

Morguard is one of North America's leading, fully integrated real estate organizations with an extensive owned and managed portfolio valued at more than \$21.6 billion. With 40 years of experience and a dynamic team of 1,500 professionals, we have created a broad and efficient real estate platform to provide operational excellence through leading edge systems, comprehensive tenant services and responsible sustainability principles in our properties.

Locally, Morguard is responsible for the management of approximately 3.3 million square feet of mixed commercial real estate. The Building Owners and Managers Association of Calgary has recognized Morguard on a number of occasions for its outstanding service to its tenants through its Building of the Year and Operations Team of the Year Awards.

The property is maintained and serviced by Morguard's office operations team who are directly responsible for the customer service, maintenance and security of the buildings. Tenant response is a priority. These personnel are backed up by senior management staff based in Calgary.

TENANT SERVICES



Morguard's national program, GREEN LINK, serves as the foundation for Morguard to adopt a continuous "green" operation of its properties and maintain employee and tenant awareness by promoting green building programs, technologies, and design practices.

SERVICE 24 LINK

Service Link is Morguard's web-enabled service solution designed to simplify tenant requests and provide fast, responsive, quality service. Whether it be repairs, climate control, security, cleanup or other building needs, Service Link facilitates maintenance and service requests, 24 hours a day, and monitors the real-time progress through to completion.
