

PROSPECT  
PLACE

505 - 2nd Street SW | Calgary, AB

Centrally located, office space for lease attractive rates and short term options



**FOR LEASE**

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Owned and managed by:

**Hines**

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## KEY HIGHLIGHTS



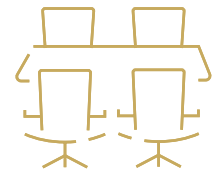
Fitness centre with complimentary access provided to all tenants in the building



3 minute walk to LRT Line



Secure underground bicycle storage



Modern, collaborative conference space, fully-wired for presentations. Tenant lounge that includes casual seating options and collaborative work spaces. Both fully accessible to all tenants



## PROPERTY OVERVIEW

- Suite 810 - 2,774 SF
- Suite 804 - 2,652 SF
- Suite 802 - 2,761 SF
- Suite 600 - 15,478 SF
- Suite 500 (well-improved) -10,338 SF
- Suite 401 - 5,181 SF
- Suite 300 - 15,497 SF
- Suite 200 - 5,554 SF
- Suite 206 - 4,991 SF
- Suite 150 - 8,438 SF

Spaces can be demised/chalklined to accommodate smaller tenancies

### Available Space

### Available Date

Immediate

### Asking Rent

### Aggressive Rates

### Operating Costs & Taxes:

\$18.44 (est 2024)

### Parking

Surface and Underground Parking Available  
\$375/stall/month - Reserved Surface  
\$450/stall/month - Reserved Underground

## BUILDING DETAILS

Constructed	1959
Rentable Area	121,418 SF
Number of Floors	8
Landlord	Hines
Property Manager	Hines

## FEATURES

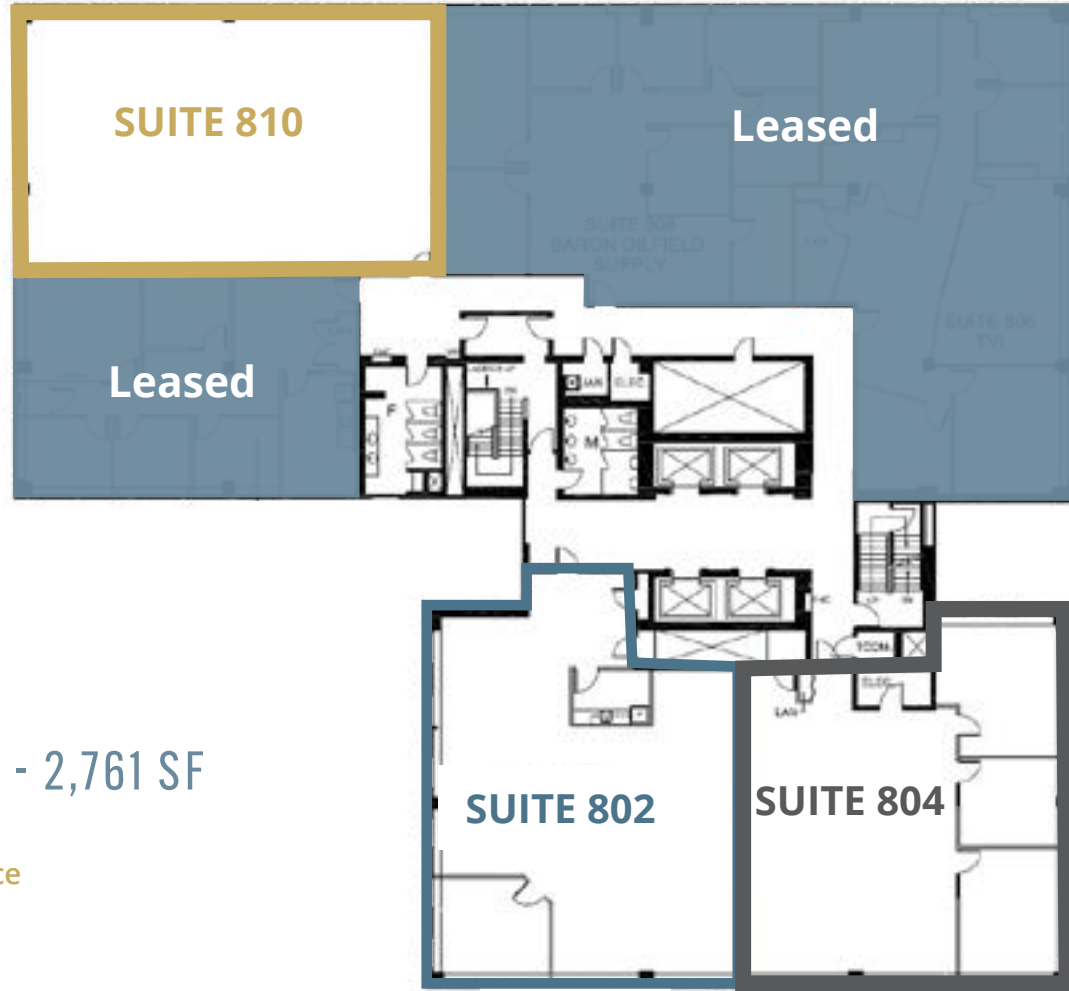
Office space available in the centre of the downtown core

Signage and naming rights, as well as at-grade retail space, available to select tenants

Landlord can accommodate flexible, short terms

### Furniture Available

# FLOORPLANS



## SUITE 802 - 2,761 SF

- 1 Exterior Office
- Open Area
- Kitchen
- Reception

## SUITE 804 - 2,652 SF

- 2 Exterior Offices
- Meeting Room
- Open Area

## SUITE 810 - 2,774 SF

- Completely Open Plan
- Upgraded Carpet/Paint
- Exposed Ceiling

3 Suites: 8,187 SF



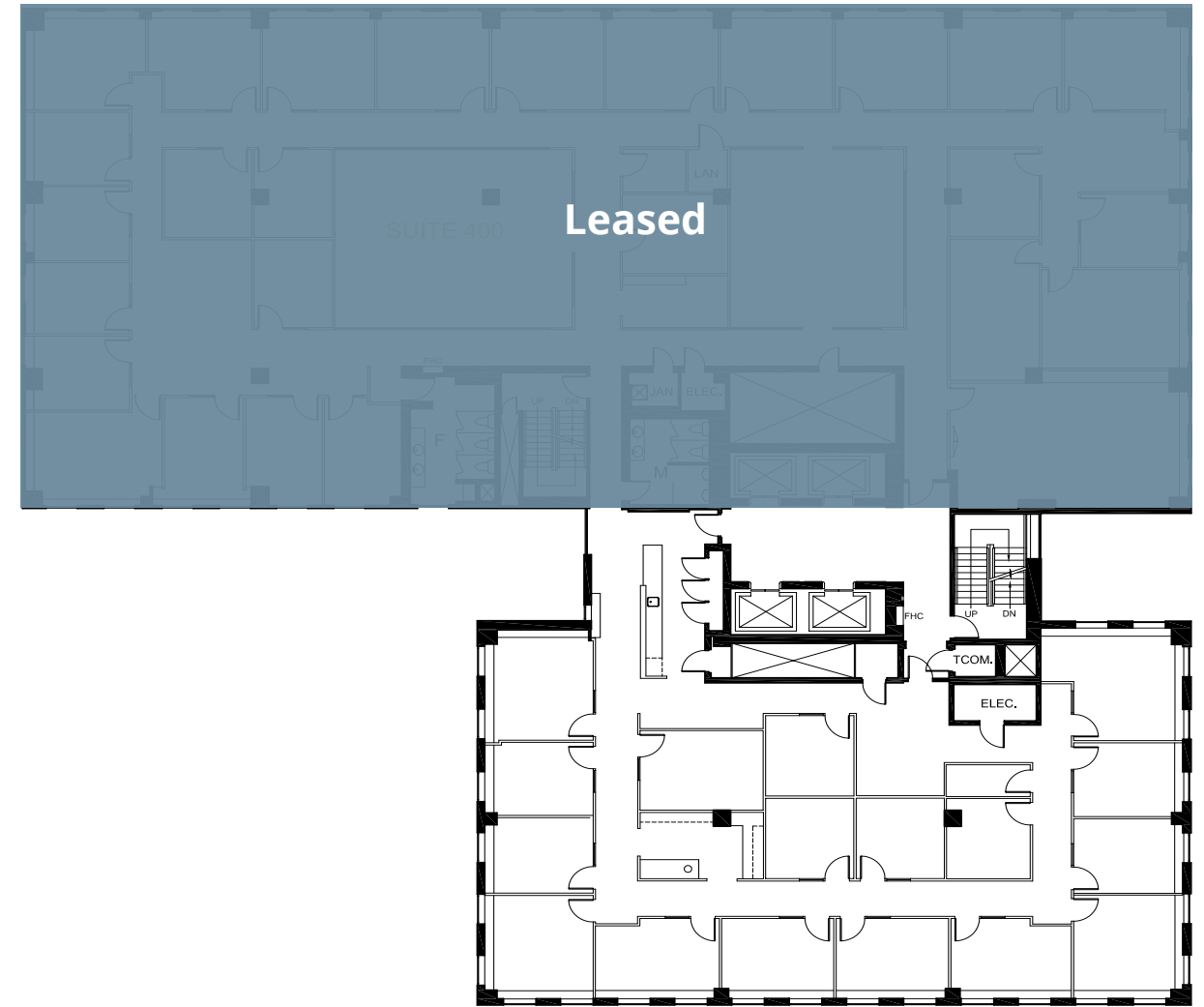
## SUITE 600 - 15,478 SF

- 26 Offices
- Storage Room
- 3 Boardrooms
- Meeting Room
- Copy/Filing room
- Server Room
- 2 Kitchens
- Large Open Area for Workstations



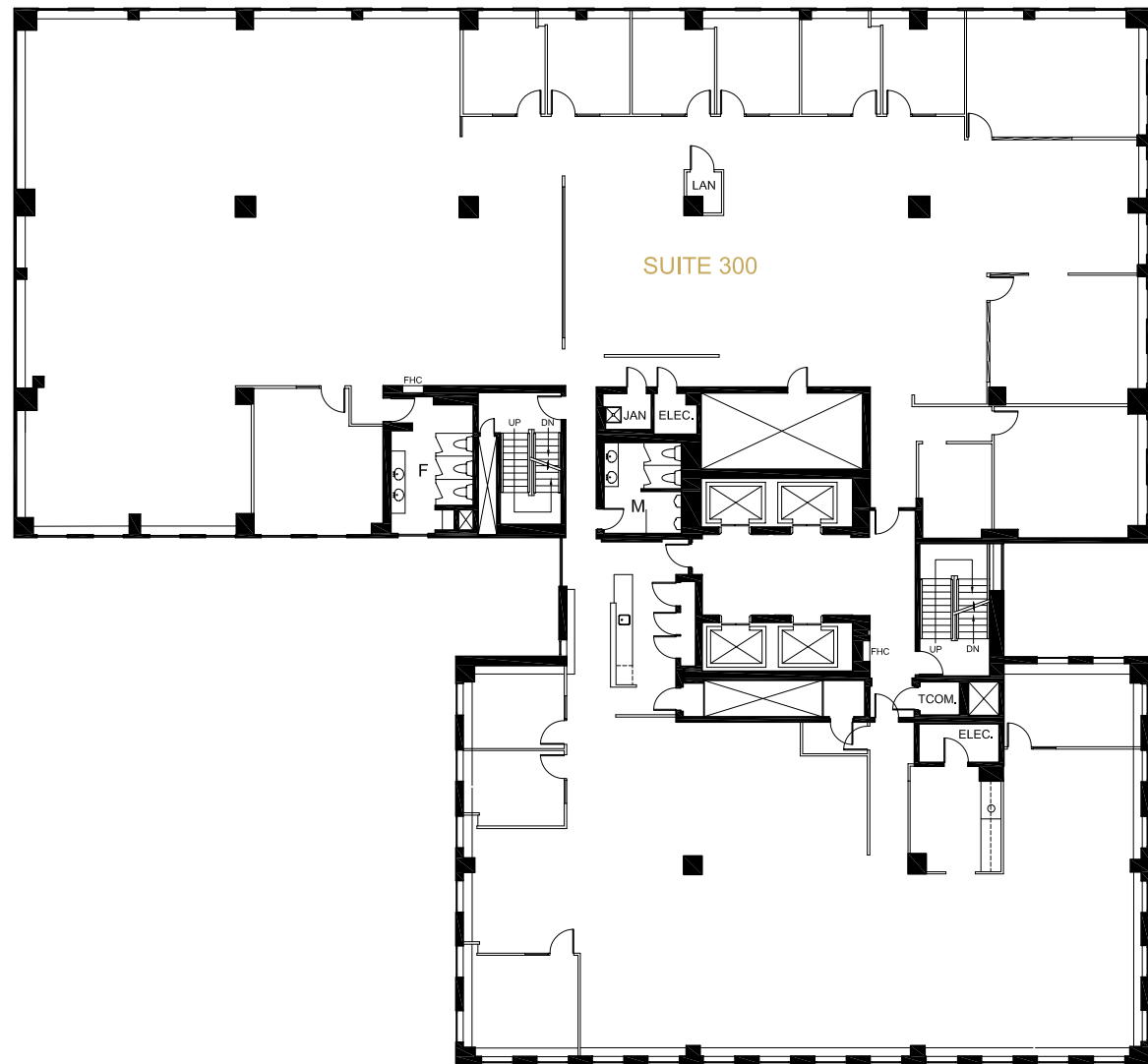
## SUITE 500 - 10,338 SF

- 16 Exterior Offices
- 4 Interior Offices
- 2 Meeting Rooms
- Open Areas
- Kitchen
- Reception
- Copy Area / Filing Area
- Executive Level Finishes**



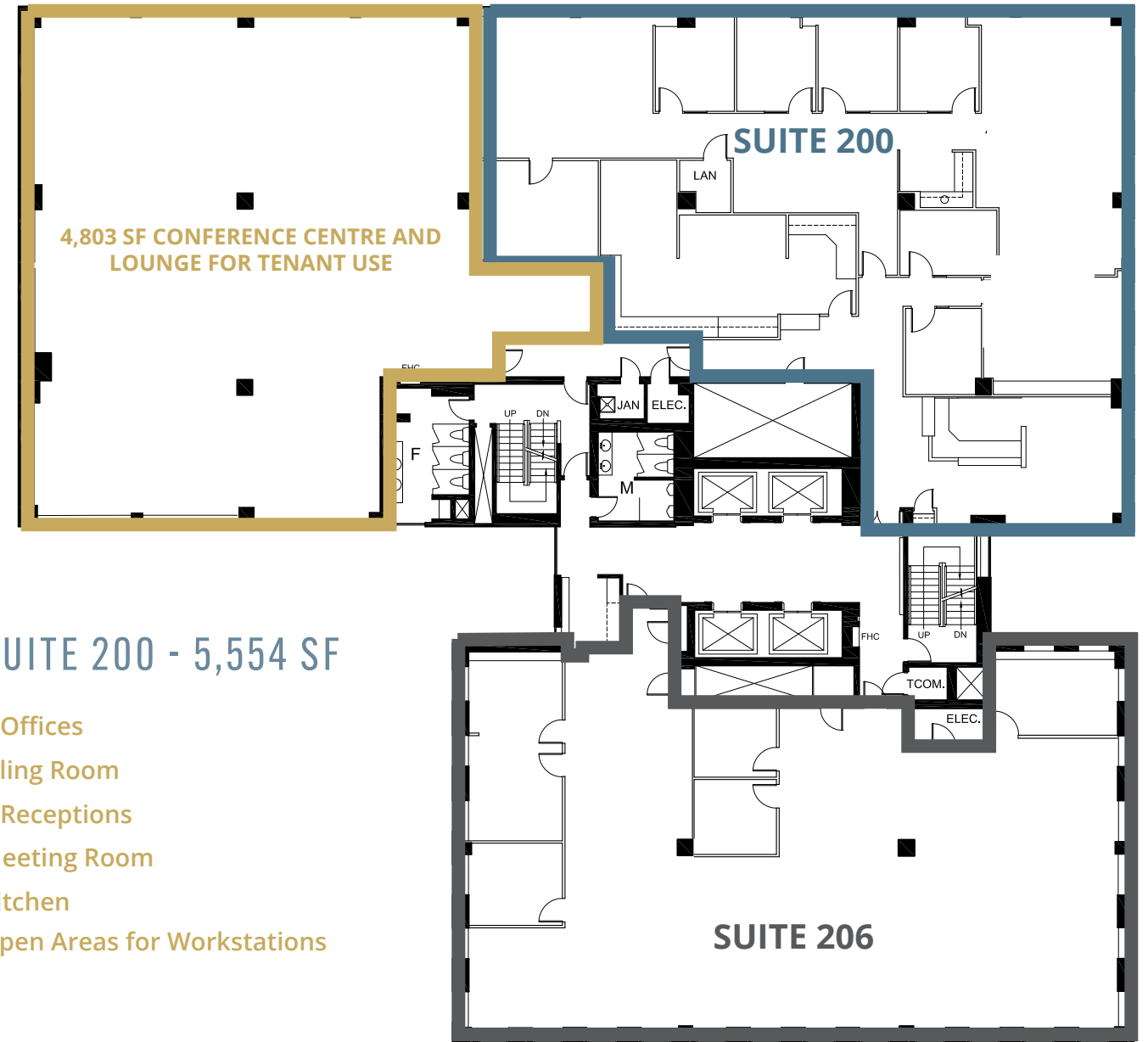
## SUITE 401 - 5,181 SF

- 12 Exterior Offices
- 4 Interior Offices
- Meeting Rooms
- Kitchen
- Reception Area
- Filing / Storage Room



## SUITE 300 - 15,497 SF

- 13 Offices
- Meeting Room
- Kitchen
- Filing / Storage Area
- Open Area for Workstations



## SUITE 200 - 5,554 SF

- 6 Offices
- Filing Room
- 2 Receptions
- Meeting Room
- Kitchen
- Open Areas for Workstations

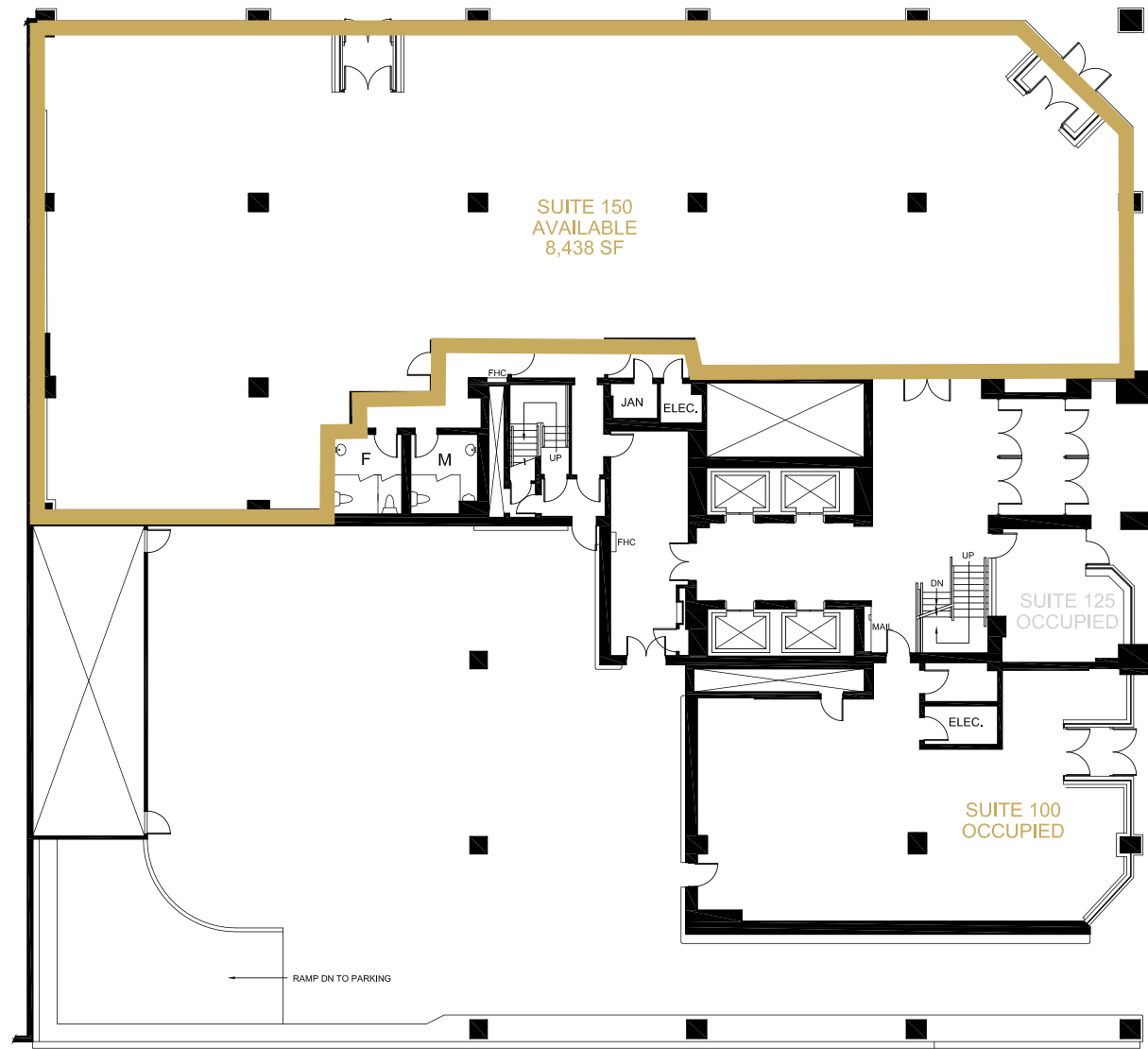
## SUITE 206 - 4,991 SF

- 4 Offices
- Boardroom
- Large Open Area for Workstations

## CONFERENCE CENTRE - 4,803 SF

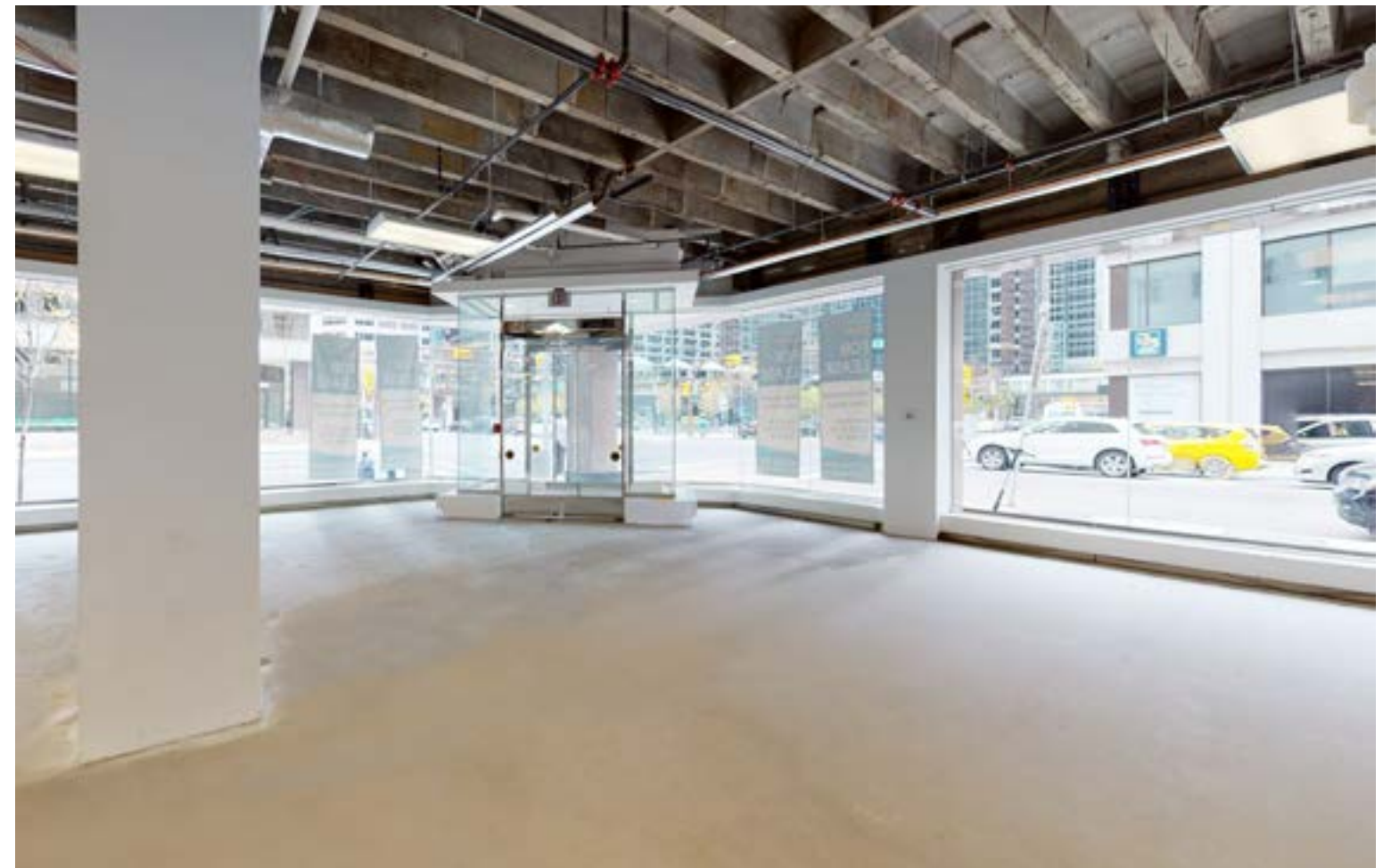
- 4 Offices
- Boardroom
- Large Open Area for Workstations

Full Floor 15,348



## SUITE 150 - 8,438 SF

Base Building Condition





## OWNERSHIP EXPERIENCE

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 314 cities in 28 countries and \$92.3 billion<sup>1</sup> of investment assets under management and more than 102.1 million square feet of assets for which Hines provides third-party property-level services. Hines has 200 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,564 properties, totaling over 520 million square feet. The firm's current property and asset management portfolio includes 634 properties, representing over 225 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most respected real estate organizations in the world.

Since the launch of its Canadian operations in 2004, Hines has developed, acquired and/or managed over 14 million square feet of signature projects representing a wide variety of product types -- from city-defining office buildings to retail, residential and mixed-use developments. With offices in Toronto, Calgary and Edmonton, the team's track record of economic value creation, investment stewardship, engineering excellence, advanced building design technology and architectural achievement continues to attract leading investors, clients and partners to help reshape Canada's skylines.

View more information about Hines online at [www.hines.com](http://www.hines.com)

Hines Roster

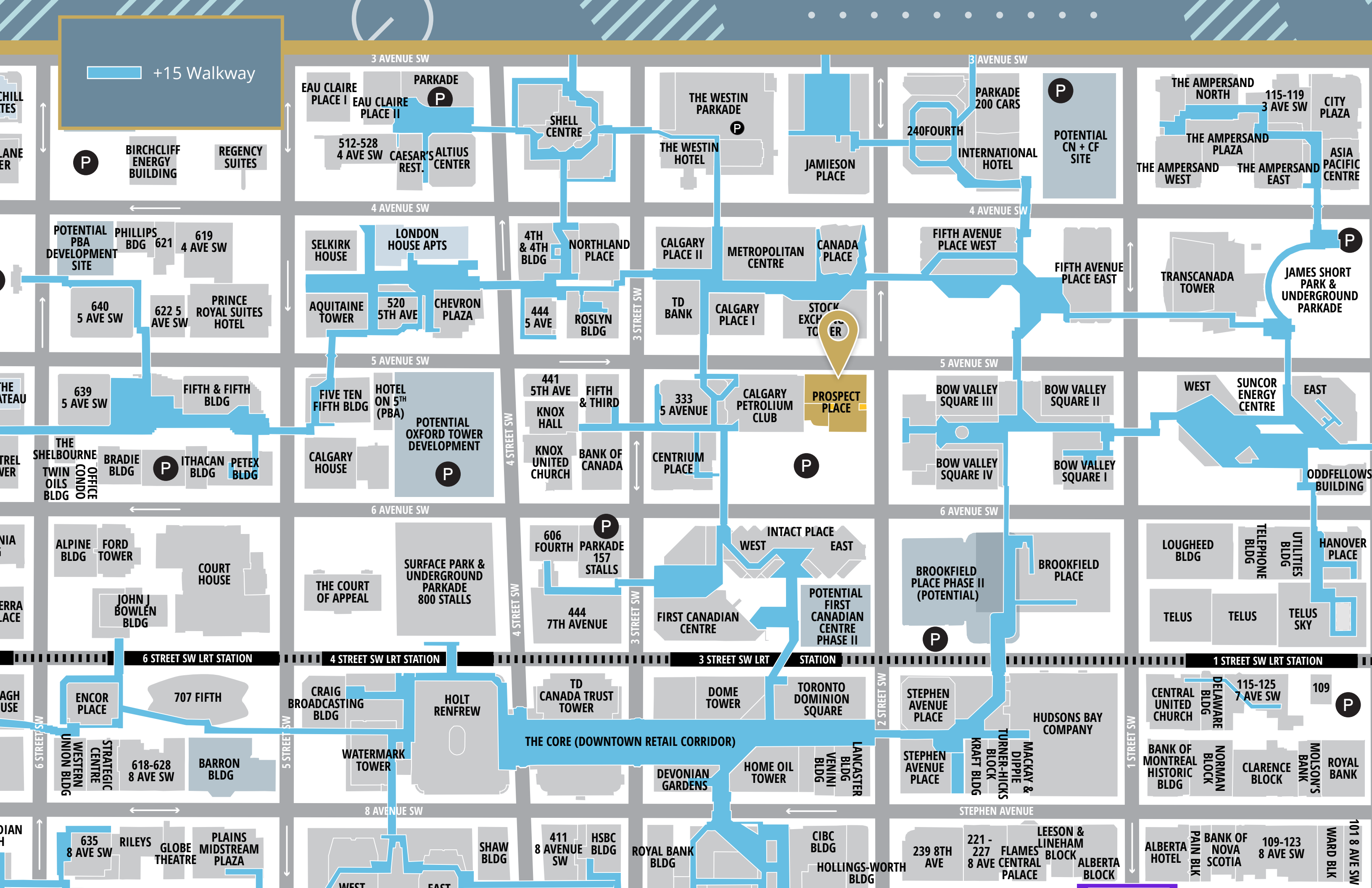
### CIBC SQUARE TORONTO, ONTARIO



### EIGHTH AVENUE PLACE CALGARY, ALBERTA



+15 Walkway







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