

FOR LEASE OFFICE SPACE

Morguard

# 505 3<sup>rd</sup> STREET WEST

CALGARY, AB



## PREMIER PROPERTY LOCATED IN THE DOWNTOWN CORE

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.

Immediate proximity to many services & amenities

- Calgary's rapid transit system is located two blocks from the site.
- This property has two levels of underground heated parking with 48 stalls, including bike racks.



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## TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$17.66/SF	\$1.67/SF	\$19.33/SF (2024 est.)

## BUILDING DETAILS

Total Space: 142,141 SF +/-

Typical Floor: 8,200 SF +/-

Number of Floors: 18

Year Built: 1978

Office Class: B

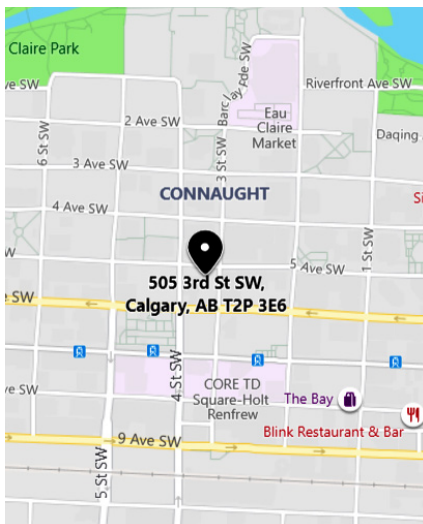
Leasing District: Downtown Core in Calgary

Fibre Optics is through Shaw or Telus

Sustainability: BOMA BEST Silver

Energy Star Rating: 96 out of 100

## LOCATION



503 3rd Street SW, Calgary, AB

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## BUILDING AMENITIES

Easy access to public transit

Close to numerous hotels, shopping centres and restaurants

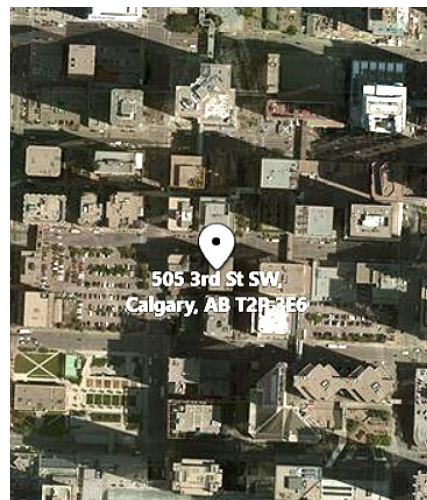
2nd floor common boardroom for tenants

Joined with +15 walkway system connecting to Centrium Place and 333 Fifth Building

Parking available



## AERIAL VIEW



Exterior Entrance



Lobby / Elevators

## FOR MORE INFORMATION

**BEN OLDFIELD**  
 Director, Leasing  
 boldfield@morguard.com  
 403-213-9710

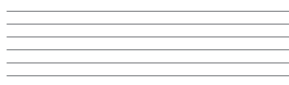
[VIEW THIS PROPERTY ONLINE HERE](#)

## AVAILABLE OFFICE SPACE

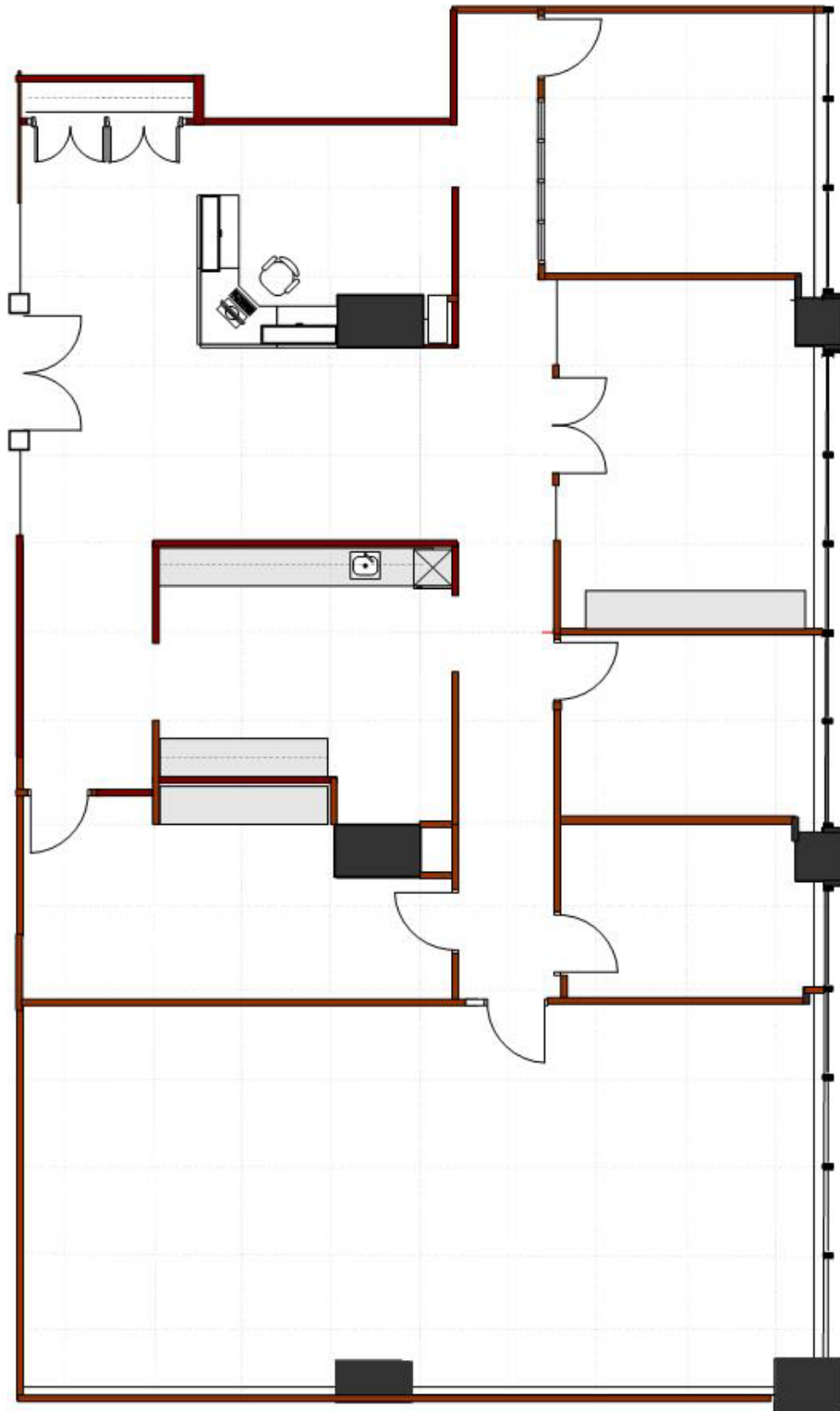
UNIT	AREA (SF)	RENT (PSF)	NOTES
200	3,358	Market	Second floor Suite with 3 offices, 1 large board room (22 persons), 1 board room, 1 smaller meeting room, kitchen, copier/server area, and reception. This Suite also has a security card access system. Existing furniture available. Refer to the Pic Tour.
300	8,289	Market	Currently a full floor office space with 21 offices, boardroom, kitchen area, filing room and reception.
450	3,630	Market	Current office space includes 12 offices, open plan work area, storage area and reception.
605	2,178	Market	Current layout consists of 1 office, 1 board room, server/copy room, kitchen area, open area for workstations and a reception area.
630	4,704	Market	Currently 10 offices, boardroom, kitchen / file room area, server room and reception.
700	8,252	Market	Full floor office space; 19 offices; 1 large board room; 2 small meeting rooms, storage area; file room area; kitchen and a shower room.
950	3,025	Market	This unit consists of 8 offices, 1 meeting room, copy/file area, kitchen area, and reception.
1001	3,184	Market	Well-kept tenth floor suite with 8 offices, conference room, copy/file area, server area, and staff area.
1450	3,514	Market	Majority of the space is in base building condition with 3 offices remaining.
1600	5,269	Market	Currently a partial full floor office space with 12 offices, 1 boardroom, 1 meeting areas, server room, storage room and reception. Could also be a full floor tenant with 8,203 sq. ft.
1710	1,712	Market	5 offices, board room, kitchen area, storage area and reception area.

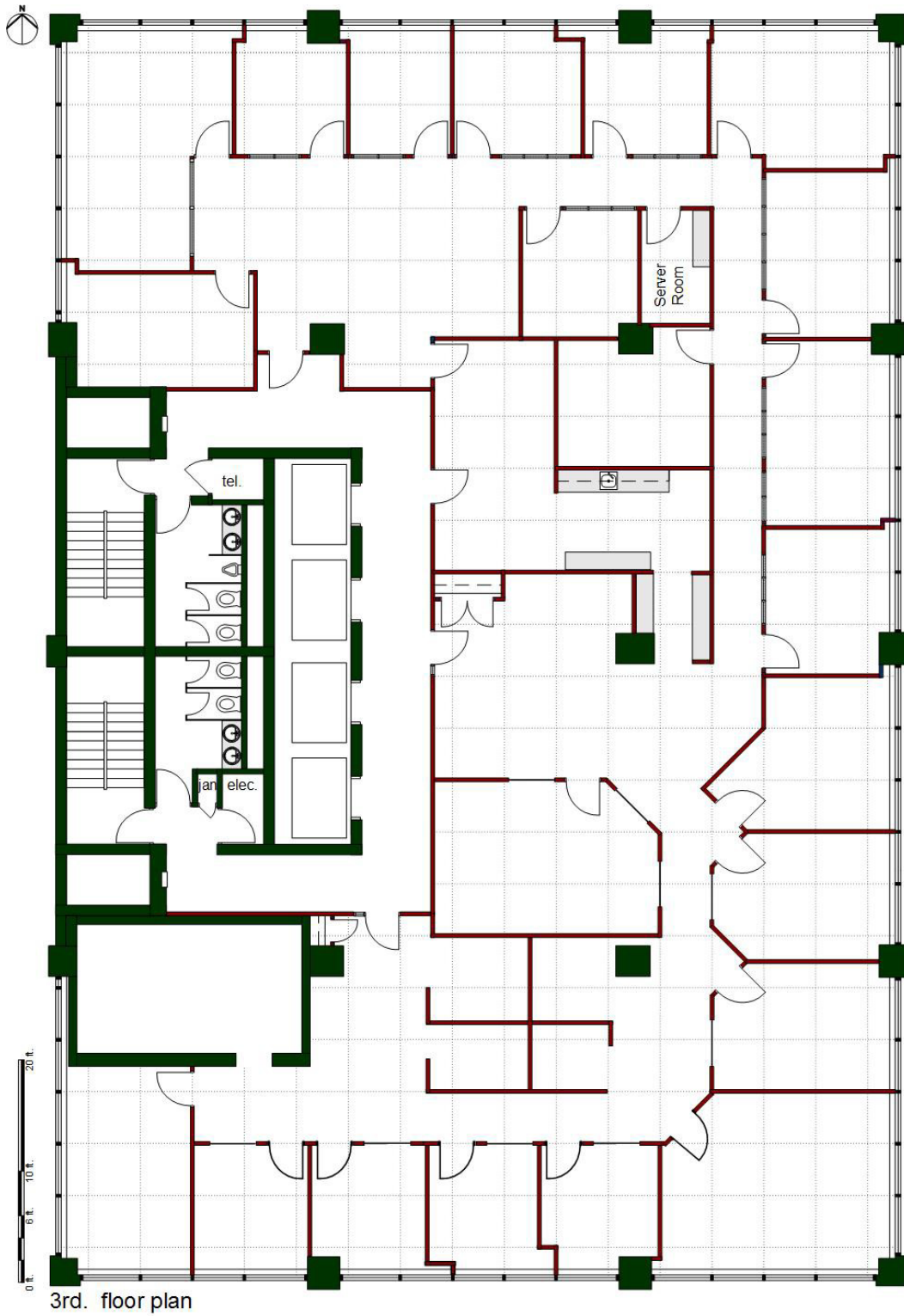
## TENANT COST

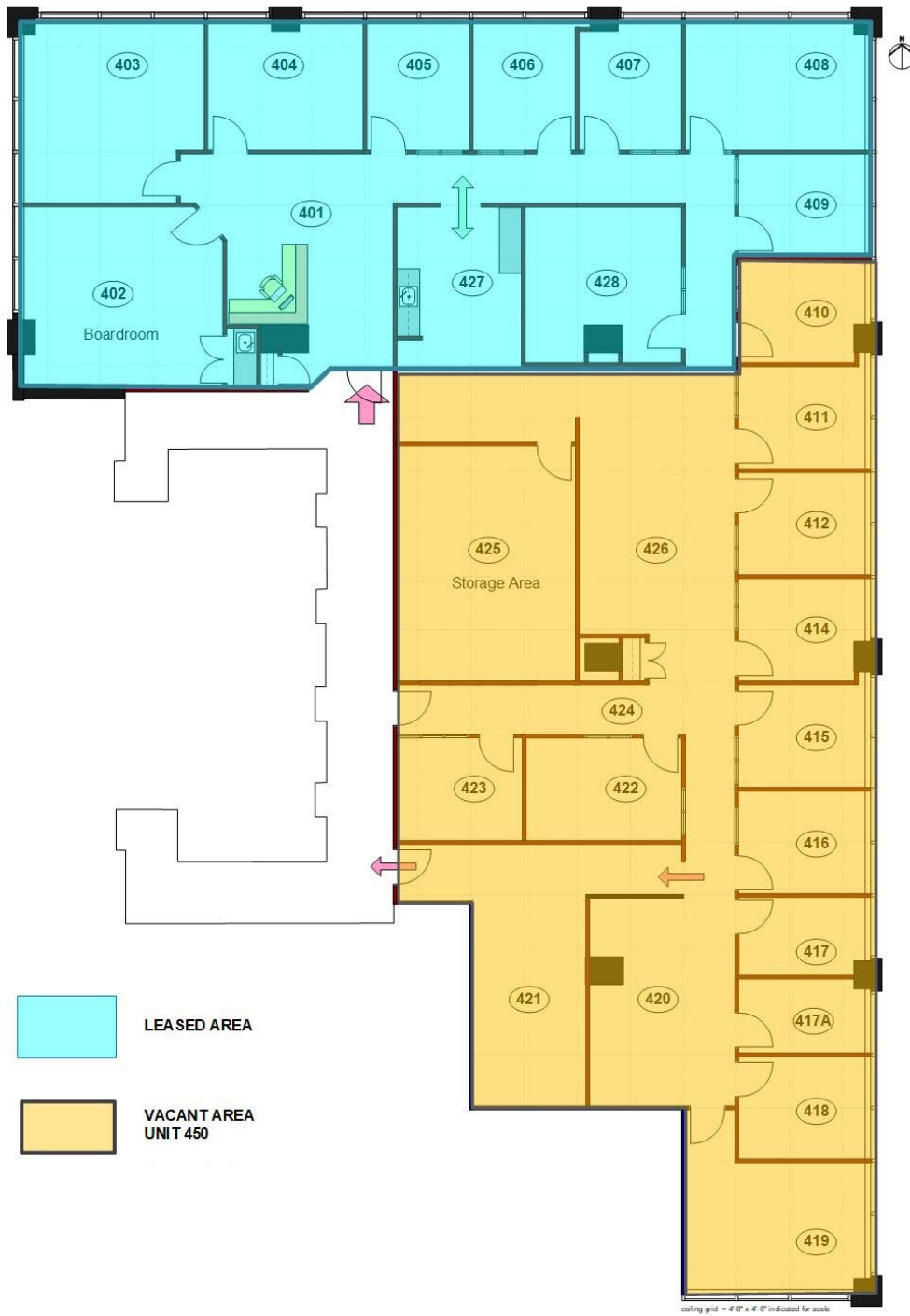
OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$17.66/SF	\$1.67/SF	\$19.33/SF (2024 est.)



REFER TO THE FULL "PIC TOUR" ON TH WEBSITE FOR ALL PHOTOS







0 5 10 15 20 Feet

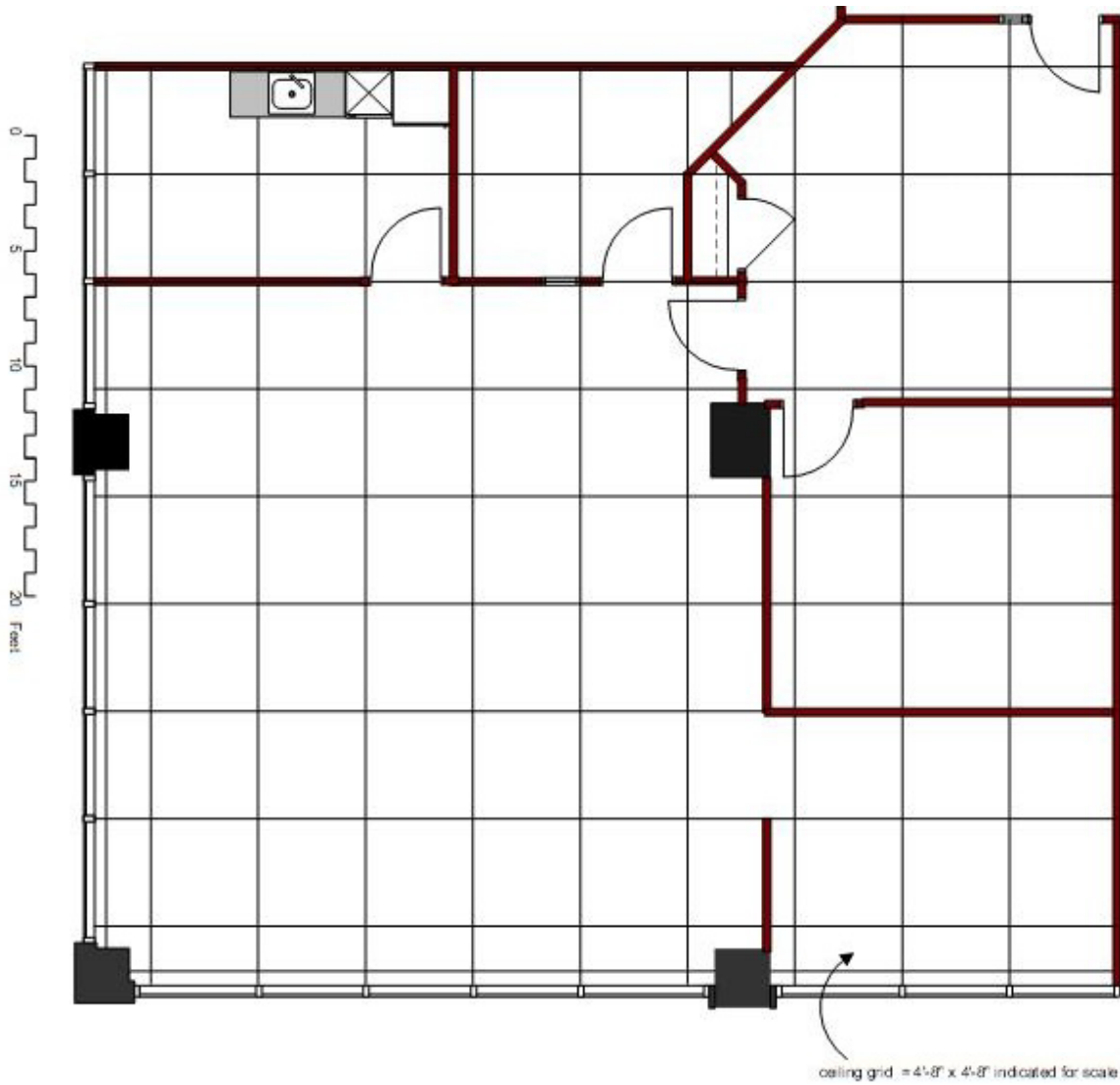
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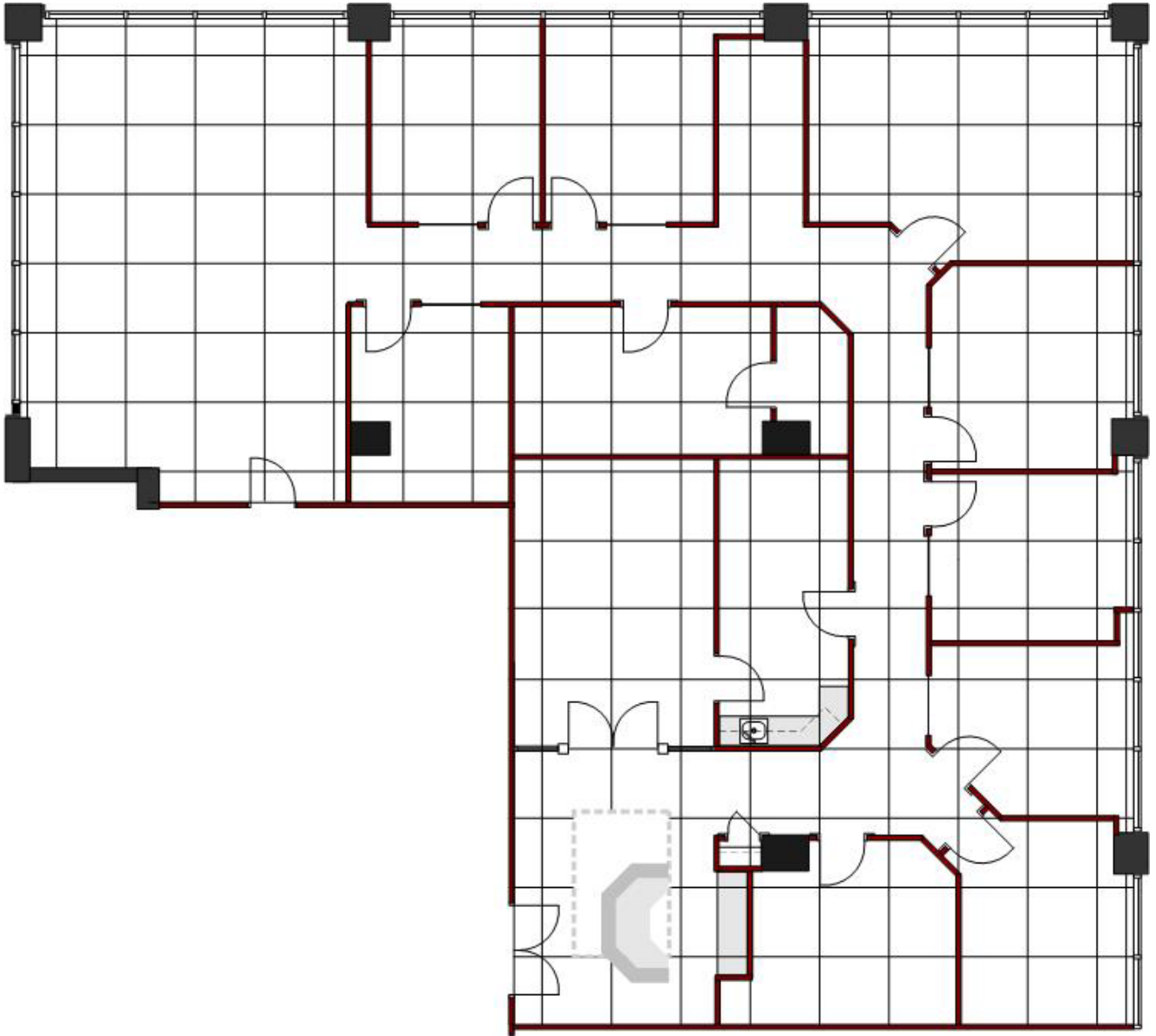
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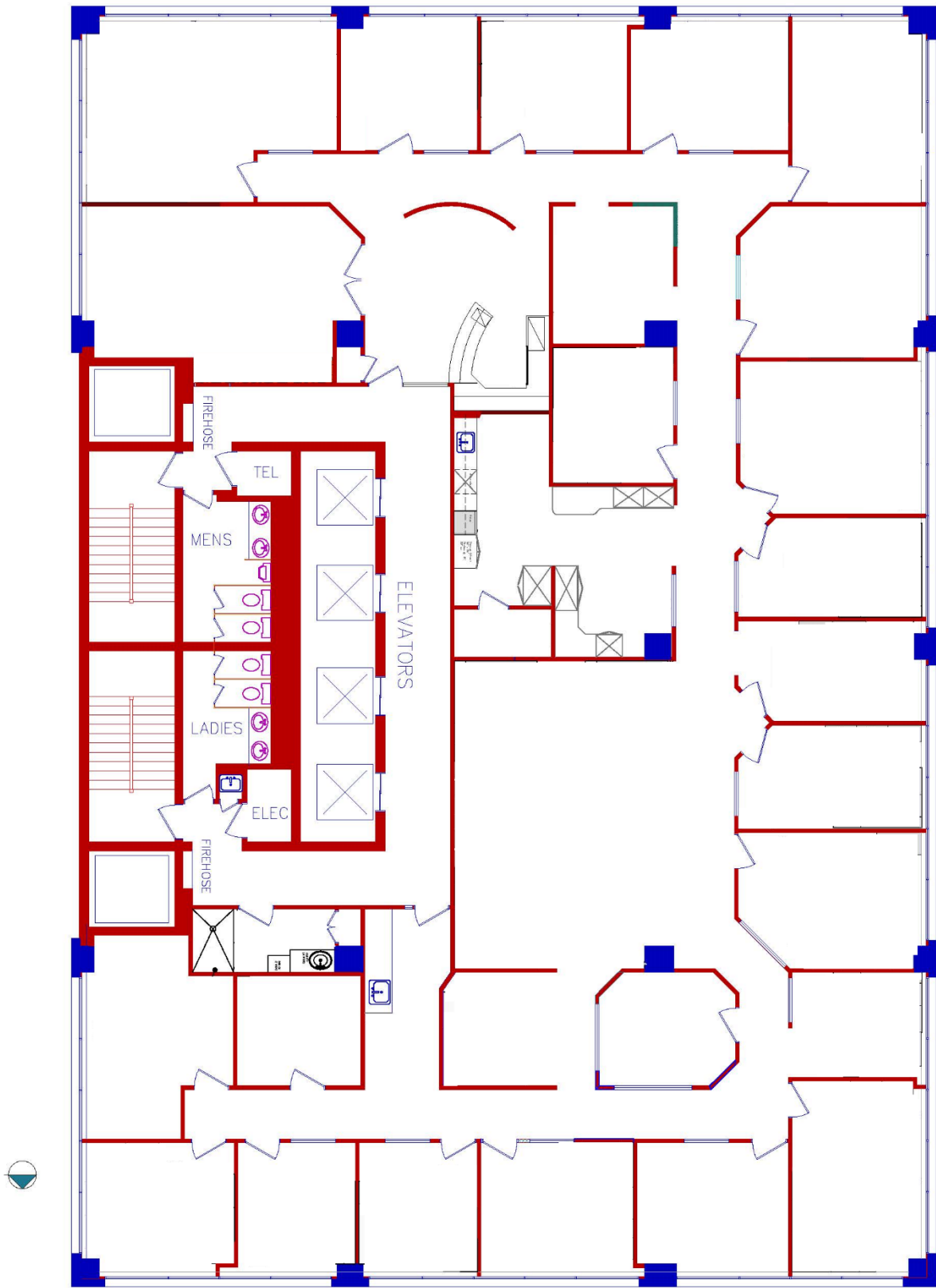
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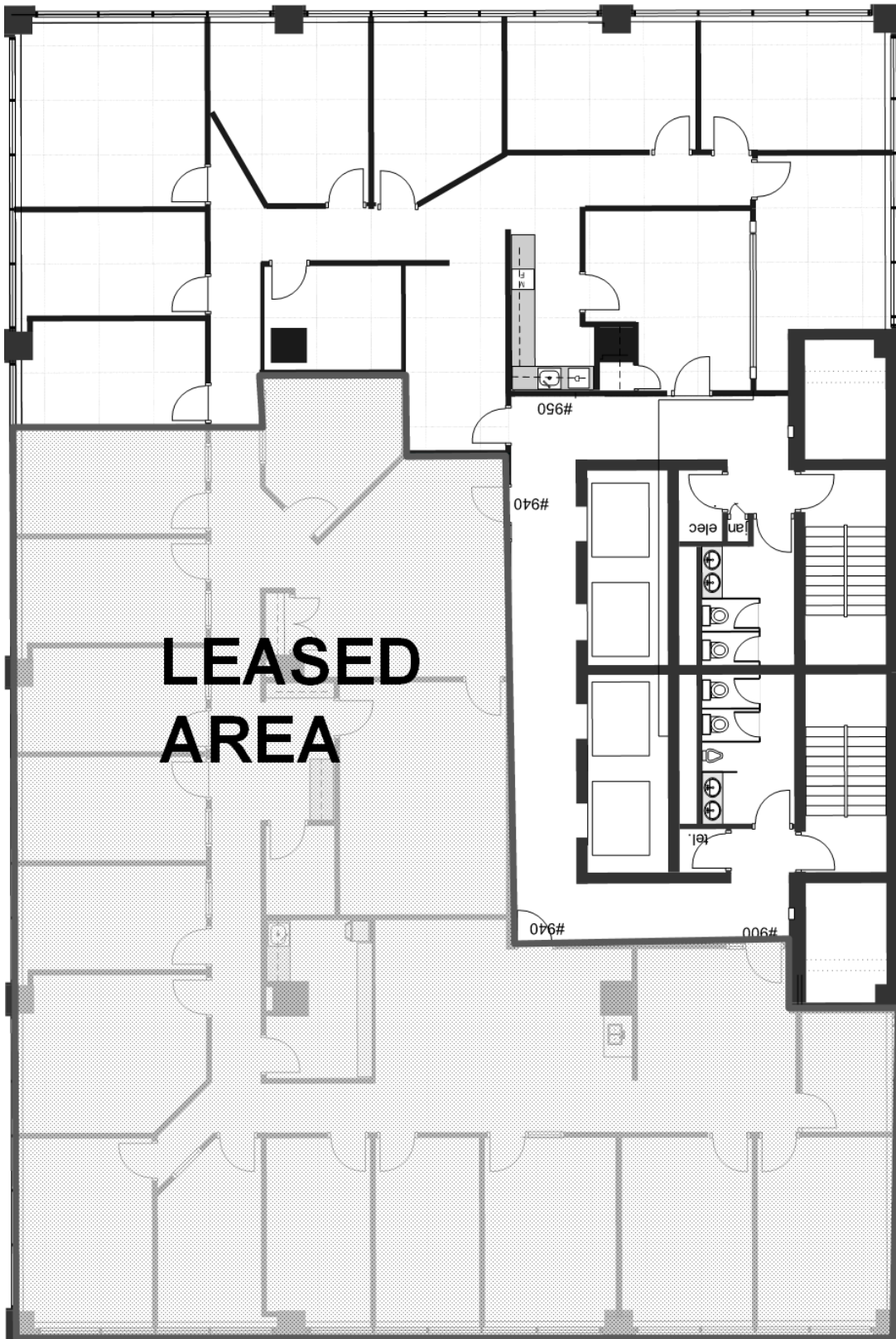


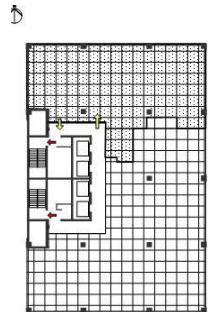
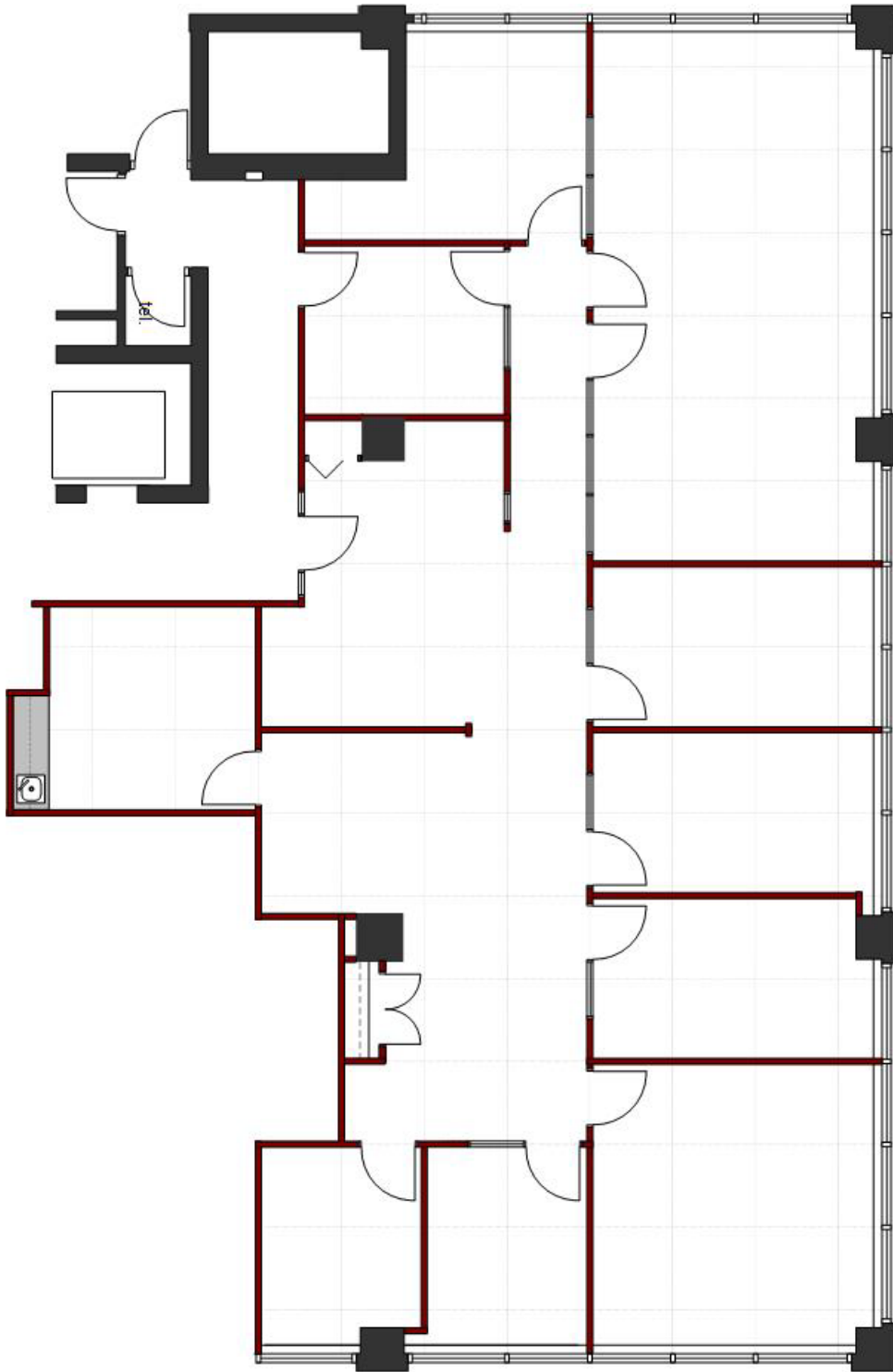


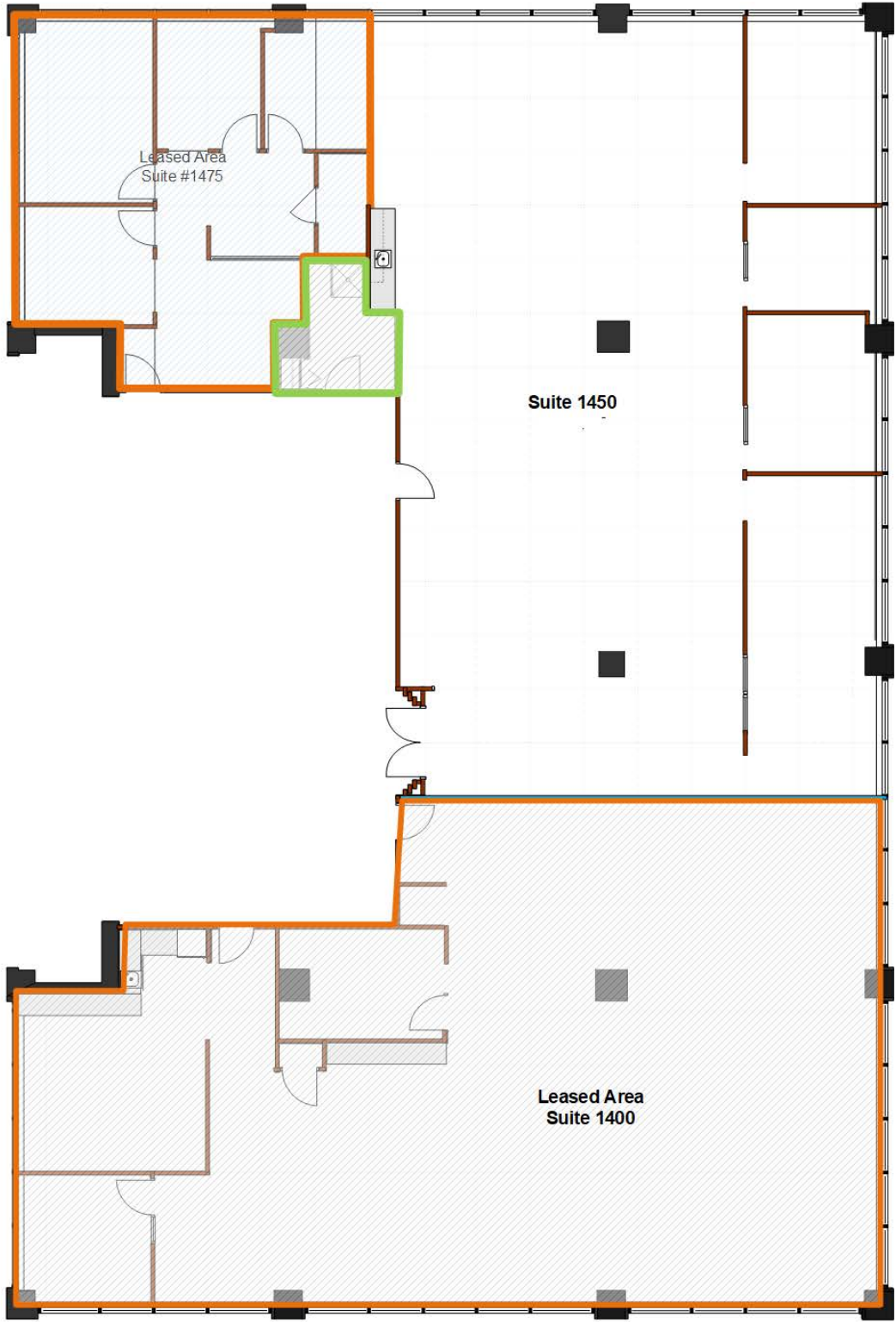










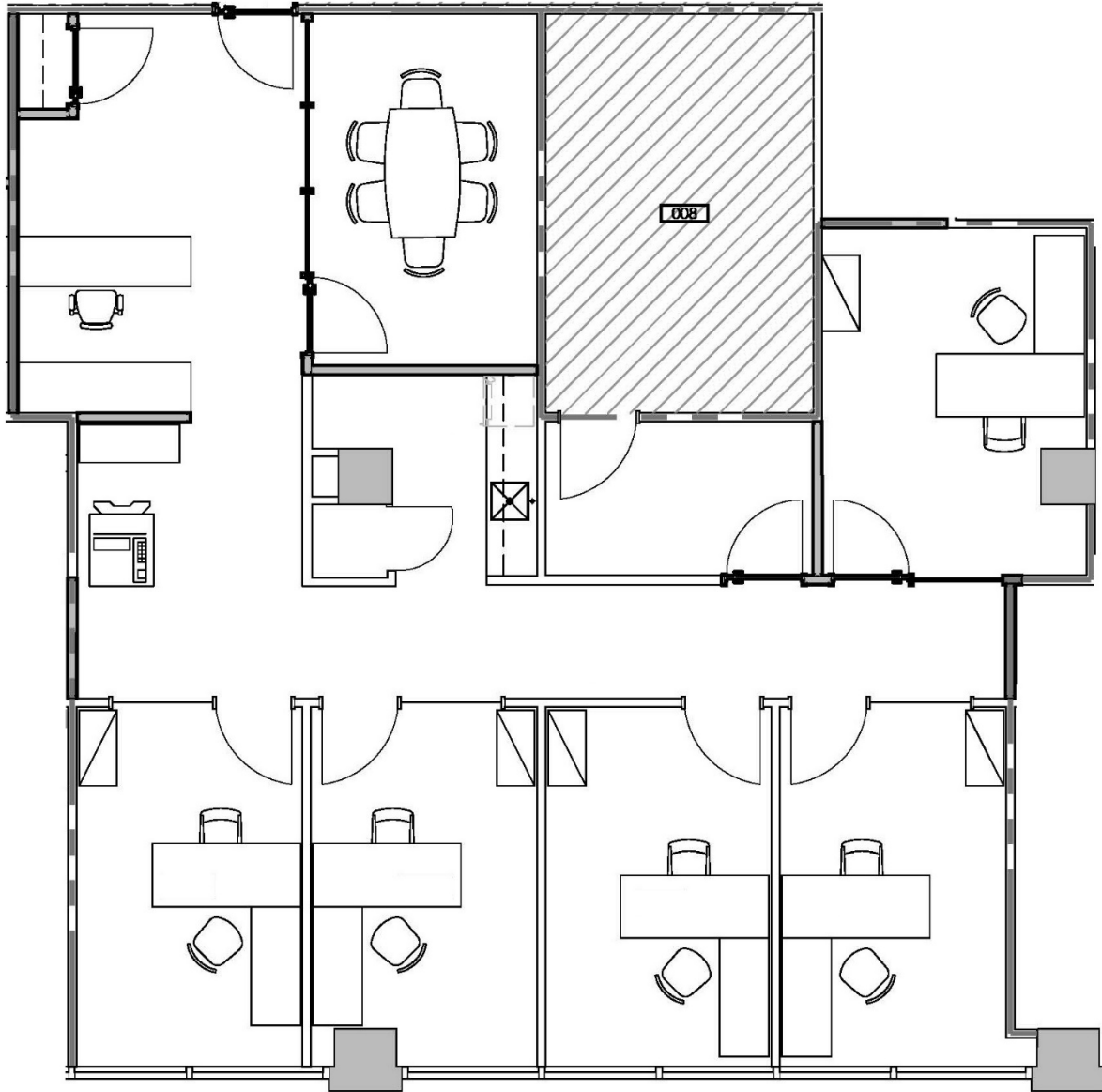


**14<sup>th</sup> Floor Plan**  
0 ft. 6 ft. 10 ft. 20 ft.









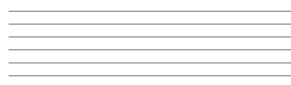
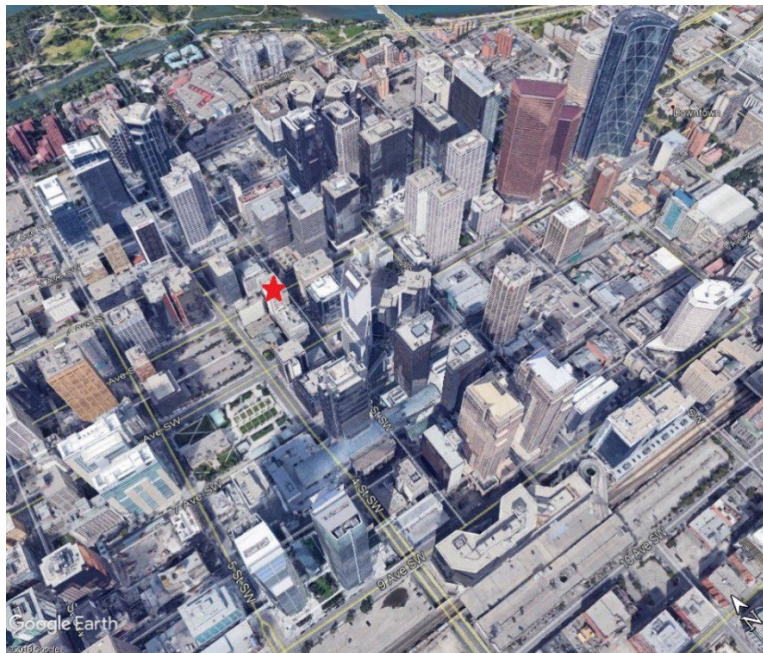






**505 – 3<sup>rd</sup> STREET** has immediate proximity to a wide variety of services and amenities including:

- This building is joined with the **+15 walkway system** connecting to the Centrium Place and 333 Fifth Building.
- The building also contains a **2<sup>nd</sup> floor Boardroom** (recently upgraded in 2019) 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 and the Regency Suites 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 \$19.5 billion. With more than 45 years of experience and a dynamic team of 1,300 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 3.0 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 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.

