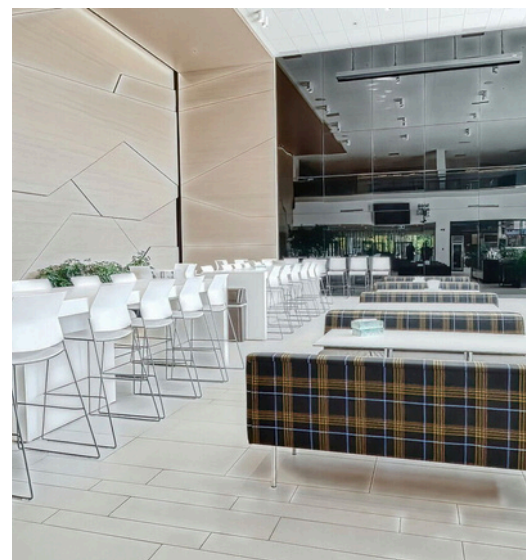
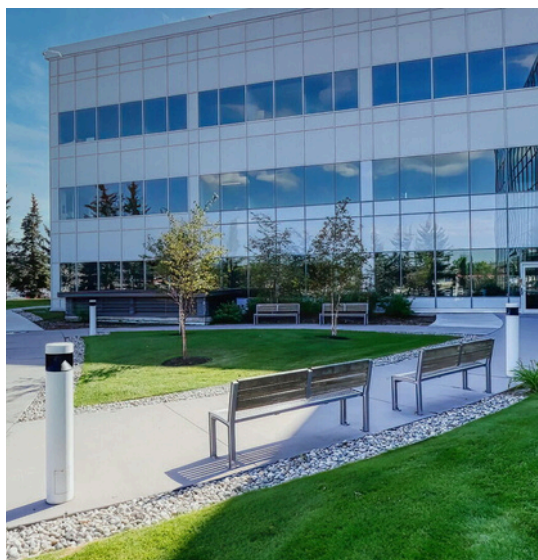




**UP TO 37,964 SF  
"A" CLASS OFFICE SPACE FOR SUBLEASE  
3710 33 STREET NW**

**Scout**



- Prominent NW address, located in the heart of the University Innovation Quarter
- Four story building completed in 2017 with high end leaseholds throughout
- Adjacent to Brentwood C-Train station, excellent access/egress to Crowchild Trail

Lori Suba (Lead)  
President & Broker  
(403)850-4248  
lsuba@scoutrealestate.ca

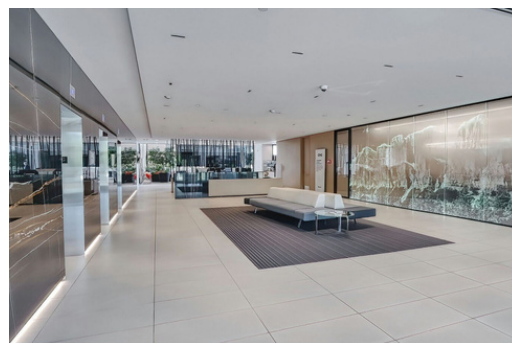
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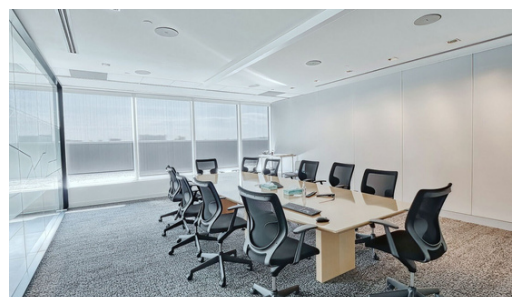
## Property Features

- Common area lounge and cafeteria
- Showers and locker room
- Ample natural light
- Opportunity for shared reception
- Car wash bay which includes vacuum
- Lecture theatres, reception hall and patio
- Excellent parking ratio & secure bike storage



## Leasing Information

- Main Floor (Option A): 3,500 SF Available June 1, 2026
- Main Floor (Option B): 6,166 SF Available Immediately
- Second Floor: 28,298 SF Available Immediately
- Market net rent
- Operating Costs (2026): \$14.82 PSF
- Flexible term lengths up to July 30, 2037
- Plug and play sublease opportunity
- Parking Ratio: 1 stall per 370 SF Underground (82%) & Surface (18%)
- Underground - \$150/stall/month Surface - free of charge



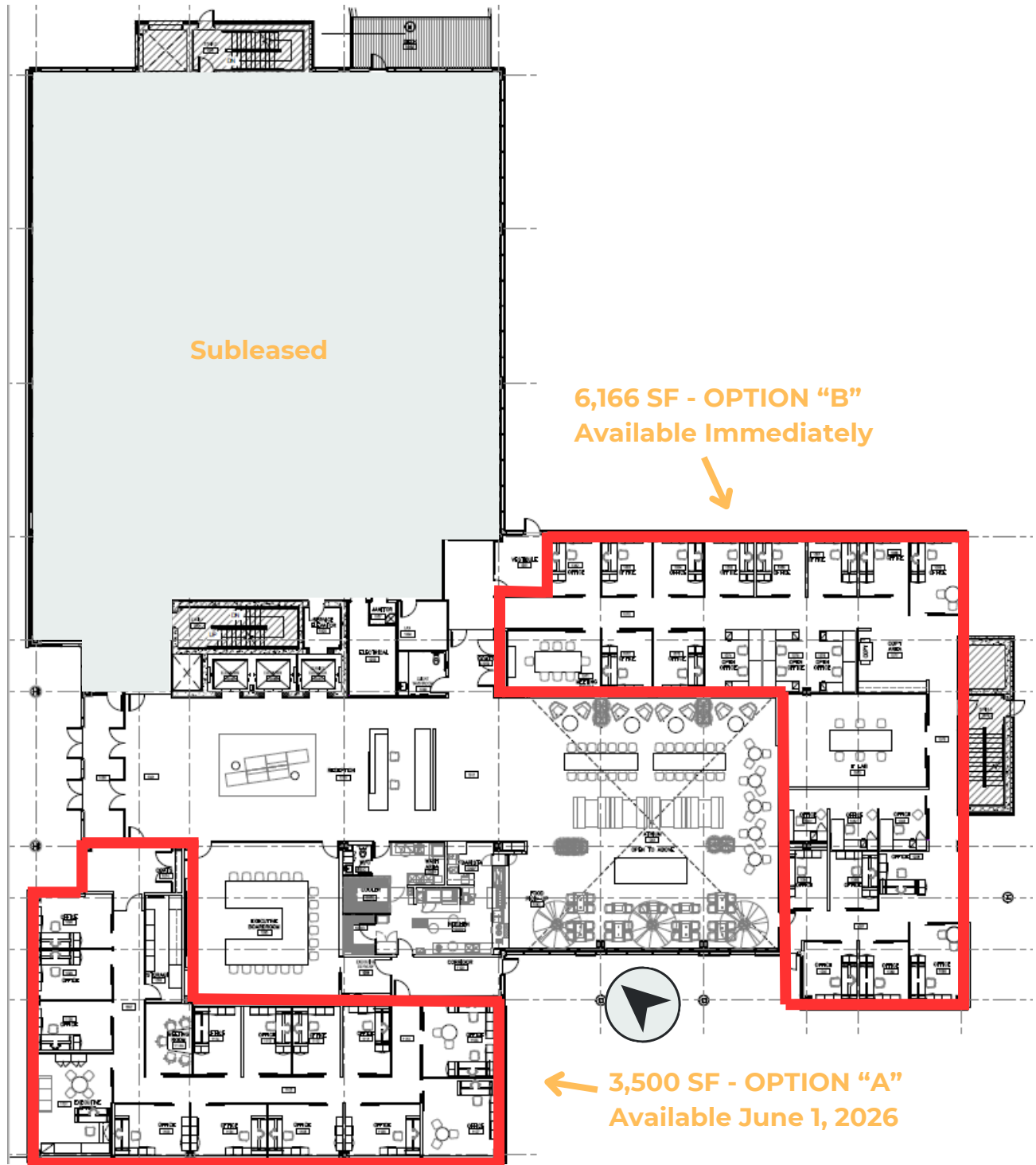
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## MAIN FLOOR



*\*Layout may not reflect exact layout*

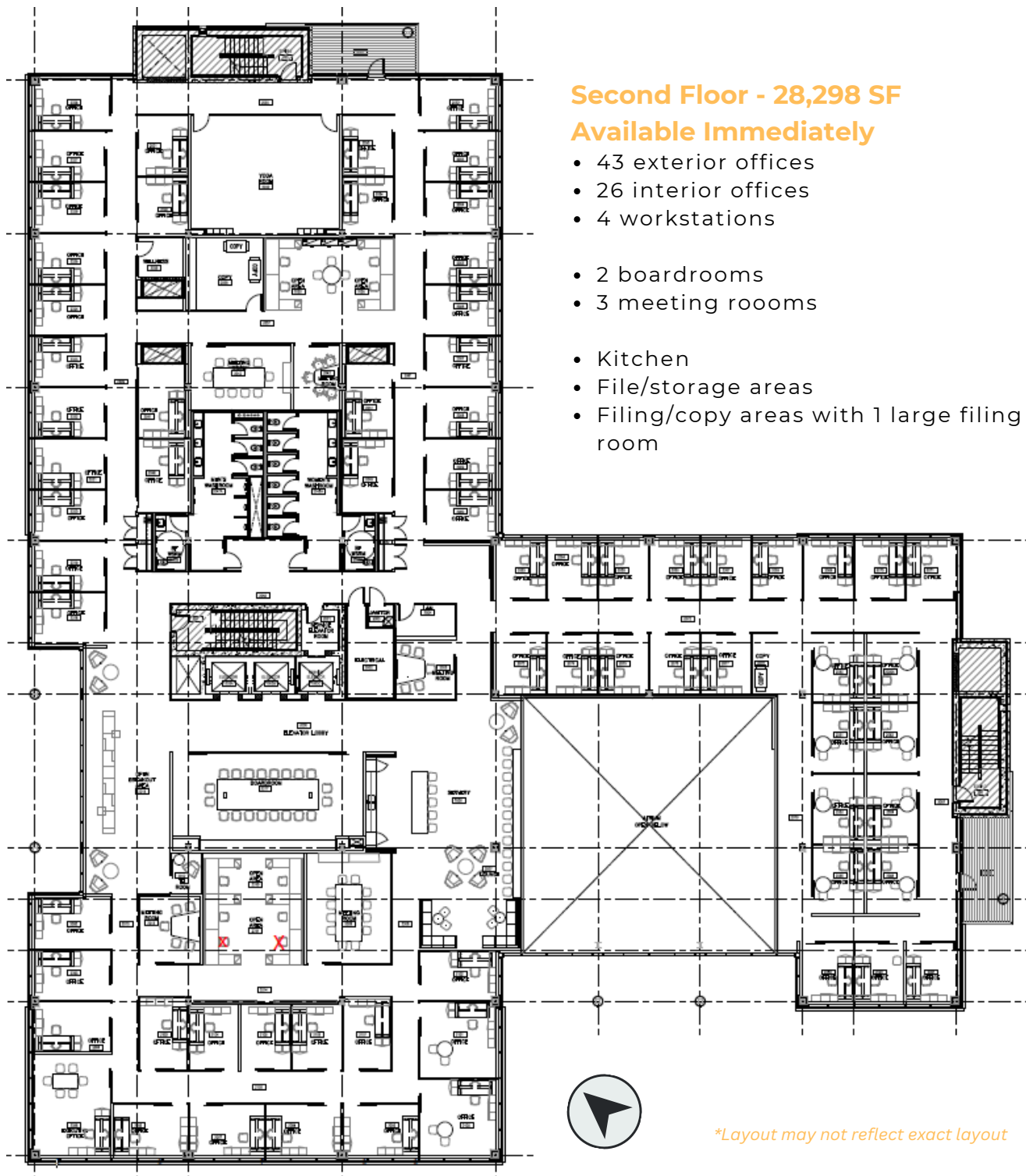
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## SECOND FLOOR



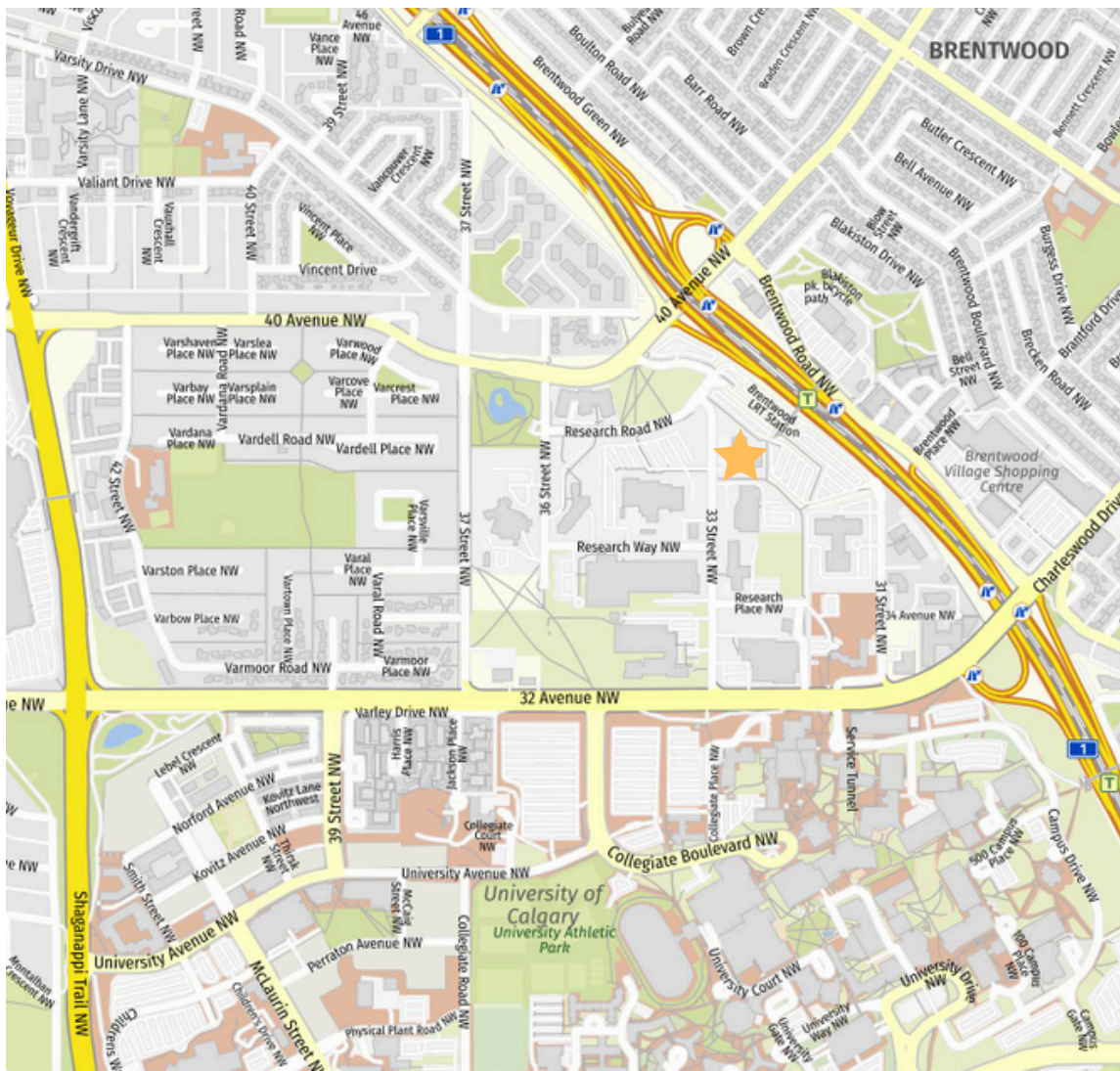
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