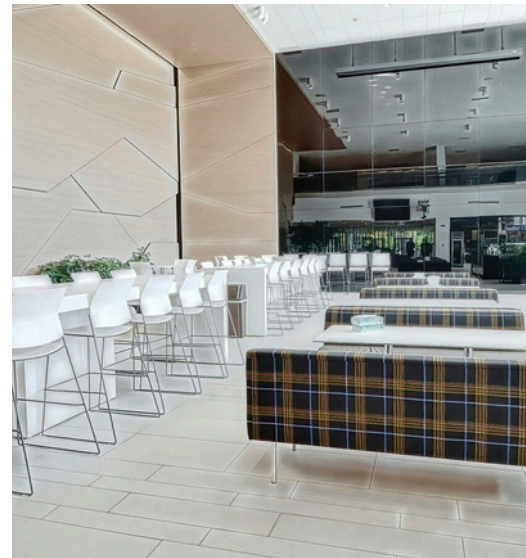
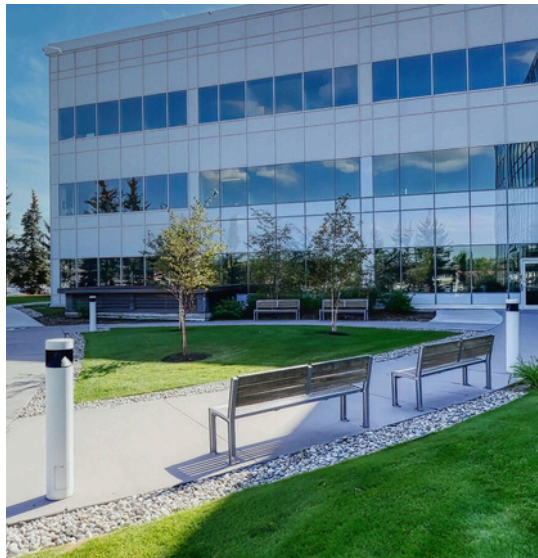




**UP TO 37,964 SF
"A" CLASS OFFICE SPACE FOR SUBLEASE
3710 33 STREET NW**

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

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President & Broker
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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
- Demising options available for second floor
- 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



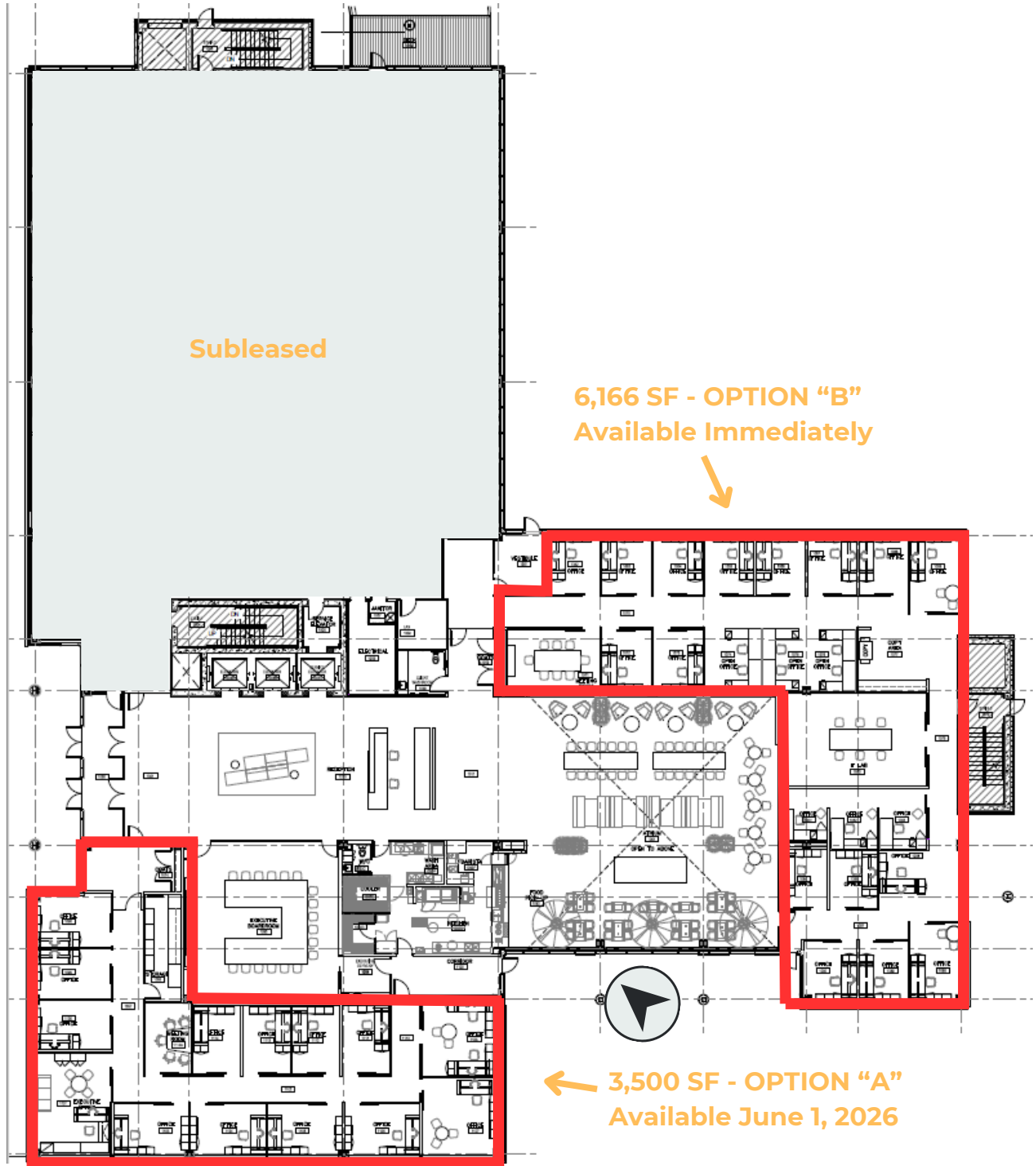
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MAIN FLOOR



**Layout may not reflect exact layout*

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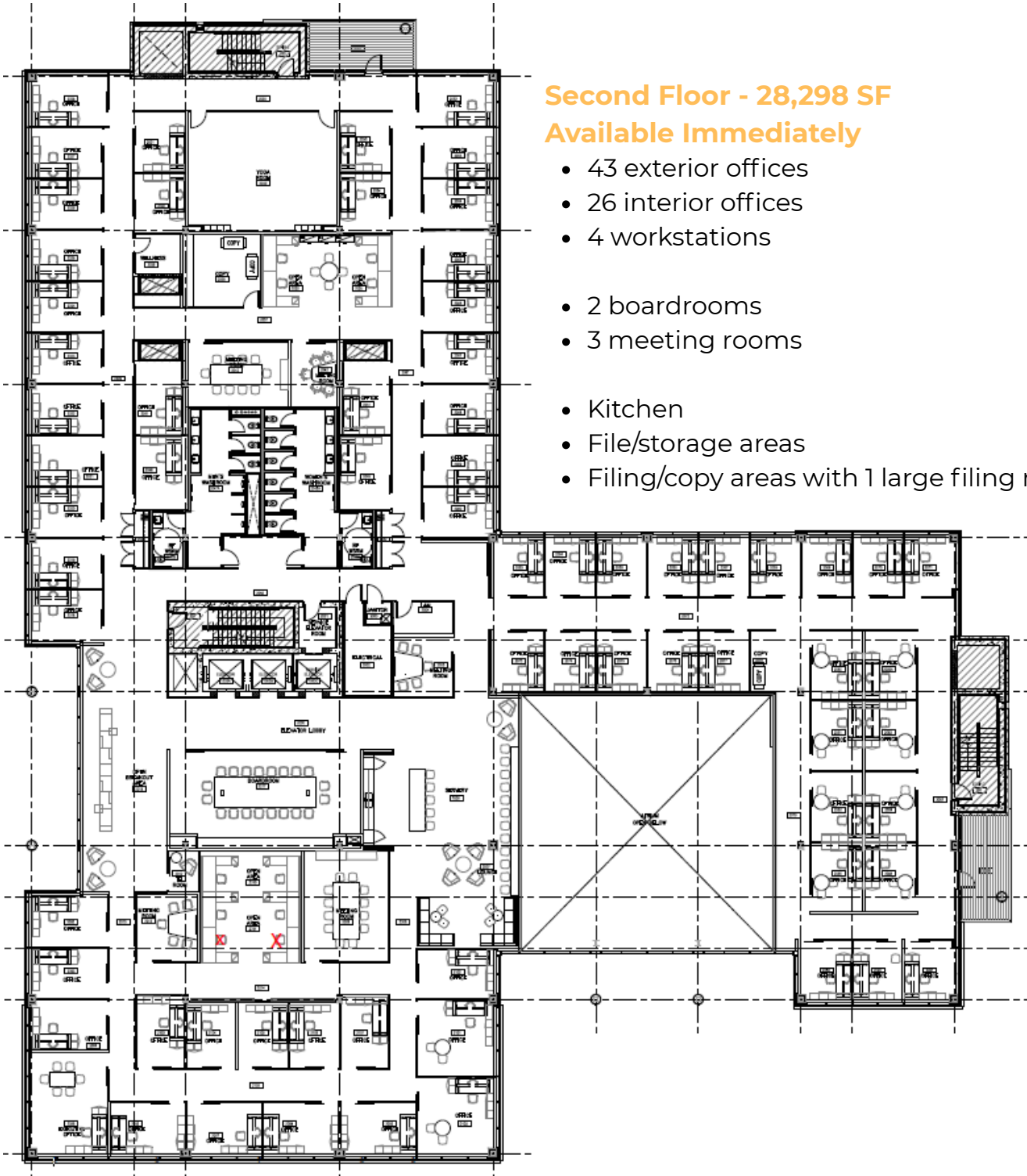
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SECOND FLOOR

Second Floor - 28,298 SF Available Immediately

- 43 exterior offices
- 26 interior offices
- 4 workstations
- 2 boardrooms
- 3 meeting rooms
- Kitchen
- File/storage areas
- Filing/copy areas with 1 large filing room



**Layout may not reflect exact layout*

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SECOND FLOOR - DEMISING OPTION #1

Suite #200A: 6,014 SF

Suite #200B: 19,430 SF

- Shared kitchen/break room
- Shared large boardroom
- Shared medium boardroom



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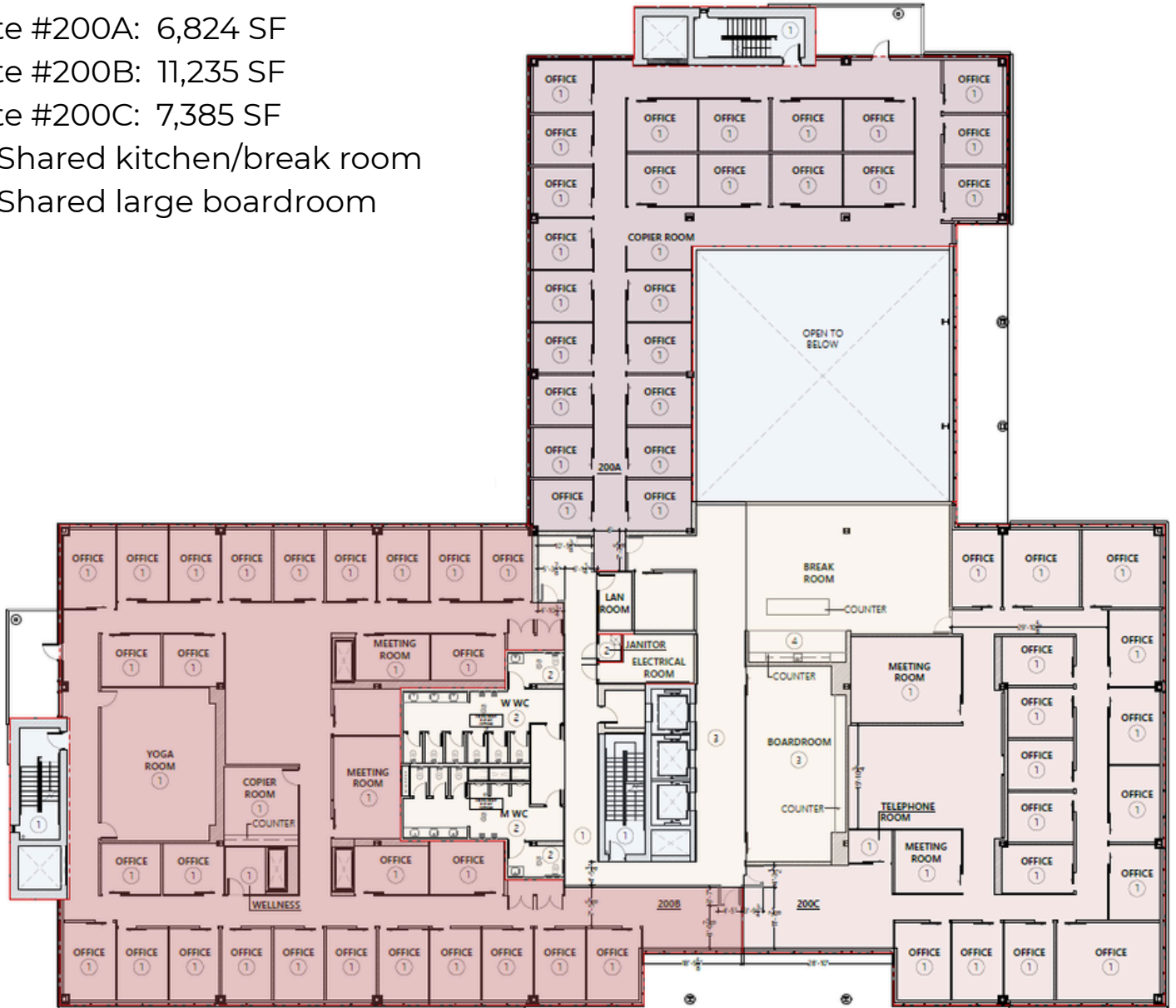
SECOND FLOOR - DEMISING OPTION #2

Suite #200A: 6,824 SF

Suite #200B: 11,235 SF

Suite #200C: 7,385 SF

- Shared kitchen/break room
- Shared large boardroom



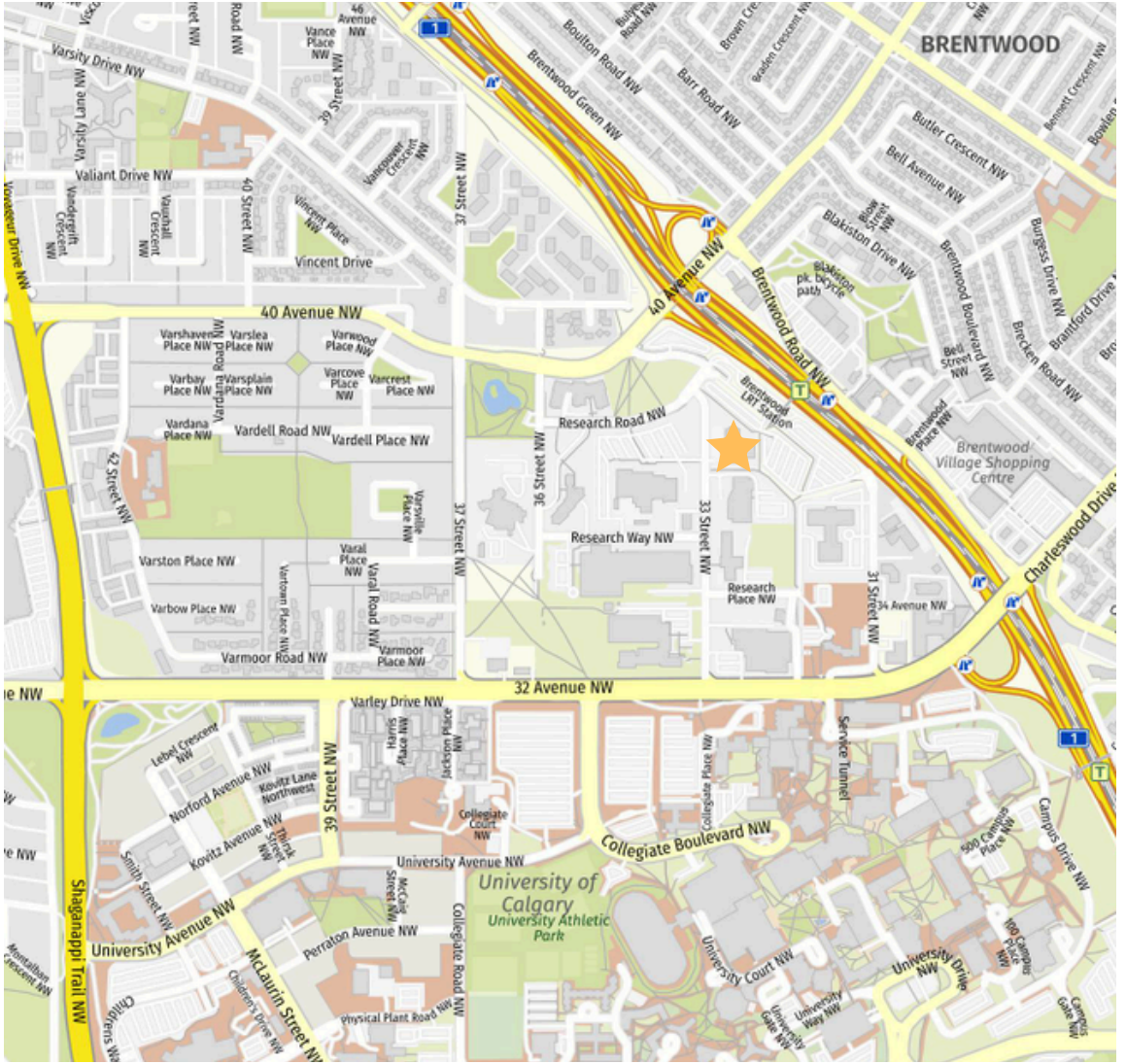
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