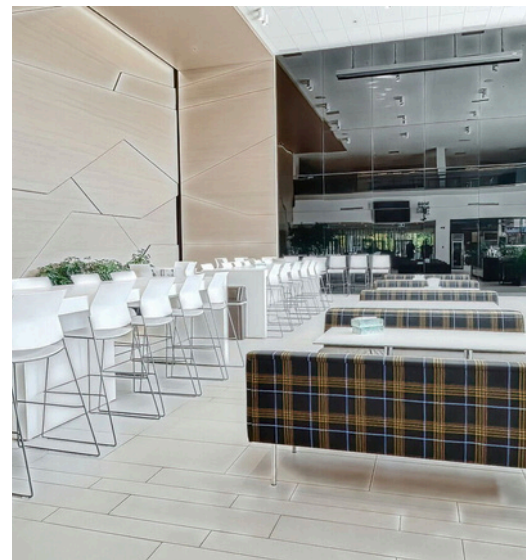
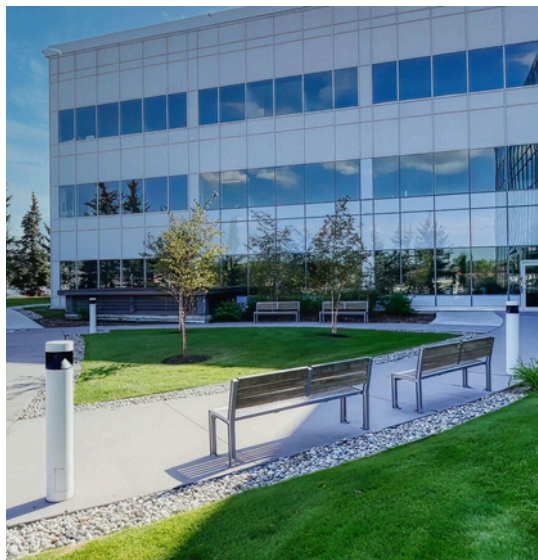




**UP TO 97,626 SF
"A" CLASS OFFICE SPACE FOR SUBLEASE
3710 33 STREET NW**

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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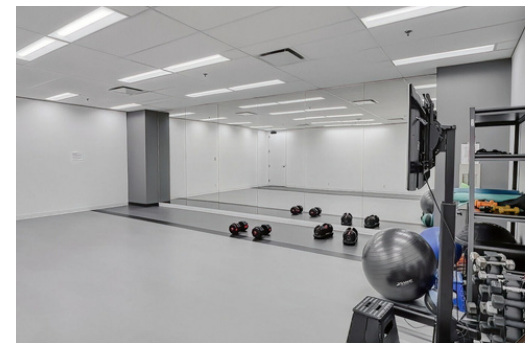
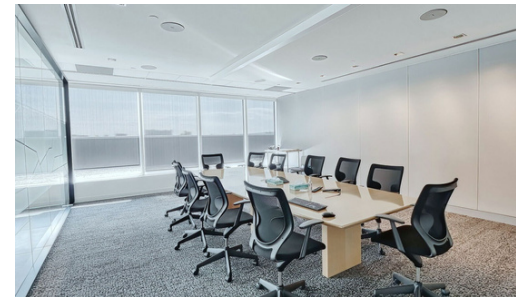
Property Features

- Common area lounge and cafeteria
- Fitness room with 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

- Available Area from 11,958 SF to 97,626 SF
- Available on 60 days' notice
- Market net rent
- Operating Costs (2024): \$14.84 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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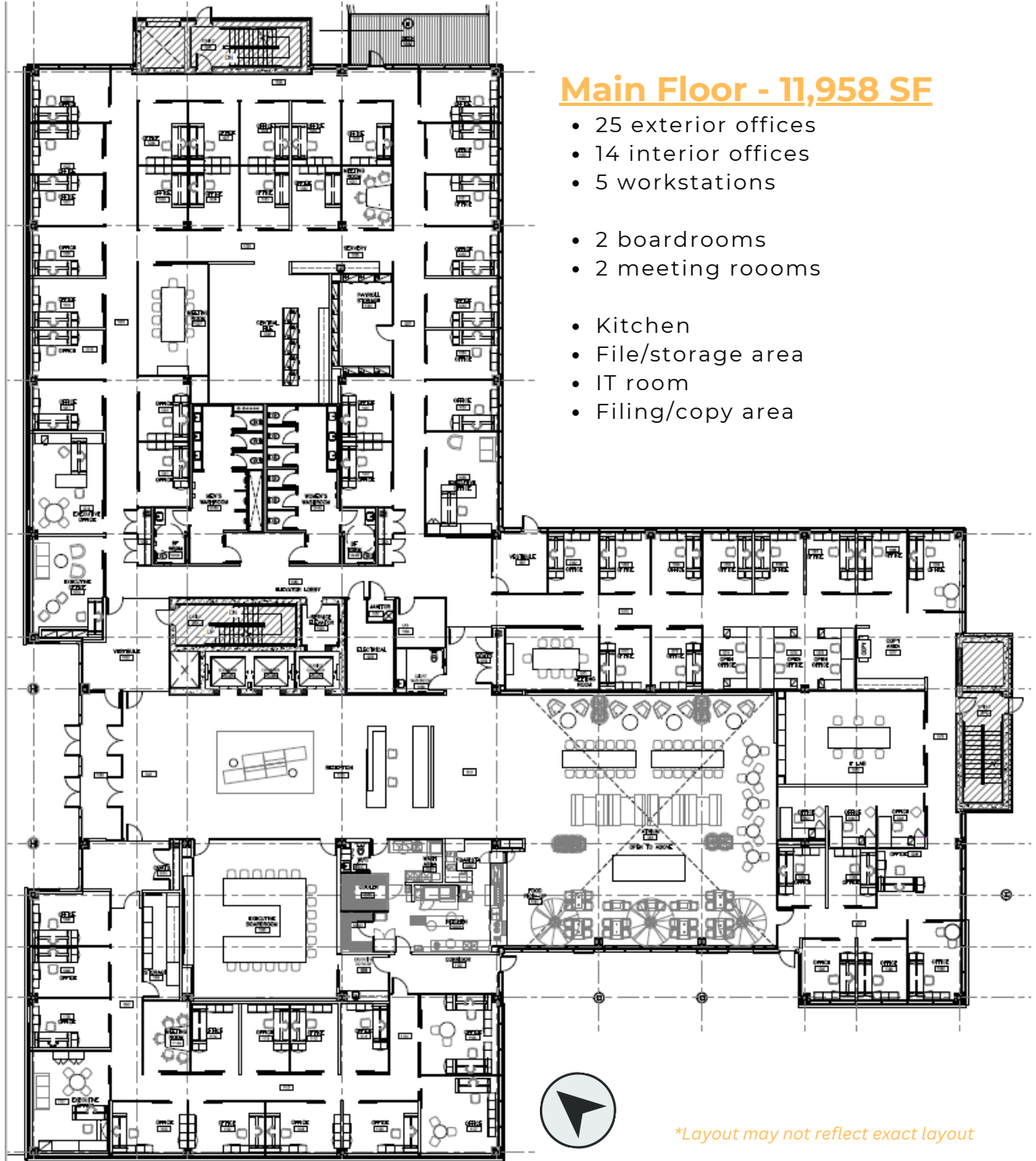
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MAIN FLOOR



Main Floor - 11,958 SF

- 25 exterior offices
- 14 interior offices
- 5 workstations
- 2 boardrooms
- 2 meeting rooms
- Kitchen
- File/storage area
- IT room
- Filing/copy area

**Layout may not reflect exact layout*

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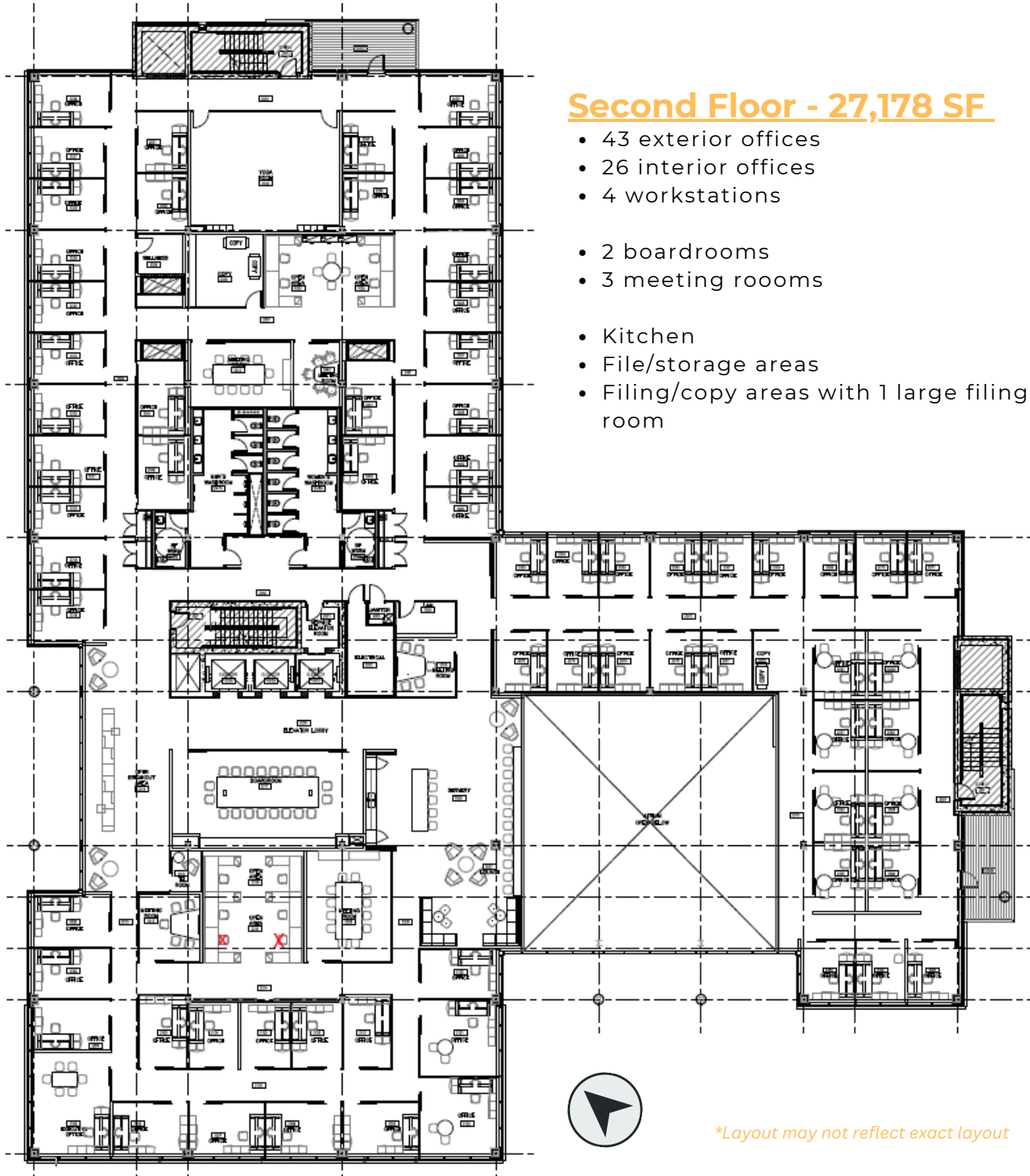
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SECOND FLOOR



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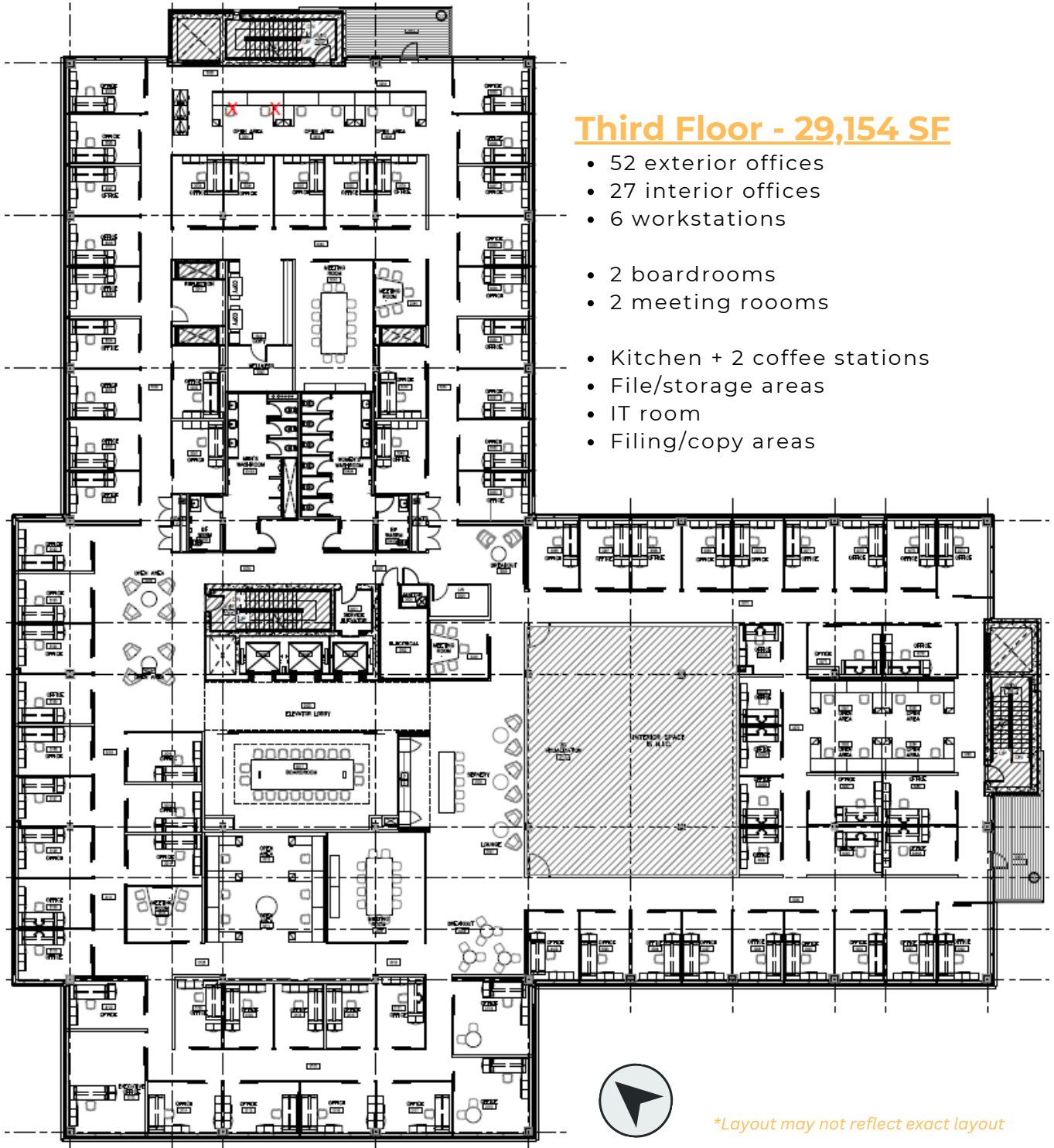
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THIRD FLOOR



Third Floor - 29,154 SF

- 52 exterior offices
- 27 interior offices
- 6 workstations

- 2 boardrooms
- 2 meeting rooms

- Kitchen + 2 coffee stations
- File/storage areas
- IT room
- Filing/copy areas

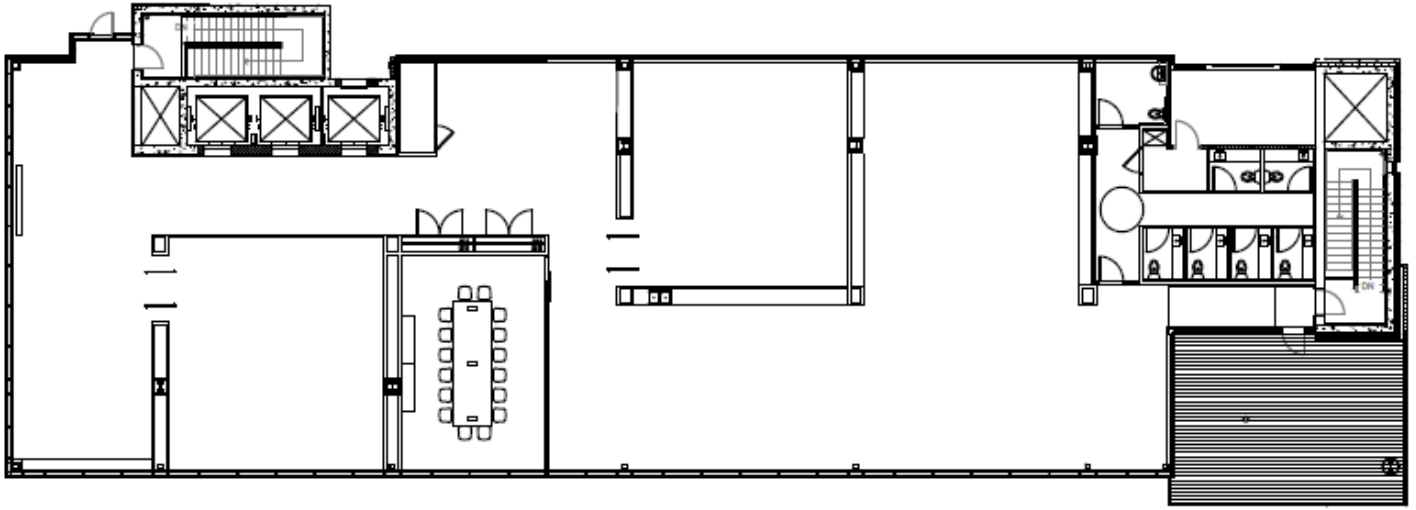


**Layout may not reflect exact layout*

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FOURTH FLOOR



Fourth Floor - 14,119 SF

- 1 boardroom
- 2 lecture theatres
- Conference hall
- Kitchen/Lounge Area
- Private outdoor patio



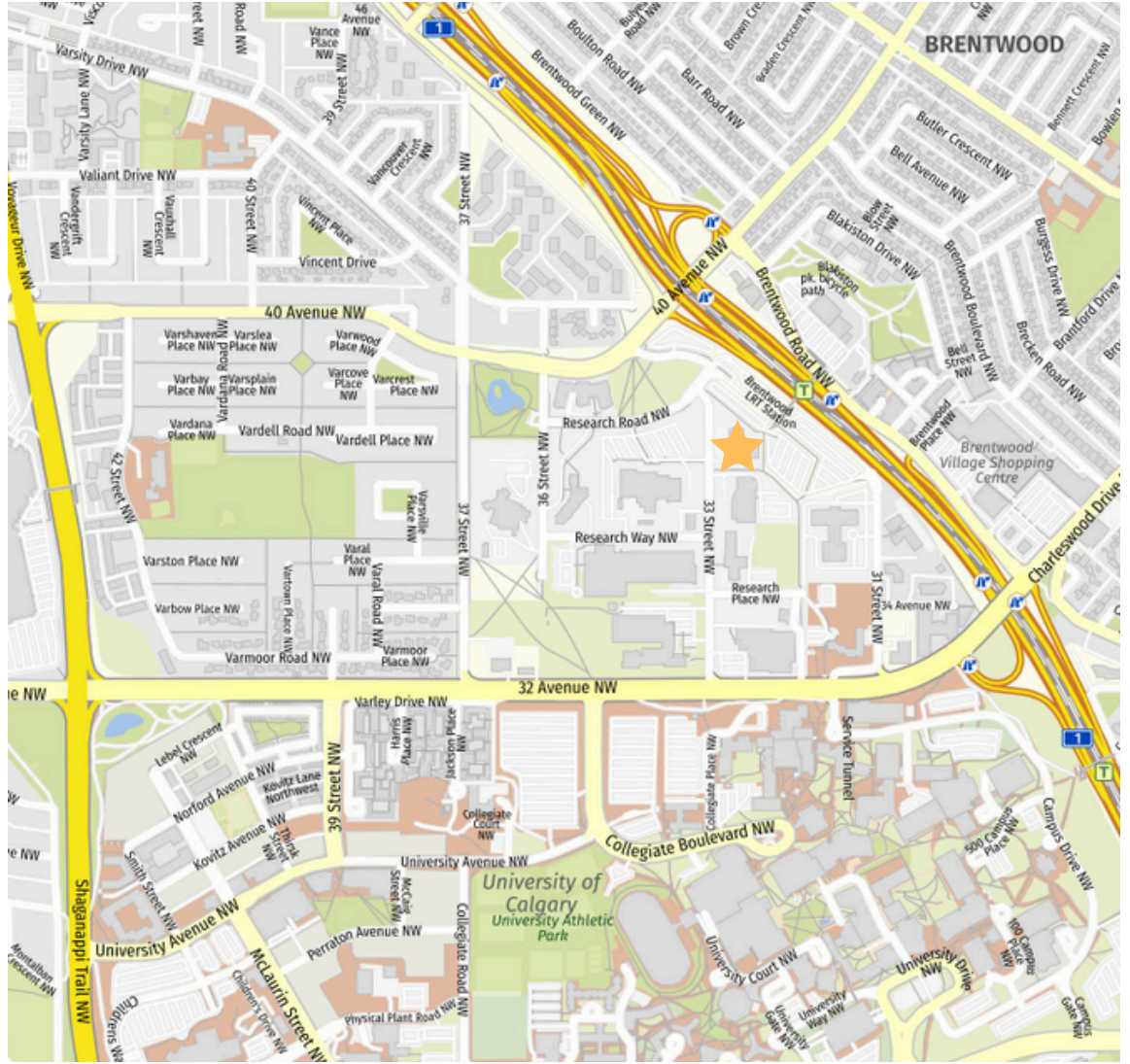
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