

FOR LEASE

PLUG & PLAY OFFICE
OPPORTUNITY

622 5TH AVENUE SW
CALGARY, ALBERTA

Scout
Real Estate Ltd



furnished suites
cost effective options

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SCOUT REAL ESTATE LTD. SCOUTREALESTATE.CA

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AVAILABLE SPACE:

2,950 SF - SECOND FLOOR

8,264 SF - THIRD FLOOR

8,264 SF - FOURTH FLOOR

TERM LENGTH:

FLEXIBLE

ASKING NET RENT:

MARKET

OPERATING COSTS (EST 2021)

\$12.67 PSF

PARKING RATIO:

1 PER 1,325 PSF

SURFACE & UNDERGROUND



- DIRT WALL SYSTEM WITH GLASS FRONTS
- +15 CONNECTED
- GLASS STAIRWELL
- QUALITY FURNITURE
- FLEXIBLE LAYOUTS
- SECURED ENTRY
- AVAILABLE IMMEDIATELY

BUILDING HIGHLIGHTS



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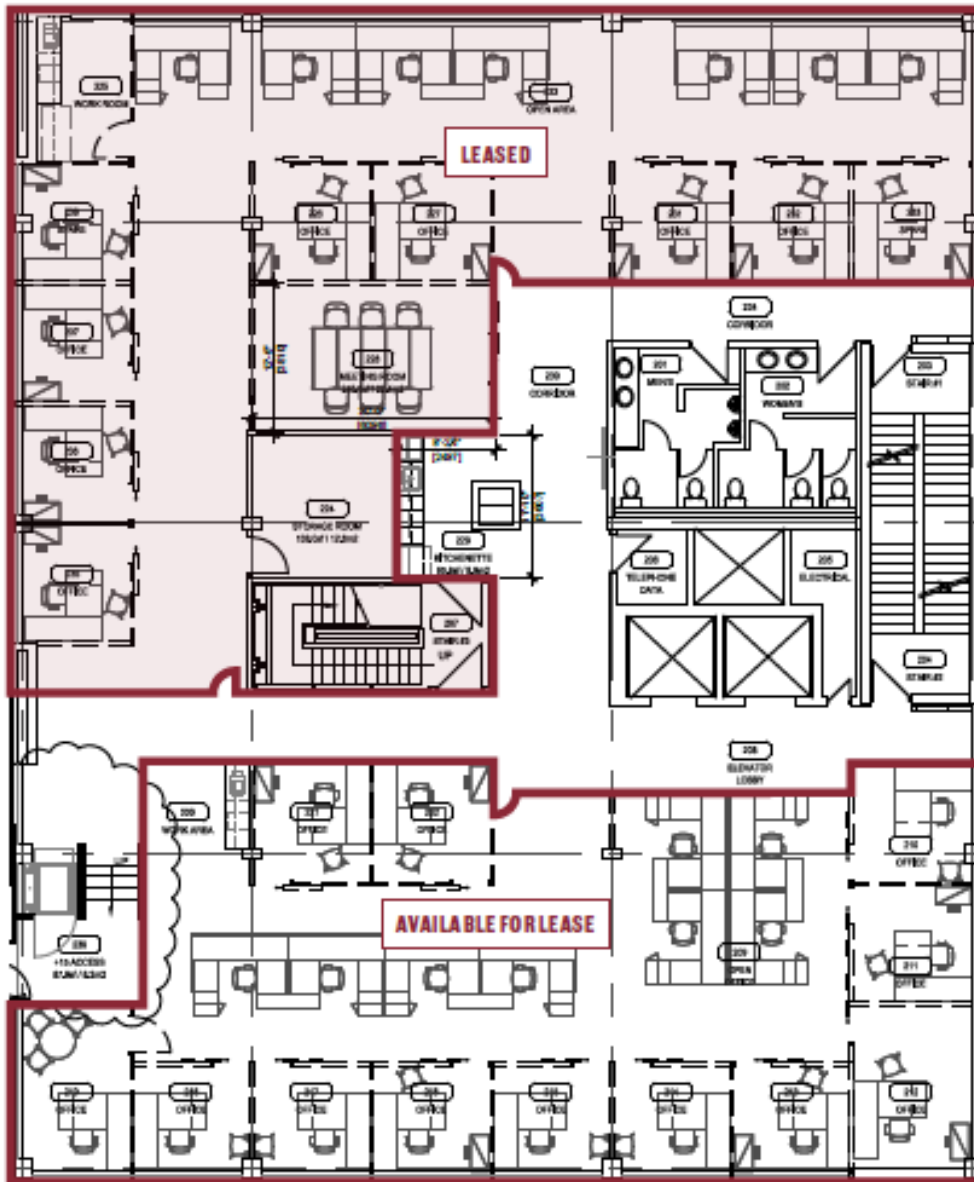
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SECOND FLOOR

- 2,950 SF
- 10 EXTERIOR OFFICES
- 2 INTERIOR OFFICES
- 8 WORKSTATIONS
- SHARED KITCHEN

*FURNITURE LAYOUT SUBJECT TO CHANGE



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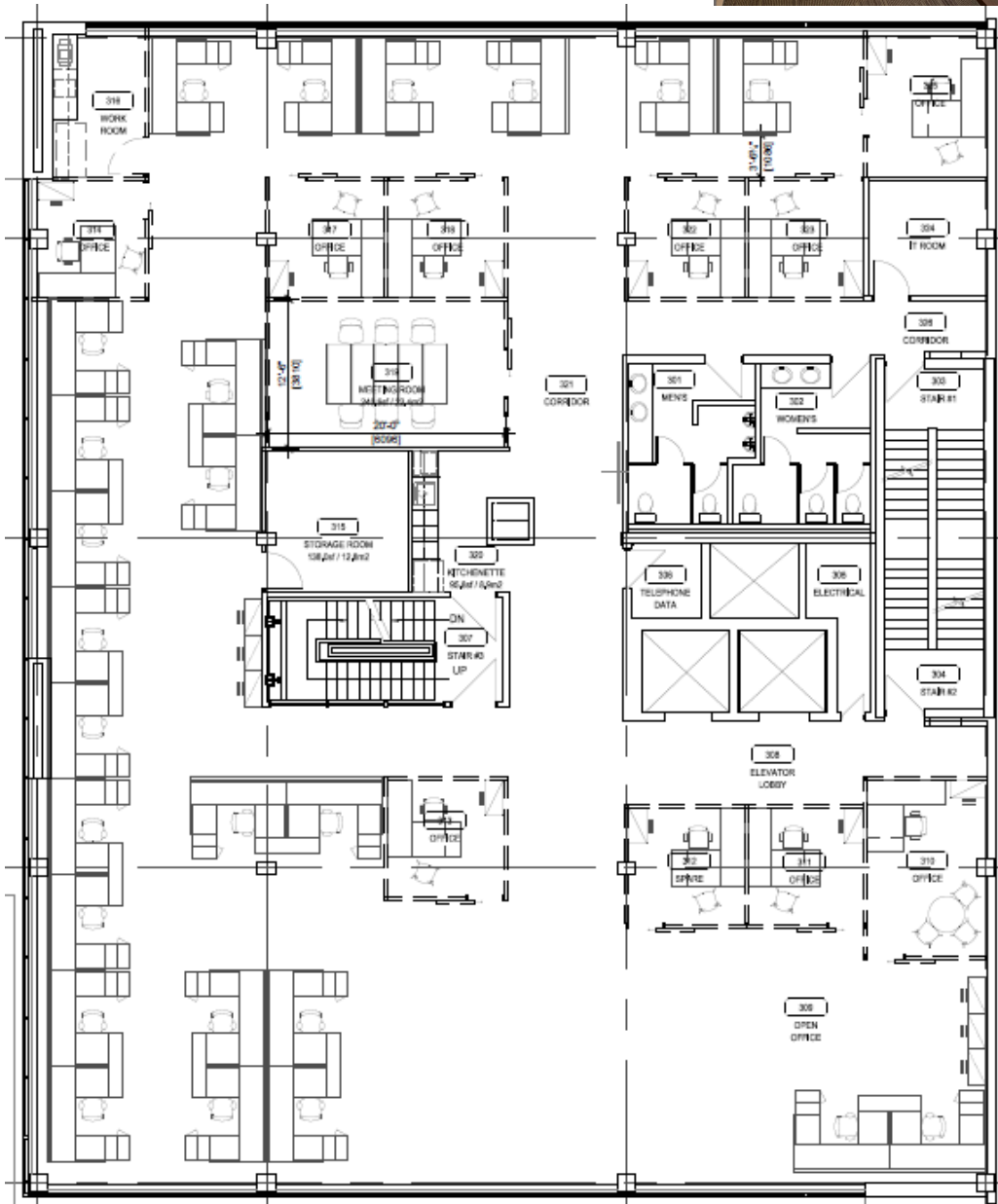
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THIRD FLOOR

- 8.264 SF
- 10 OFFICES (COMBO INTERIOR / EXTERIOR)
- WORKSTATION OPEN AREAS
- WORK ROOMS
- KITCHEN
- MEETING ROOM

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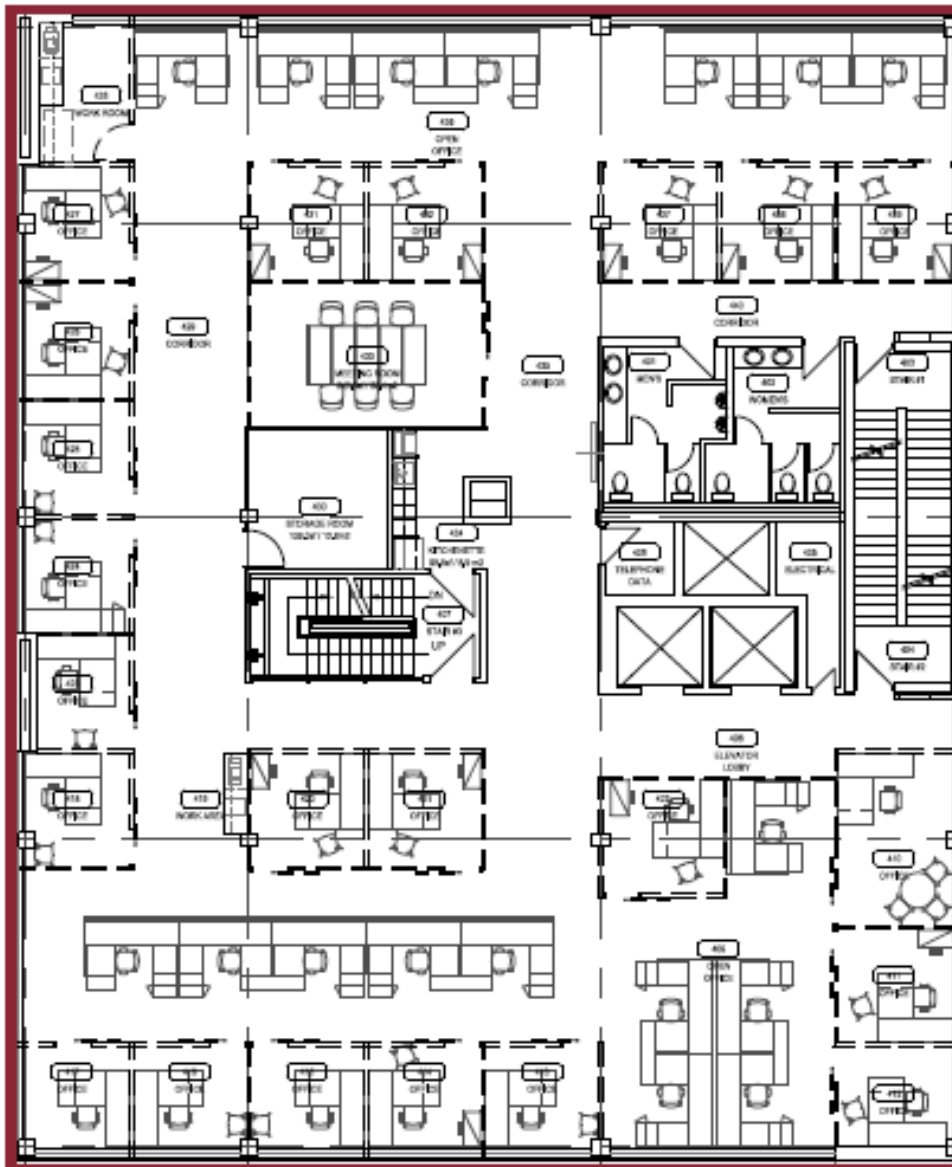
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FOURTH FLOOR

- 8,264 SF
- 14 EXTERIOR OFFICES
- 8 INTERIOR OFFICES
- 9 WORKSTATIONS
- KITCHEN
- BOARDROOM
- COPY AREA

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