

**FOR LEASE**

PLUG & PLAY OFFICE  
OPPORTUNITY

622 5TH AVENUE SW  
CALGARY, ALBERTA

**Scout**  
Real Estate Ltd



**furnished suites**  
**cost effective options**

Lori Suba  
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**SCOUT REAL ESTATE LTD. SCOUTREALESTATE.CA**

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**AVAILABLE SPACE:**

8,264 SF - THIRD FLOOR  
3,264 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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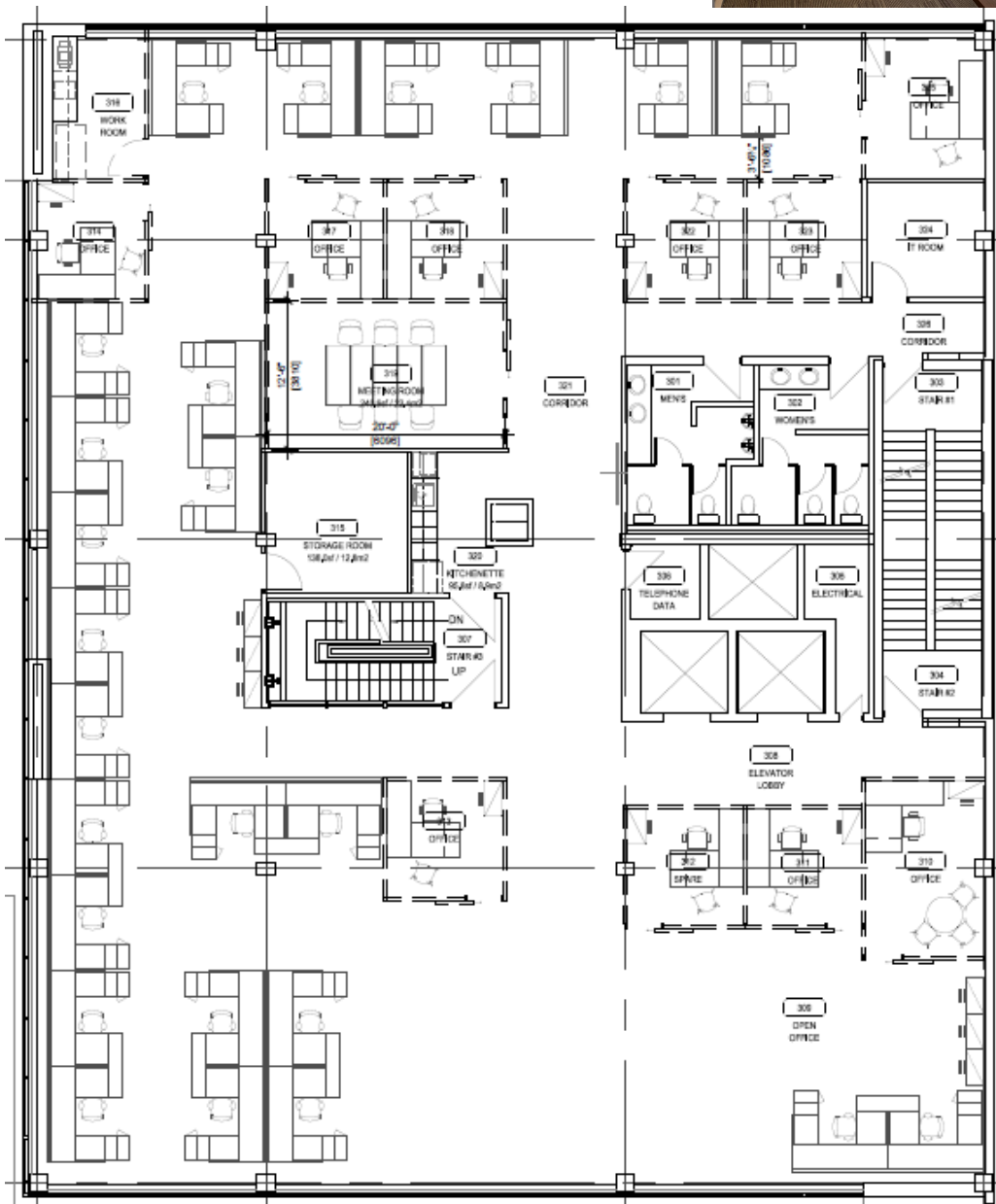


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## **THIRD FLOOR**

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

\*FURNITURE LAYOUT SUBJECT TO CHANGE



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