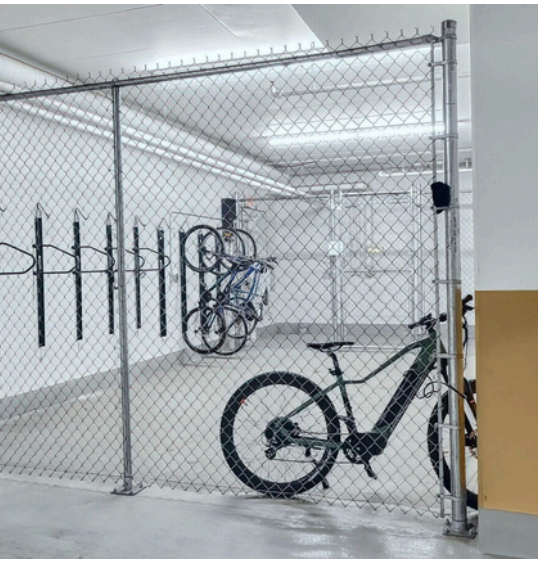
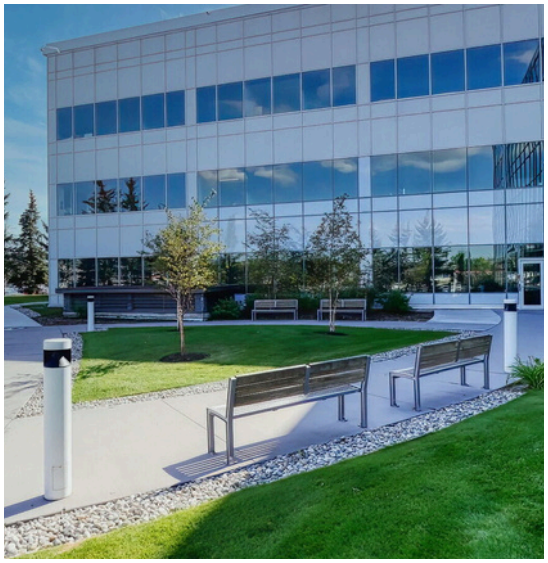
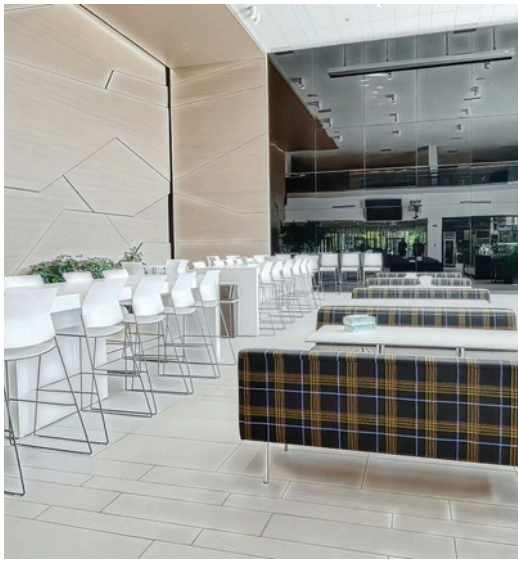
UP TO 34,464 SF
"A" CLASS OFFICE SPACE FOR SUBLEASE
3710 33 STREET NW

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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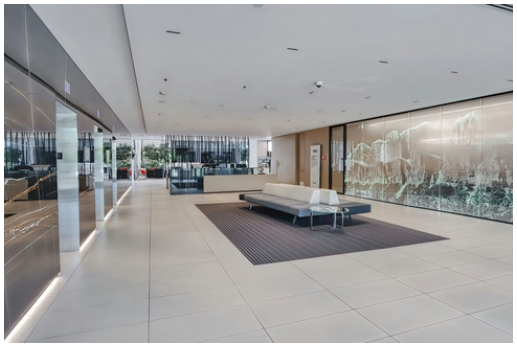
Property Features

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



Subleasing Information

- Main Floor: 6,166 SF
- Second Floor: 28,298 SF (possible demising options)

- 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 & Surface

- Underground - $150/stall/month, Surface - free of charge

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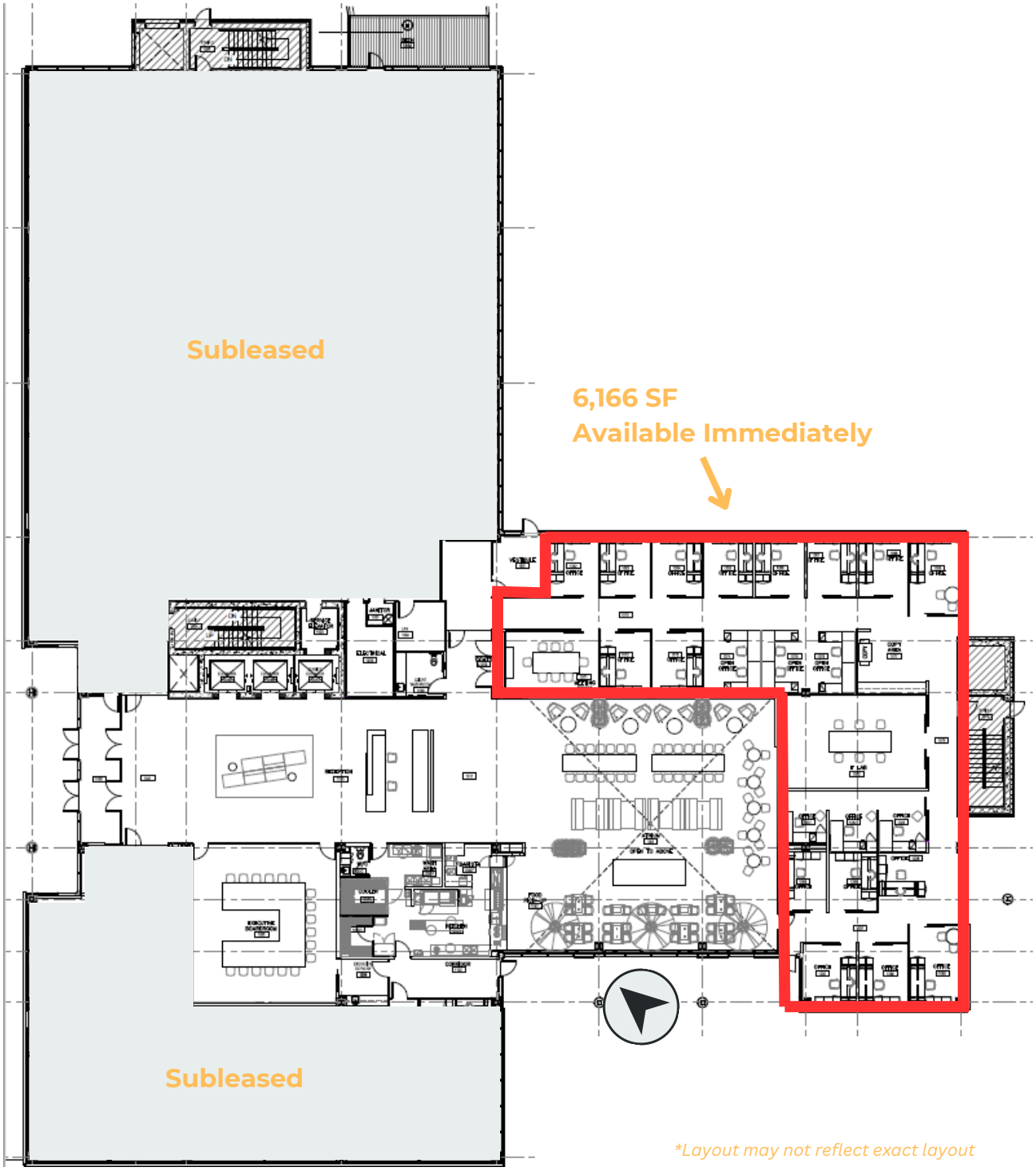
MAIN FLOOR



**Layout may not reflect exact layout*

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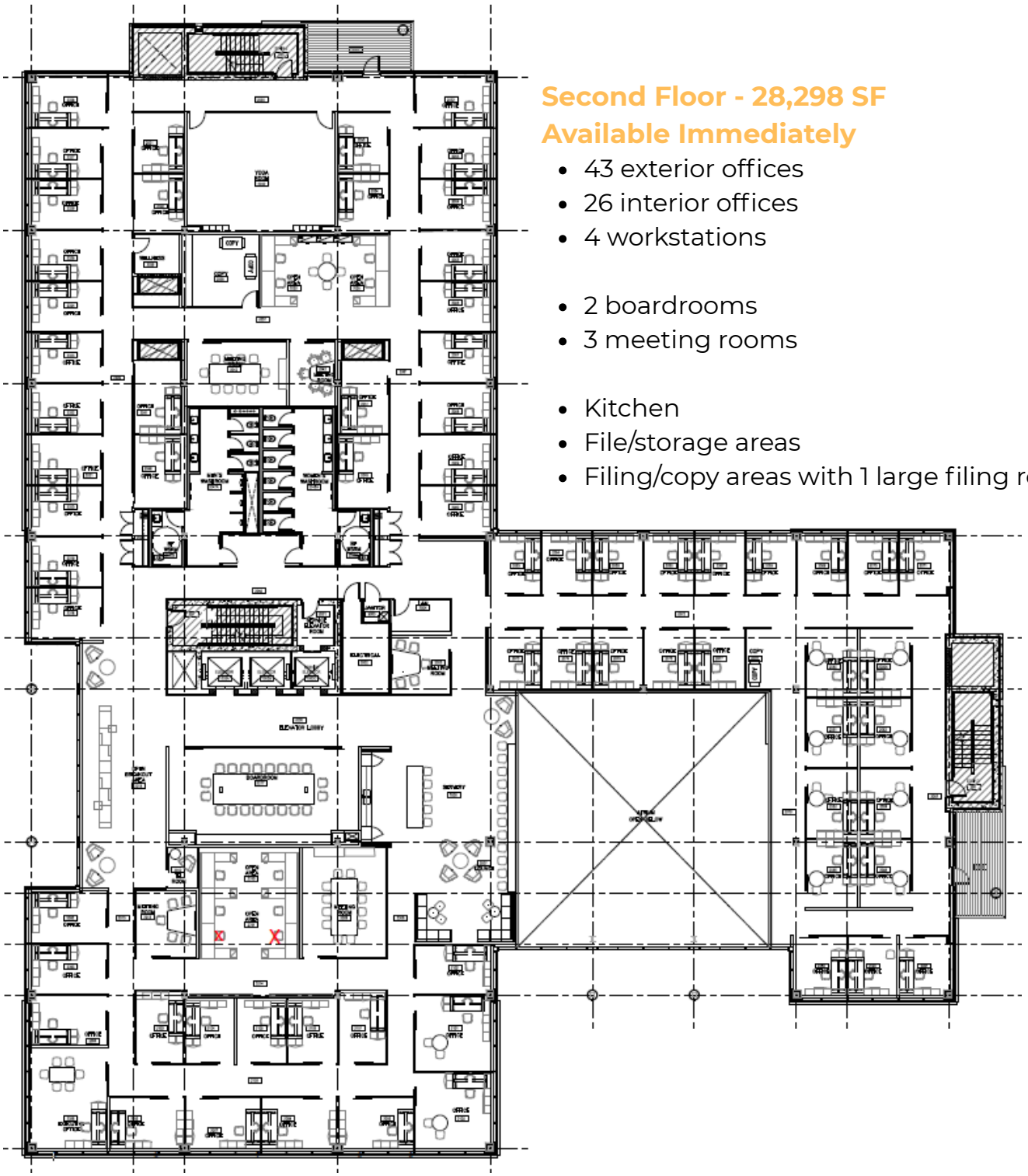
SECOND FLOOR



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

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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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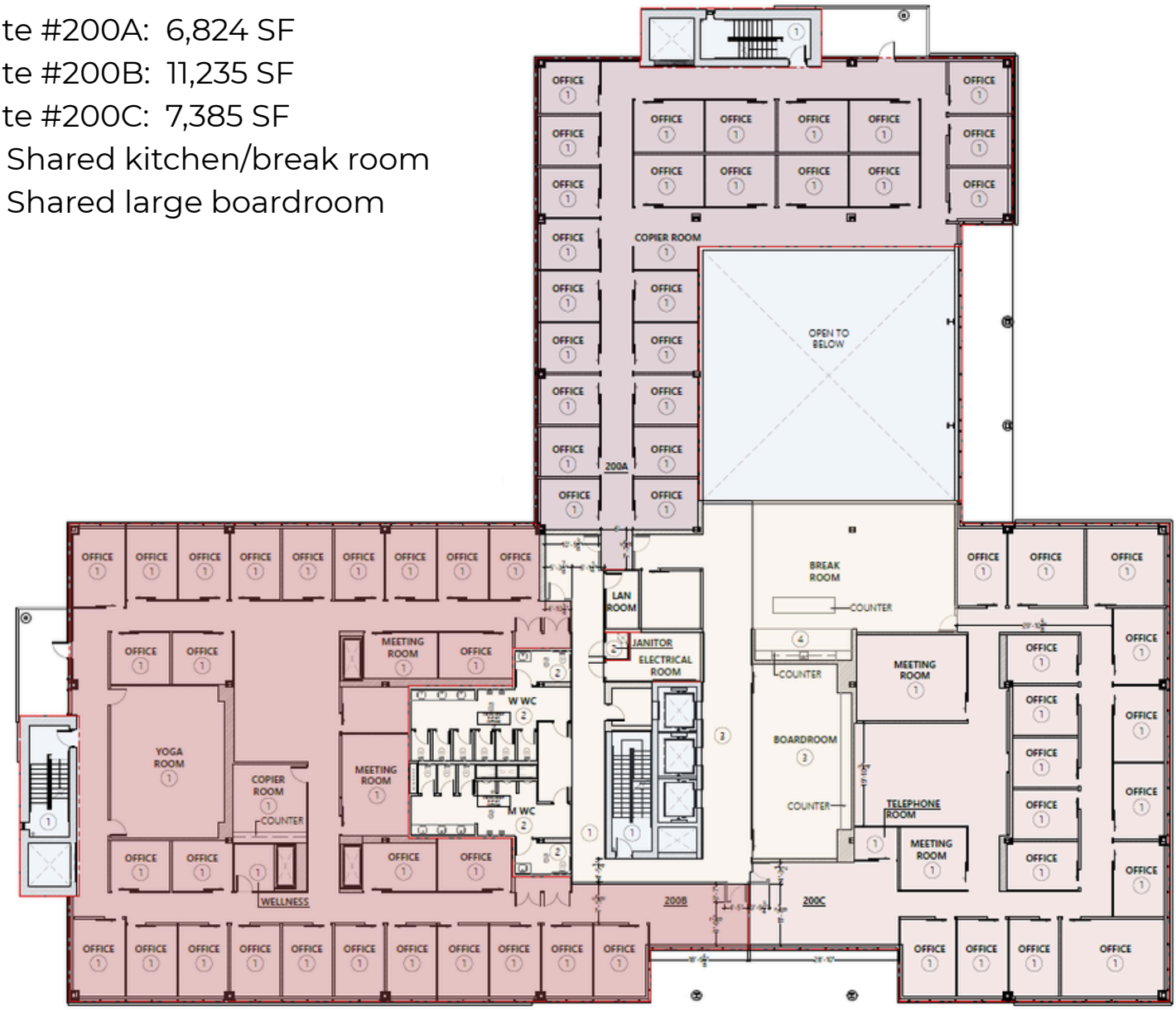
SECOND FLOOR - DEMISING OPTION #2

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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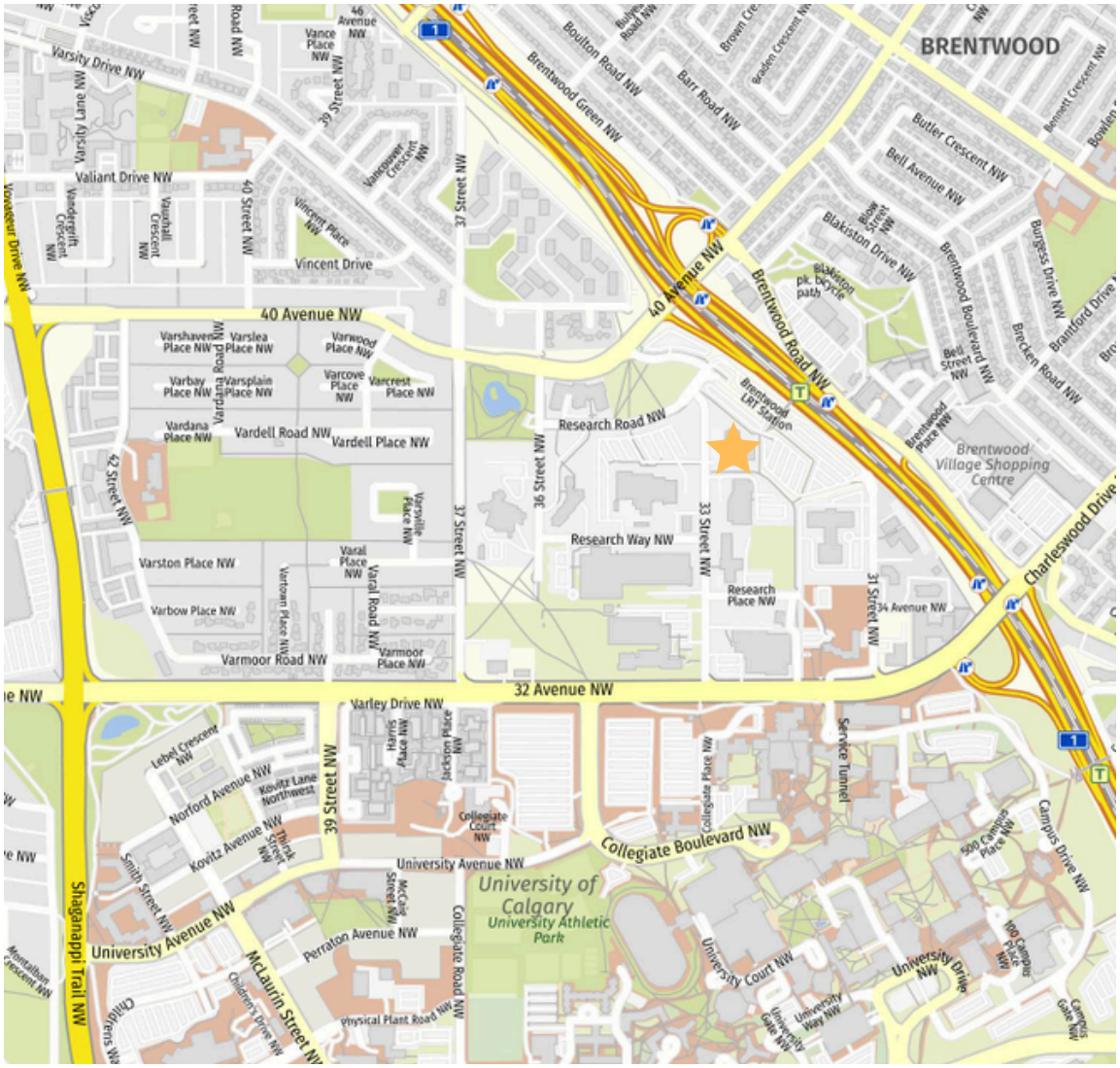

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