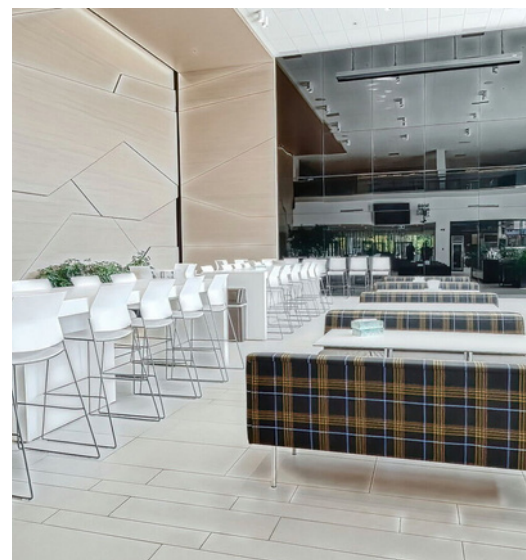
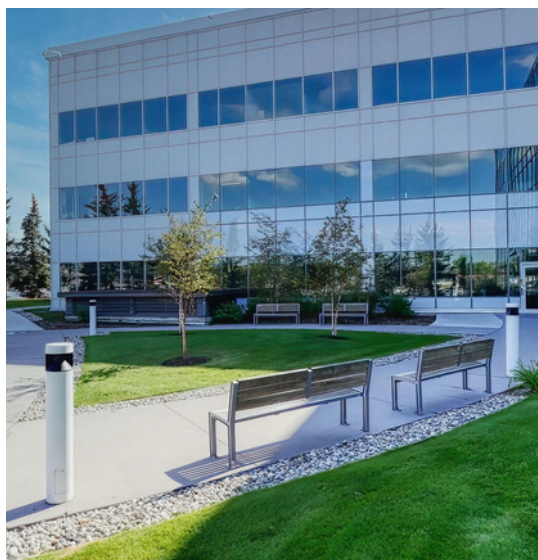




**UP TO 28,298 SF
"A" CLASS OFFICE SPACE FOR SUBLEASE
3710 33 STREET NW**

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

Lori Suba (Lead)
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(403)850-4248
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Brody Wyatt
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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

Second Floor: 28,298 SF Available October/November 2025

- Market net rent
- Operating Costs (2025): \$15.51 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



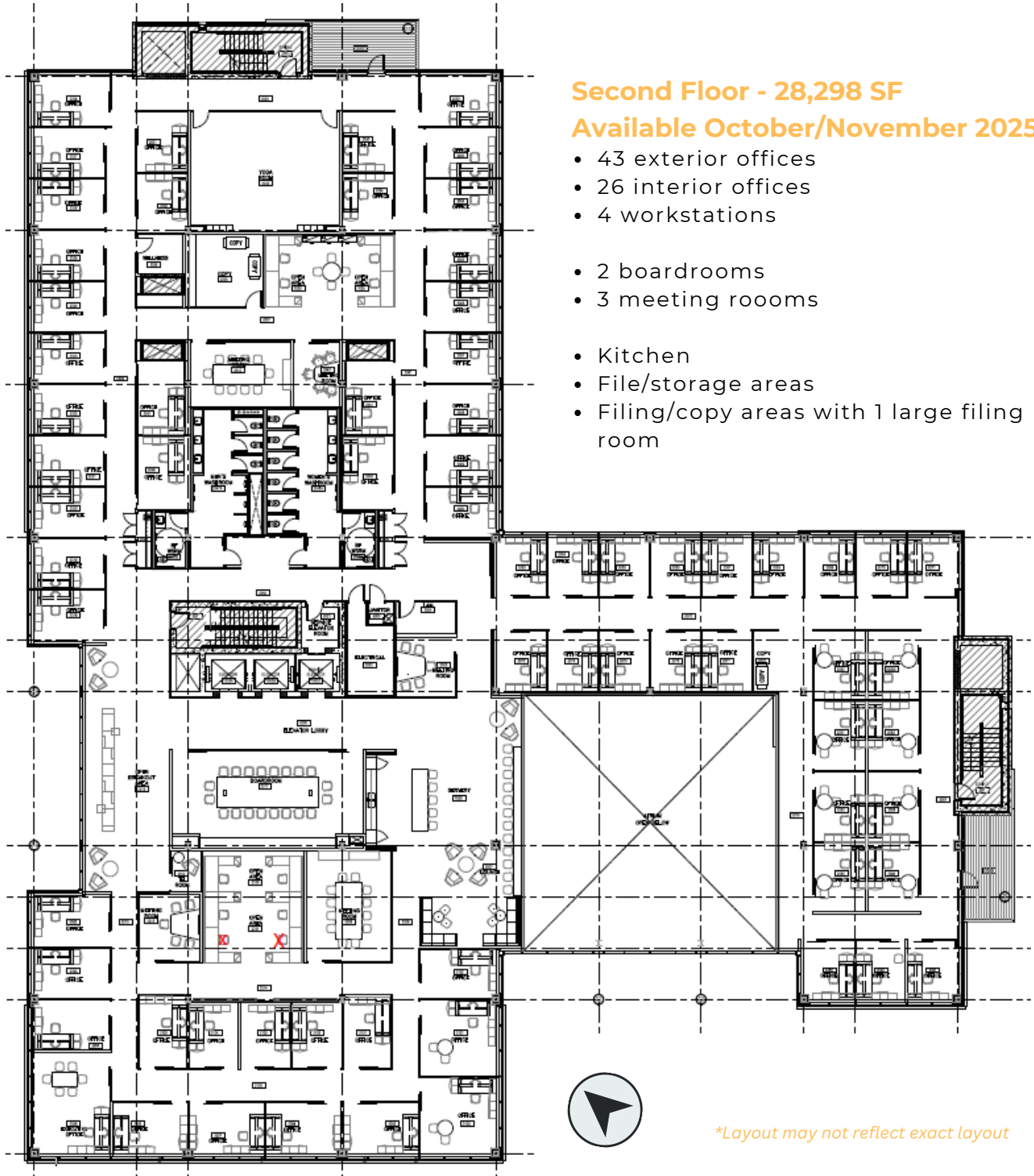
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SECOND FLOOR

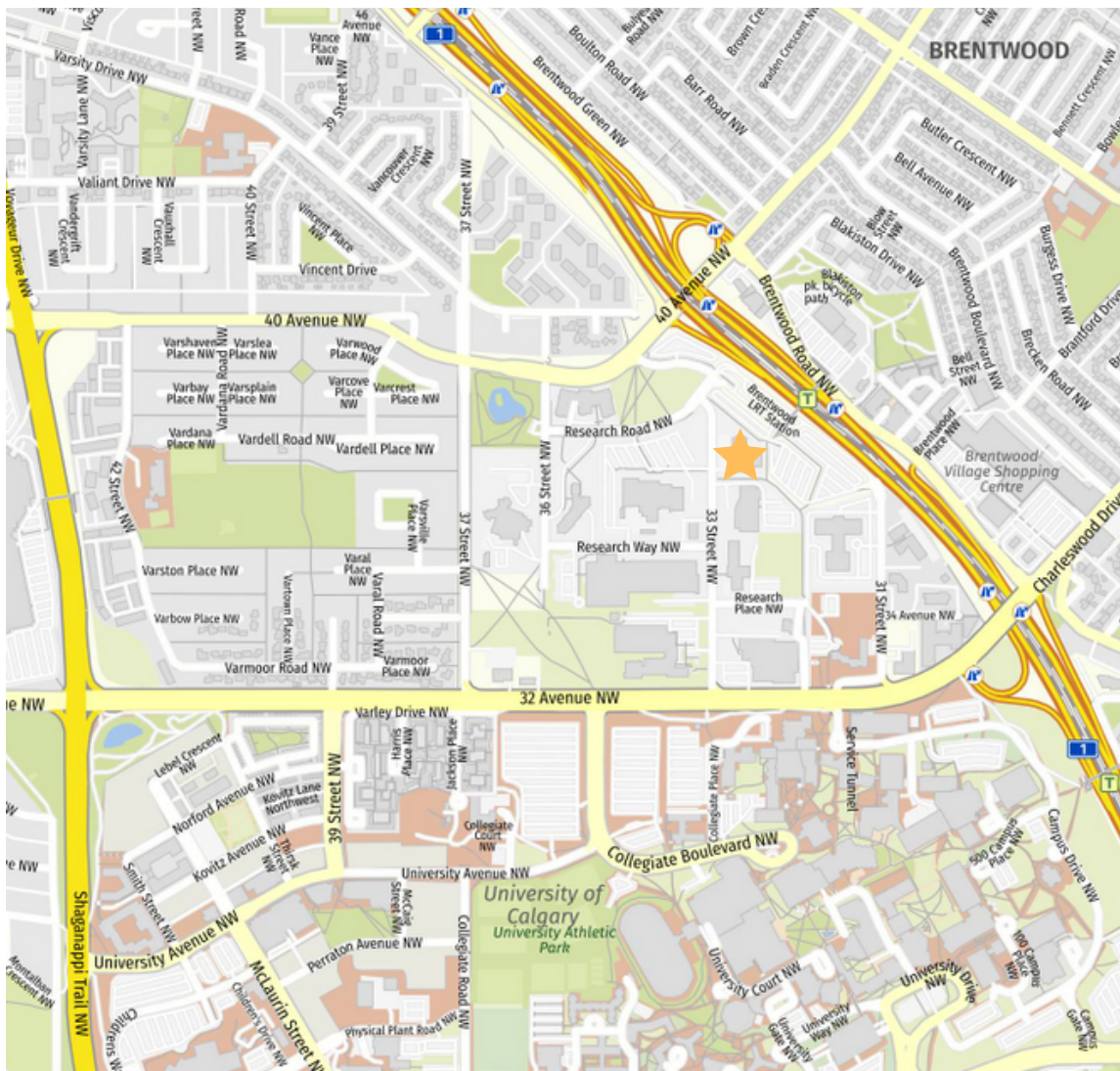


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