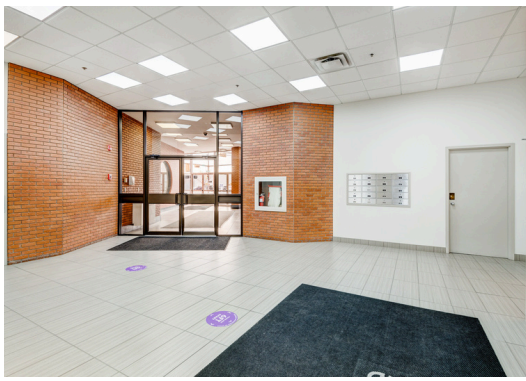
Scout
Real Estate Ltd

FOR LEASE

OFFICE & RETAIL OPPORTUNITIES

TOUCHSTONE CORPORATE CENTRE

222 58TH AVENUE SW
CALGARY, ALBERTA



FEATURES

- EXCELLENT CENTRAL LOCATION, WITH EASY ACCESS TO MACLEOD, BLACKFOOT, GLENMORE
- WALKING DISTANCE TO CHINOOK CENTRE AND LRT
- UPGRADED MAIN LOBBY AND COMMON AREAS

Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

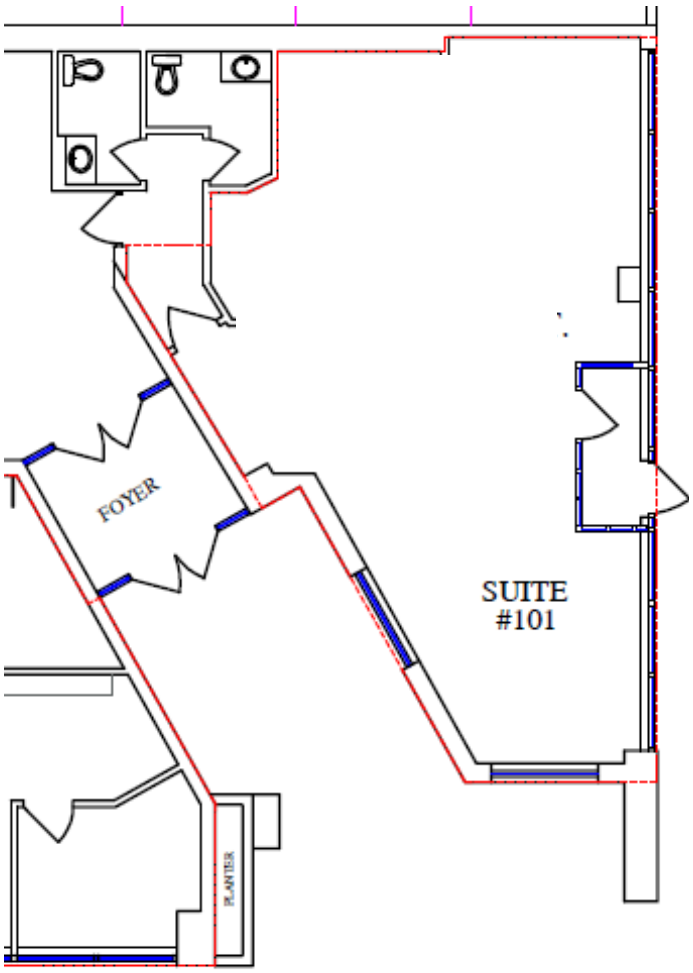
SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.
Disclaimer: This incentive program can be revised or cancelled by the Landlord at any time for any reason, all subject to approval of the Landlord.

PROPERTY INFORMATION

- MARKET NET RENT
- ADDITIONAL RENT: $17.37 PSF (2026), PLUS MANAGEMENT FEE
  - SUITE 101, 420 AND 500 - AVAILABLE IMMEDIATELY
  - SUITE 300 - AVAILABLE JANUARY 1, 2027
- FLEXIBLE TERM LENGTHS
- YEAR BUILT: 1981, UPGRADED IN 2013
- ZONING: C-COR 2
- BUILDING AREA: 45,217 SF
- PARKING: 1 STALL PER +/-700 SF (UNDERGROUND AND SURFACE COMBINED)
- PARKING RATES: MARKET RATES - CALL FOR DETAILS
- VISITOR PARKING: 8 BUILDING VISITOR STALLS WITH 3-HOUR TIME ALLOCATIONS

RETAIL OPPORTUNITY:



Virtual Tour

Suite 101
1,118 SF

- Separate Entrance off 2nd Street with vestibule
- White boxed and ready for Tenant fit out
- Secure washrooms

Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

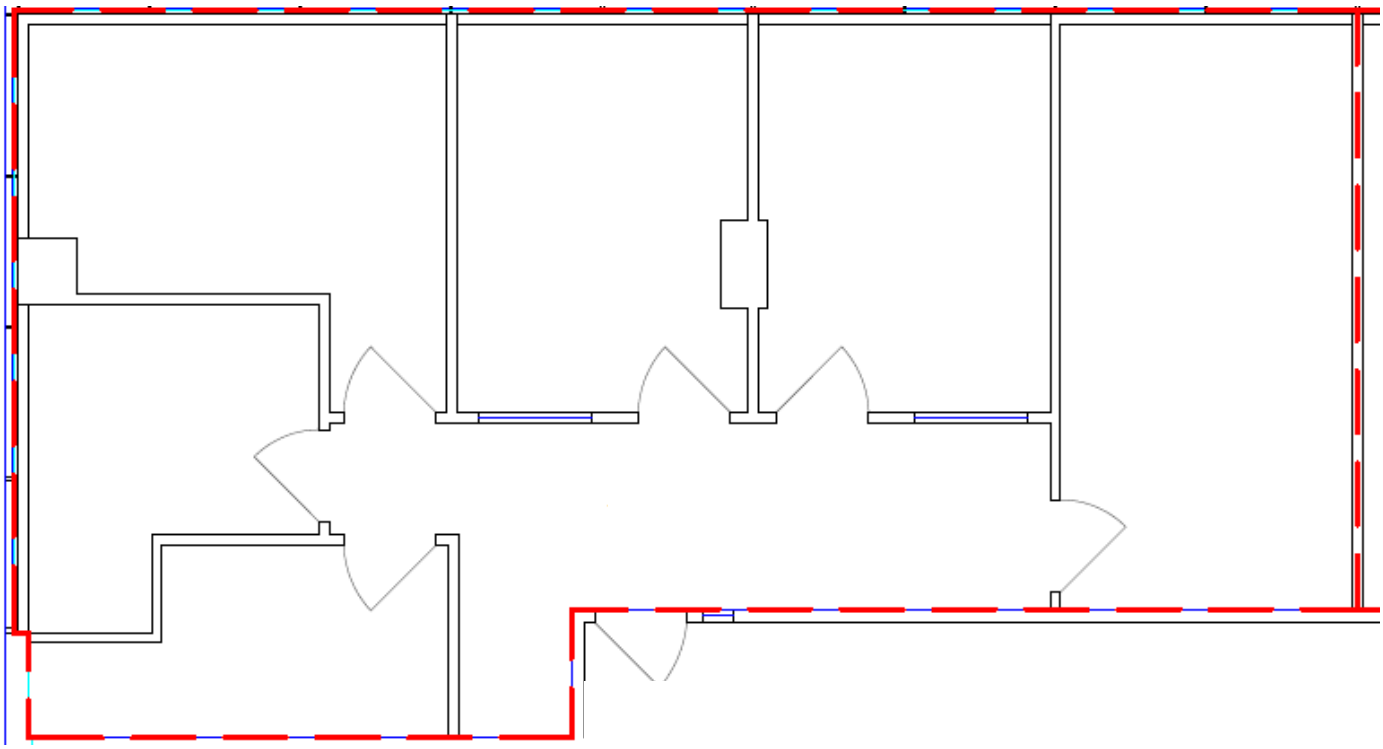
SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

OFFICE OPPORTUNITIES:

Suite 300
1,117 SF

- Available January 1, 2027
- Show suite plans underway
- Four offices
- Kitchenette/storage
- Meeting room



Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

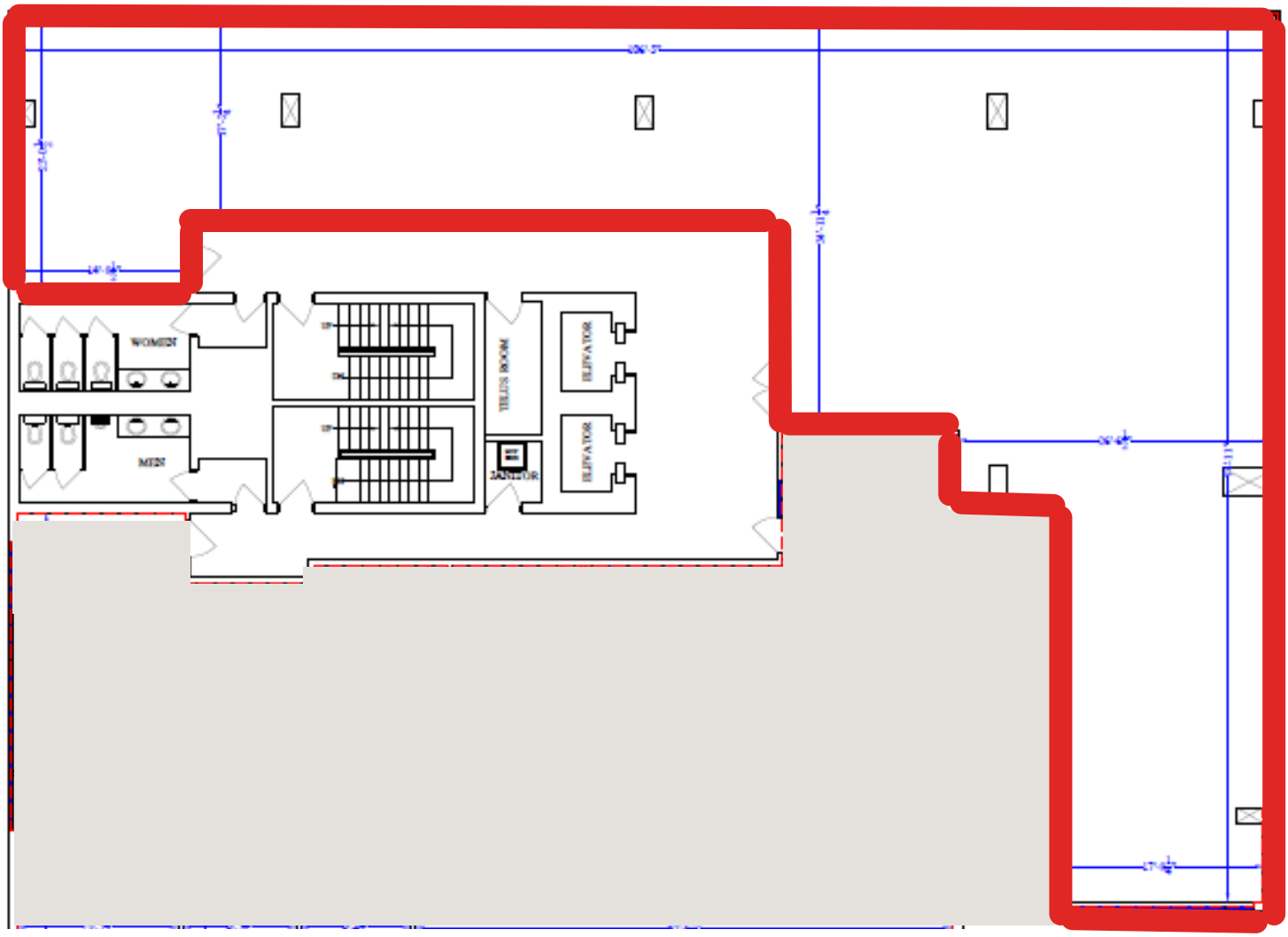
SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Virtual Tour

Suite 420
4,394 SF

- Partial floor - Demising options Available
- Updated finishes
- Move-in Ready, open plan
- Abundant Natural Light



Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

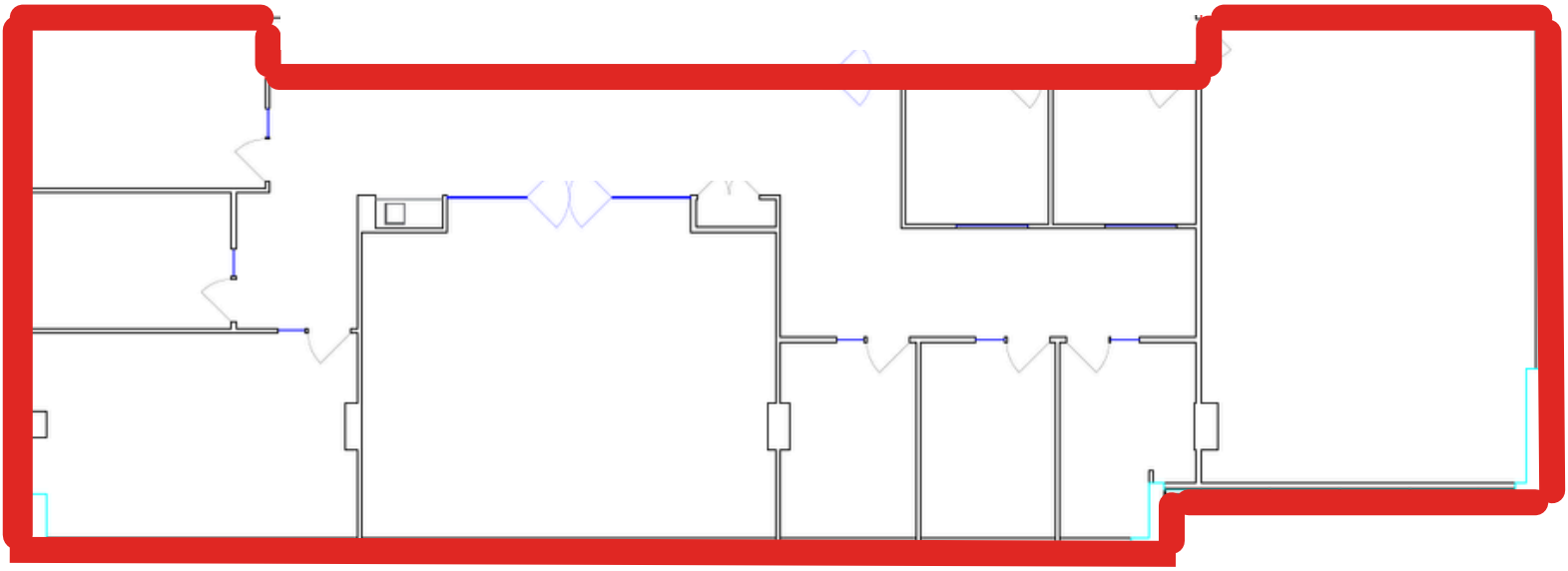
Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Suite 500
4,655 SF

- Office intensive with two large conference rooms
- Kitchenette
- Abundant Natural Light



Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

DEMOGRAPHICS

- 164,897 POPULATION WITHIN 5 KM
- AVERAGE HOUSEHOLD INCOME $150,441
- 77,889 HOUSEHOLDS WITHIN 5 KM
- MEDIAN AGE 37.9
- TWO WAY TRAFFIC COUNT ON 58TH AVE ~9,000 VEHICLES/DAY

Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

SCOUTREALESTATE.CA