

FOR LEASE

PROSPECT PLACE

505 2ND STREET SW

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Centrally located with excellent access to transit, retail, dining, and the Bow River pathway. Onsite amenities include a modern conference centre, tenant lounge, fitness facility, and secure bike storage with full change-room facilities. With exceptional management and competitive rents, Prospect Place offers an employee-focused, cost-effective downtown location for all companies.

up to 38,000 sf of plug & play office space

LEASE OPPORTUNITY

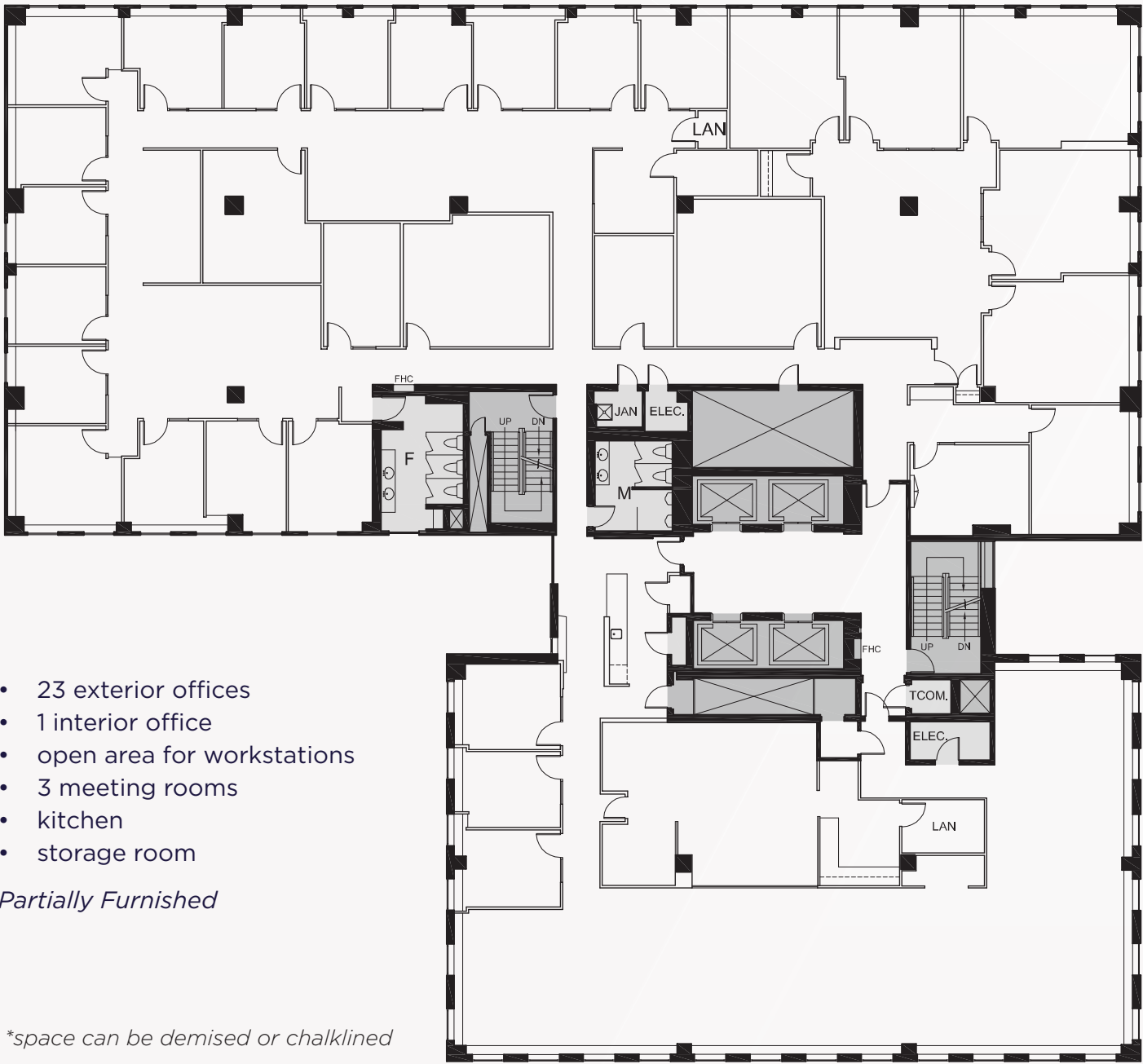
Available Space	Contiguous for 6,564 SF	Suite 600 15,478 SF *
		Suite 420 4,708 SF *
		Suite 410 1,856 SF
		Suite 300 15,497 SF *
<i>*space can be demised or chalklined</i>		
Availability Date	Immediate	
Term	Flexible	
Annual Basic Rent	Market Rates	
Operating Costs & Taxes	\$16.01 (2026 estimate)	
Parking	1:4,500 sf \$450/stall/month reserved underground	

BUILDING DETAILS

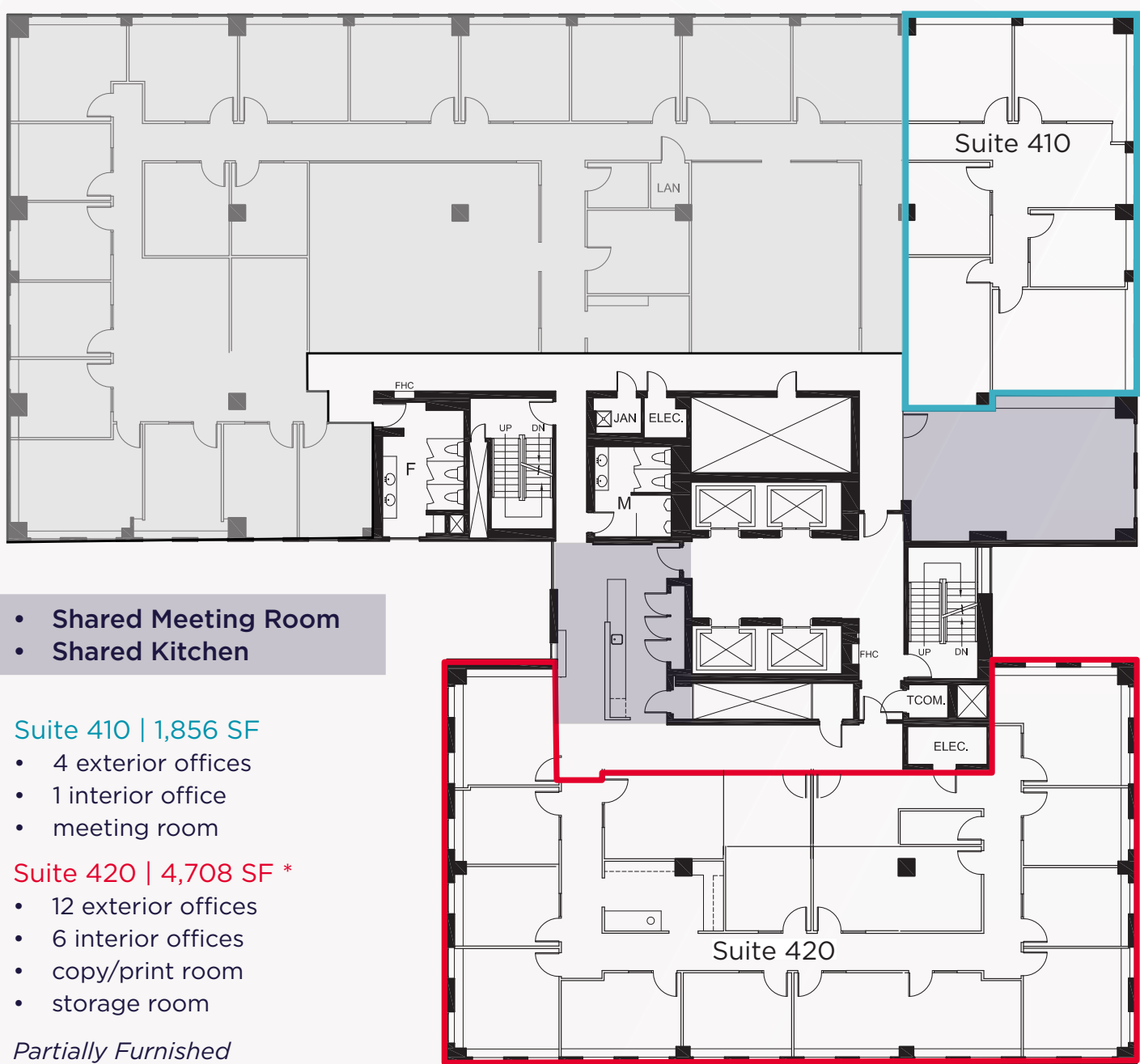
Address	505 2nd Street SW
Constructed	1959 (renovated 2000)
Rentable Area	121,419 square feet
Building Manager	Hines
Landlord	Fortinet Technologies (Canada) ULC
Average Floorplate	15,000 square feet
Number of Floors	8
HVAC Hours	6:00am to 6:00pm



FLOOR 6 | 15,478 SF



FLOOR 4 | 6,564 SF



FLOOR 3 | 15,478 SF



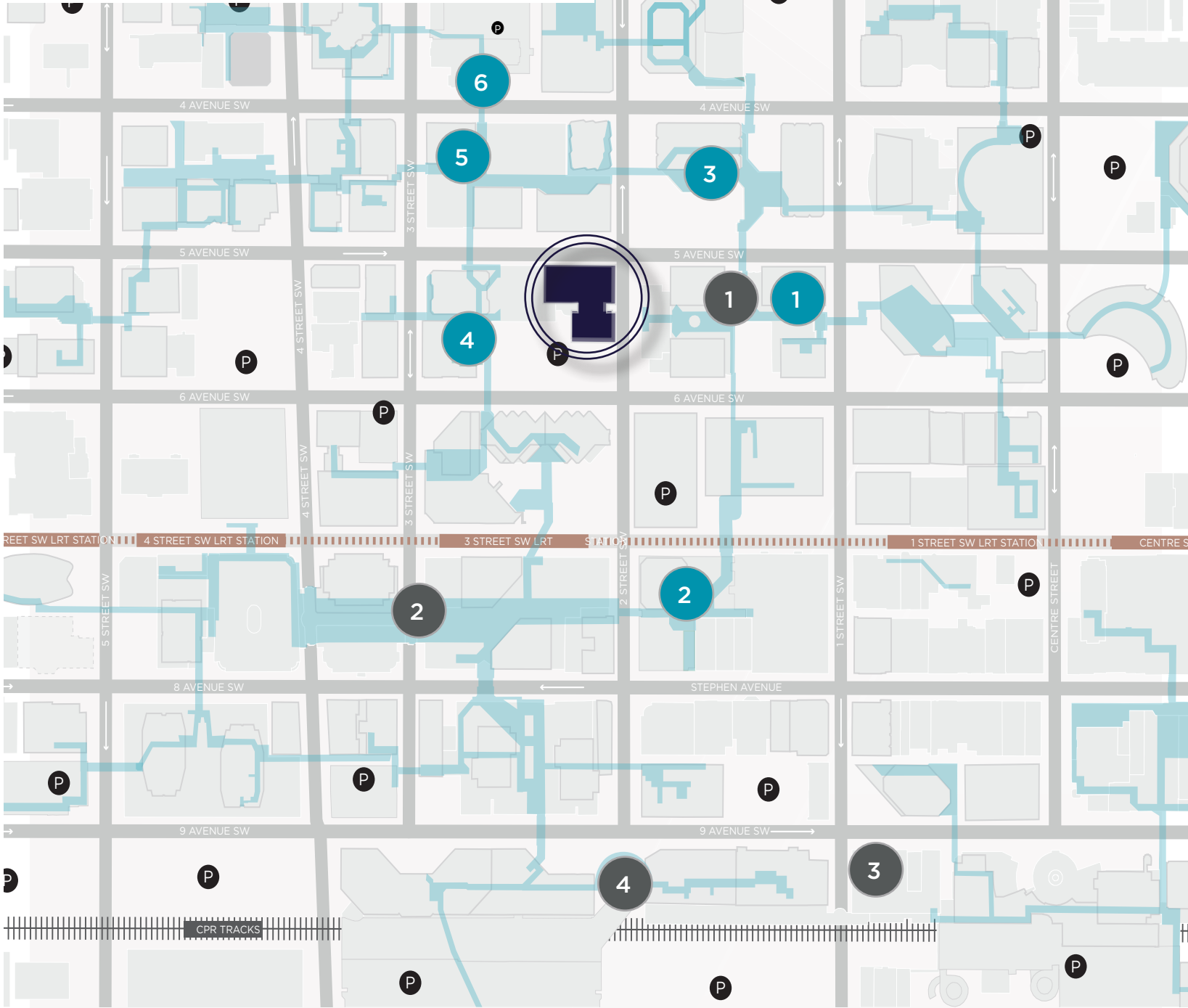
- 11 exterior offices
- open area for 67 workstations
- 3 meeting rooms
- kitchen
- storage room

Fully Furnished

*space can be demised or chalklined



AREA AMENITIES



-  **RESTAURANTS**
1. Holy Grill
 2. Barbarella
 3. OEB Breakfast Co.
 4. Deville Coffee
 5. Brix and Barrel
 6. The Keg

-  **AMENITIES**
1. Bow Valley Child Care
 2. The CORE Shopping Mall
 3. Palliser Hotel
 4. Calgary Tower



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