

FOR LEASE

# PROSPECT PLACE

505 2ND STREET SW

**Jody Sick**  
+1 403 369 3111  
[jody.sick@cushwake.com](mailto:jody.sick@cushwake.com)

**Nick Pollitt**  
+1 403 470 7418  
[nick.pollitt@cushwake.com](mailto:nick.pollitt@cushwake.com)

**Avery Hutcheson**  
+1 587 897 2869  
[avery.hutcheson@cushwake.com](mailto:avery.hutcheson@cushwake.com)



# 505 2ND STREET SW FOR LEASE

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<br>\$450/stall/month<br>reserved underground |                         |

## BUILDING DETAILS

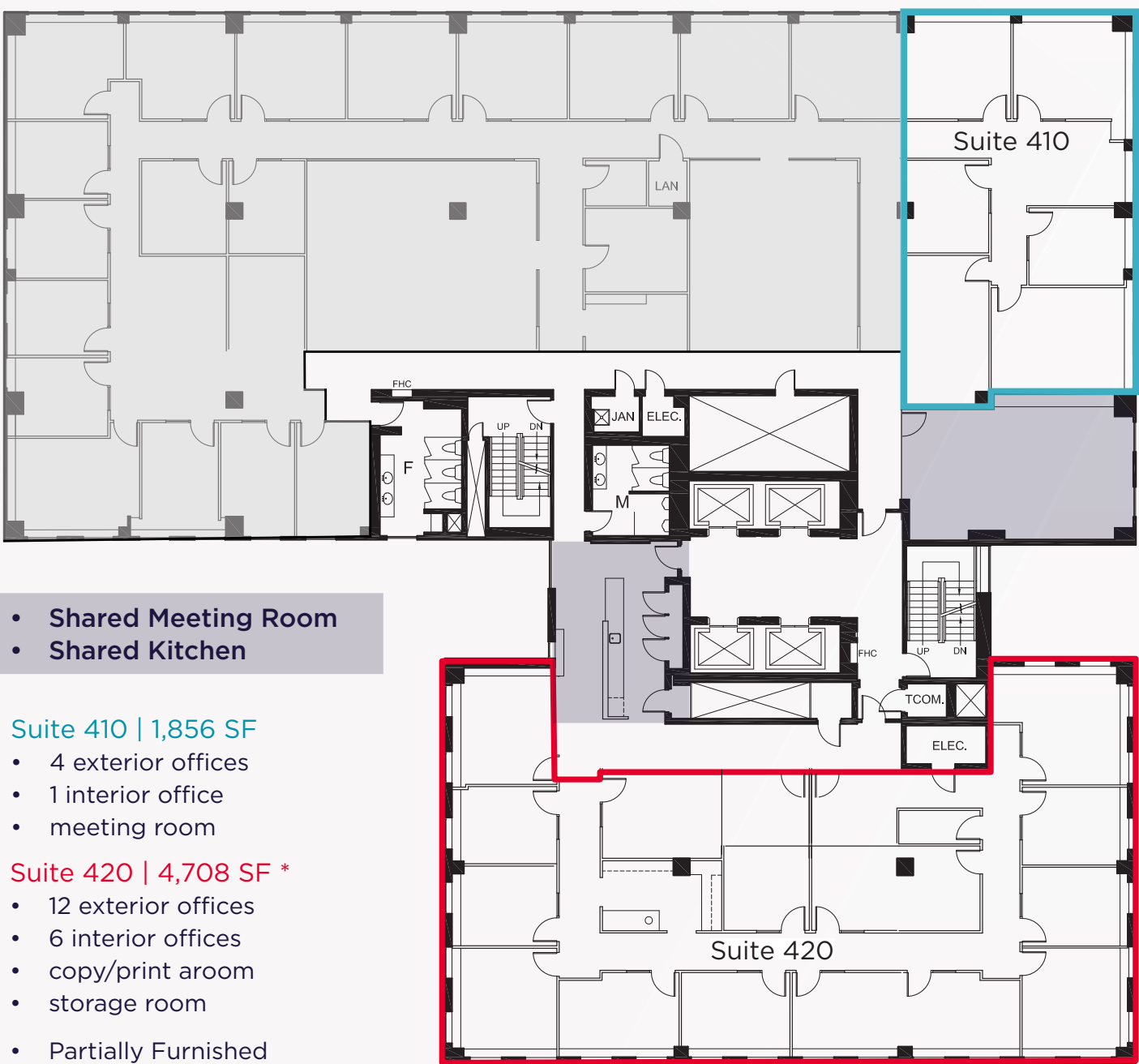
|                    |                                    |
|--------------------|------------------------------------|
| Address            | 505 2nd Street SW                  |
| Constructed        | 1959 (renovated 2000)              |
| Rentable Area      | 121,419 square feet                |
| 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



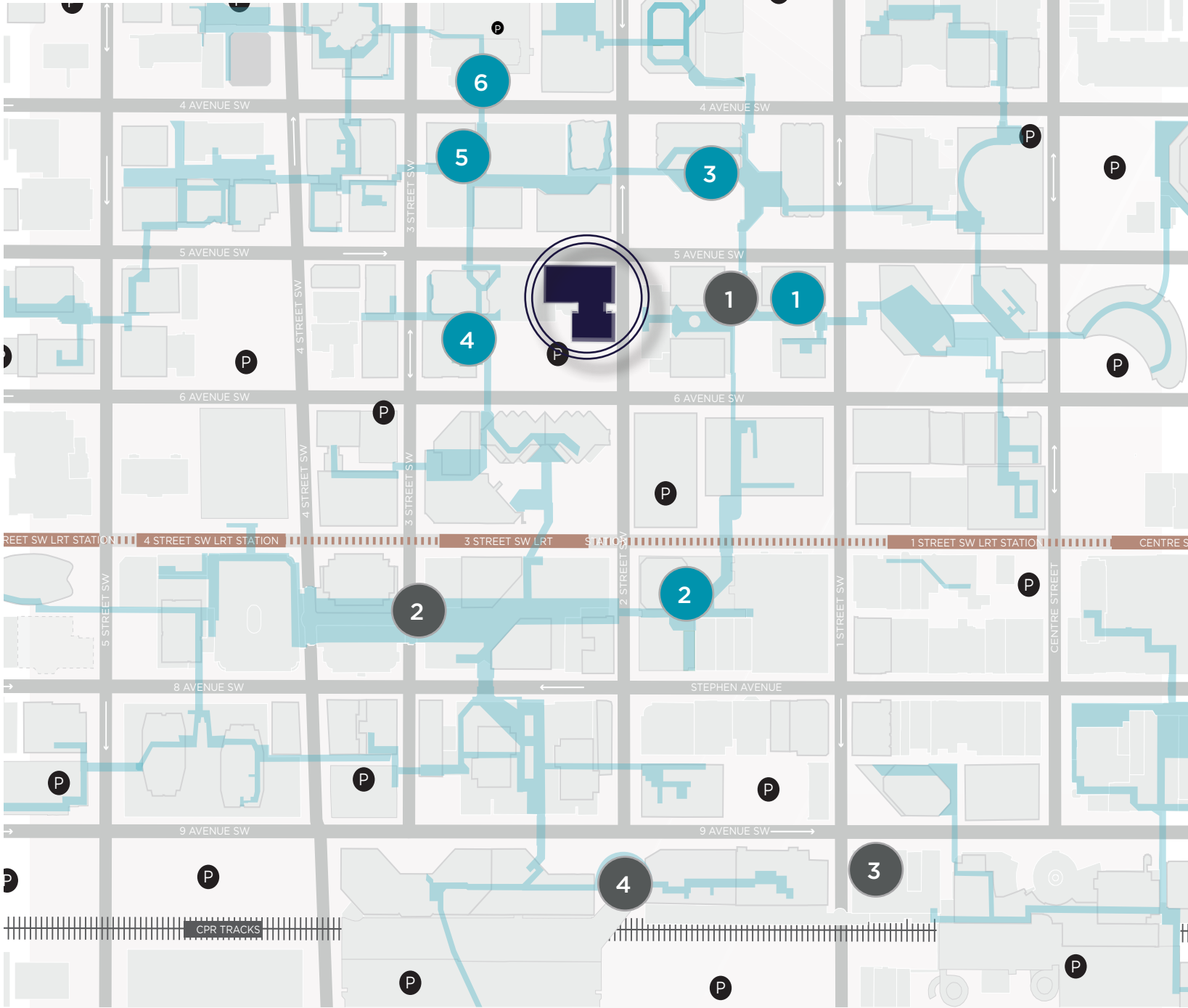
# FLOOR 4 | 6,564 SF



# FLOOR 3 | 15,478 SF



# 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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**CUSHMAN &  
WAKEFIELD**