

PROSPECT
PLACE

505 - 2nd Street SW | Calgary, AB

Centrally located, office space for lease attractive rates and short term options



FOR LEASE

Todd Sutcliffe

Senior Vice President | Partner

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Colliers

Owned and managed by:

Hines

Colliers

900, 335 8th Avenue SW

Calgary, AB T2P 1C9

www.colliers.com/calgary



KEY HIGHLIGHTS



Fitness centre with complimentary access provided to all tenants in the building



3 minute walk to LRT Line



Secure underground bicycle storage



Modern, collaborative conference space, fully-wired for presentations. Tenant lounge that includes casual seating options and collaborative work spaces. Both fully accessible to all tenants



PROPERTY OVERVIEW

- Suite 810 - 2,774 SF
- Suite 804 - 2,652 SF
- Suite 802 - 2,761 SF
- Suite 600 - 15,478 SF
- Suite 500 (well-improved) - 6,287 SF
- Suite 401 - 5,181 SF
- Suite 300 - 12,497 SF
- Suite 202 - 5,554 SF
- Suite 201 - 5,554 SF
- Suite 150 - 8,438 SF

Available Space

Spaces can be demised/chalklined to accommodate smaller tenancies

Available Date

Immediate

Asking Rent

Aggressive Rates

Operating Costs & Taxes:

\$18.11 (est 2023)

Parking

Surface and Underground Parking Available
\$375/stall/month - Reserved Surface
\$450/stall/month - Reserved Underground

BUILDING DETAILS

| | |
|------------------|------------|
| Constructed | 1959 |
| Rentable Area | 121,418 SF |
| Number of Floors | 8 |
| Landlord | Hines |
| Property Manager | Hines |

FEATURES

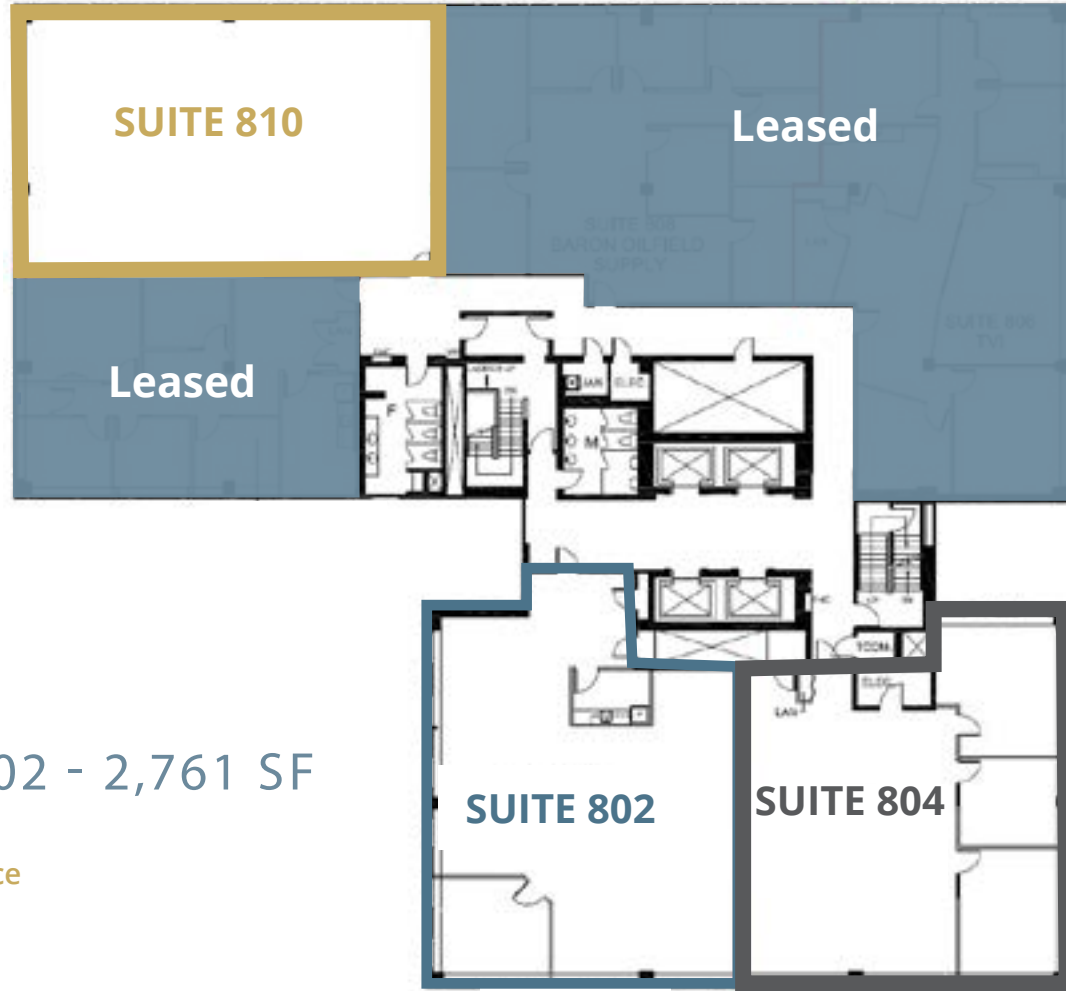
Office space available in the centre of the downtown core

Signage and naming rights, as well as at-grade retail space, available to select tenants

Landlord can accommodate flexible, short terms

Furniture Available

FLOORPLANS



SUITE 802 - 2,761 SF

- 1 Exterior Office
- Open Area
- Kitchen
- Reception

SUITE 802

SUITE 804

3 Suites: 8,187 SF

SUITE 804 - 2,652 SF

- 2 Exterior Offices
- Meeting Room
- Open Area

SUITE 810 - 2,774 SF

- Completely Open Plan
- Upgraded Carpet/Paint
- Exposed Ceiling



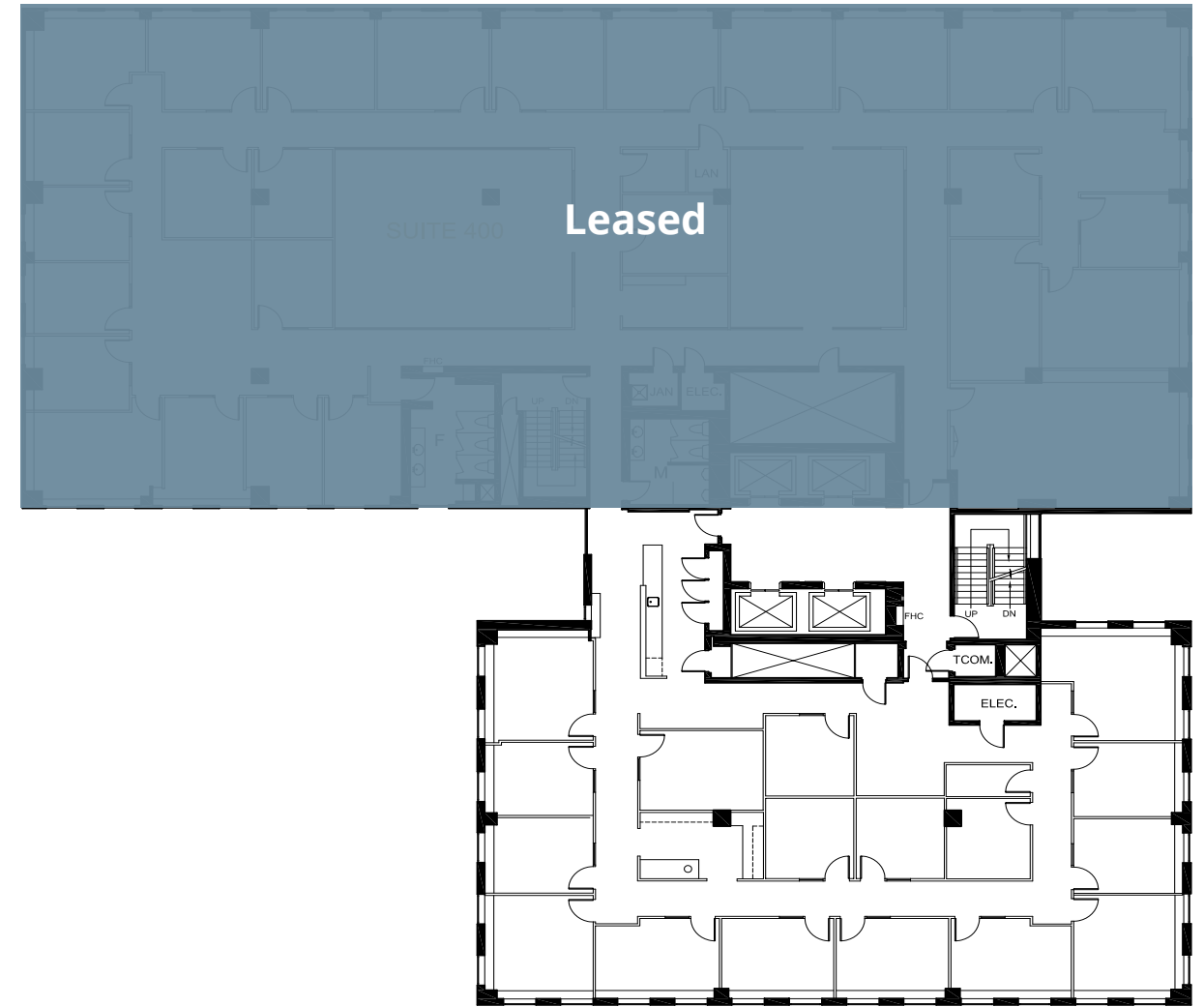
SUITE 600 - 15,478 SF

- 26 Offices
- Storage Room
- 3 Boardrooms
- Meeting Room
- Copy/Filing room
- Server Room
- 2 Kitchens
- Large Open Area for Workstations



SUITE 500 - 6,287 SF

- 11 Exterior Offices
- 3 Interior Offices
- Meeting Room
- Kitchen
- Reception
- Copy Area / Filing Area
- Executive Level Finishes**



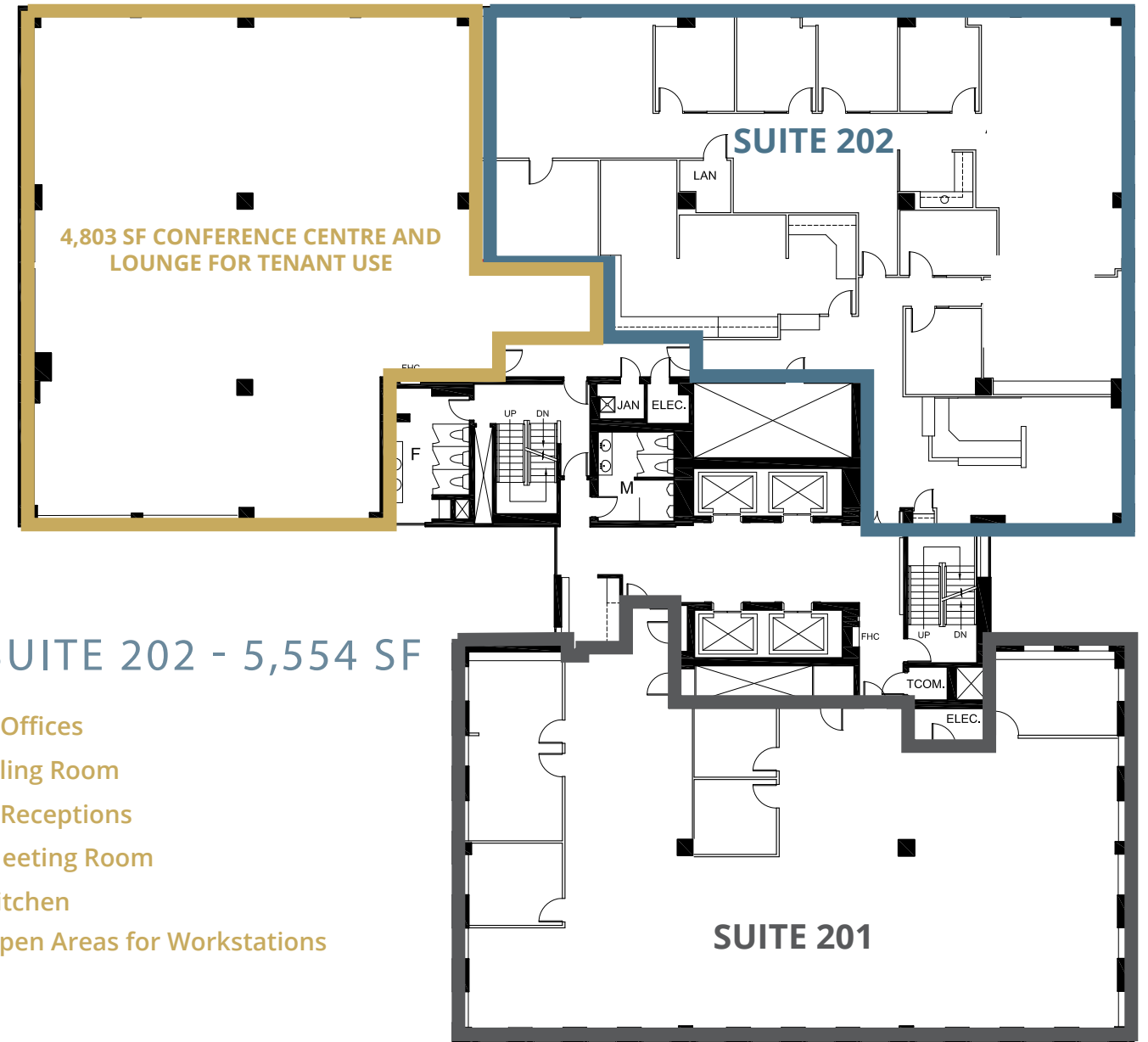
SUITE 401 - 5,181 SF

- 12 Exterior Offices
- 4 Interior Offices
- Meeting Rooms
- Kitchen
- Reception Area
- Filing / Storage Room



SUITE 300 - 12,497 SF

- 6 Offices
- Meeting Room
- Kitchen
- Filing / Storage Area
- Open Area for Workstations



SUITE 202 - 5,554 SF

- 6 Offices
- Filing Room
- 2 Receptions
- Meeting Room
- Kitchen
- Open Areas for Workstations

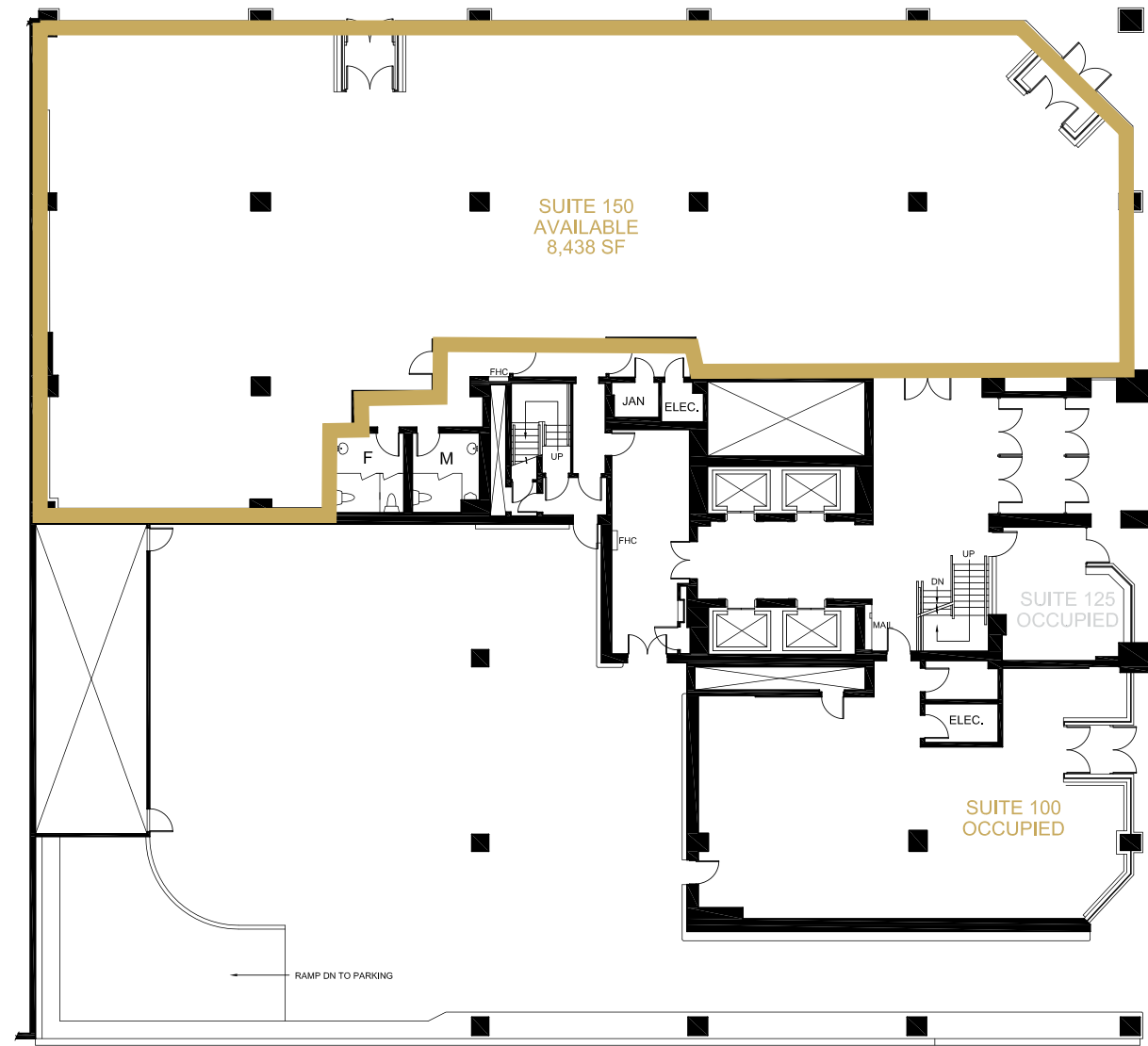
SUITE 201 - 4,991 SF

- 4 Offices
- Boardroom
- Large Open Area for Workstations

CONFERENCE CENTRE - 4,991 SF

- 4 Offices
- Boardroom
- Large Open Area for Workstations

Full Floor 15,348



SUITE 150 - 8,438 SF

Base Building Condition





OWNERSHIP EXPERIENCE

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 314 cities in 28 countries and \$92.3 billion¹ of investment assets under management and more than 102.1 million square feet of assets for which Hines provides third-party property-level services. Hines has 200 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,564 properties, totaling over 520 million square feet. The firm's current property and asset management portfolio includes 634 properties, representing over 225 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most respected real estate organizations in the world.

Since the launch of its Canadian operations in 2004, Hines has developed, acquired and/or managed over 14 million square feet of signature projects representing a wide variety of product types -- from city-defining office buildings to retail, residential and mixed-use developments. With offices in Toronto, Calgary and Edmonton, the team's track record of economic value creation, investment stewardship, engineering excellence, advanced building design technology and architectural achievement continues to attract leading investors, clients and partners to help reshape Canada's skylines.

View more information about Hines online at www.hines.com

Hines Roster

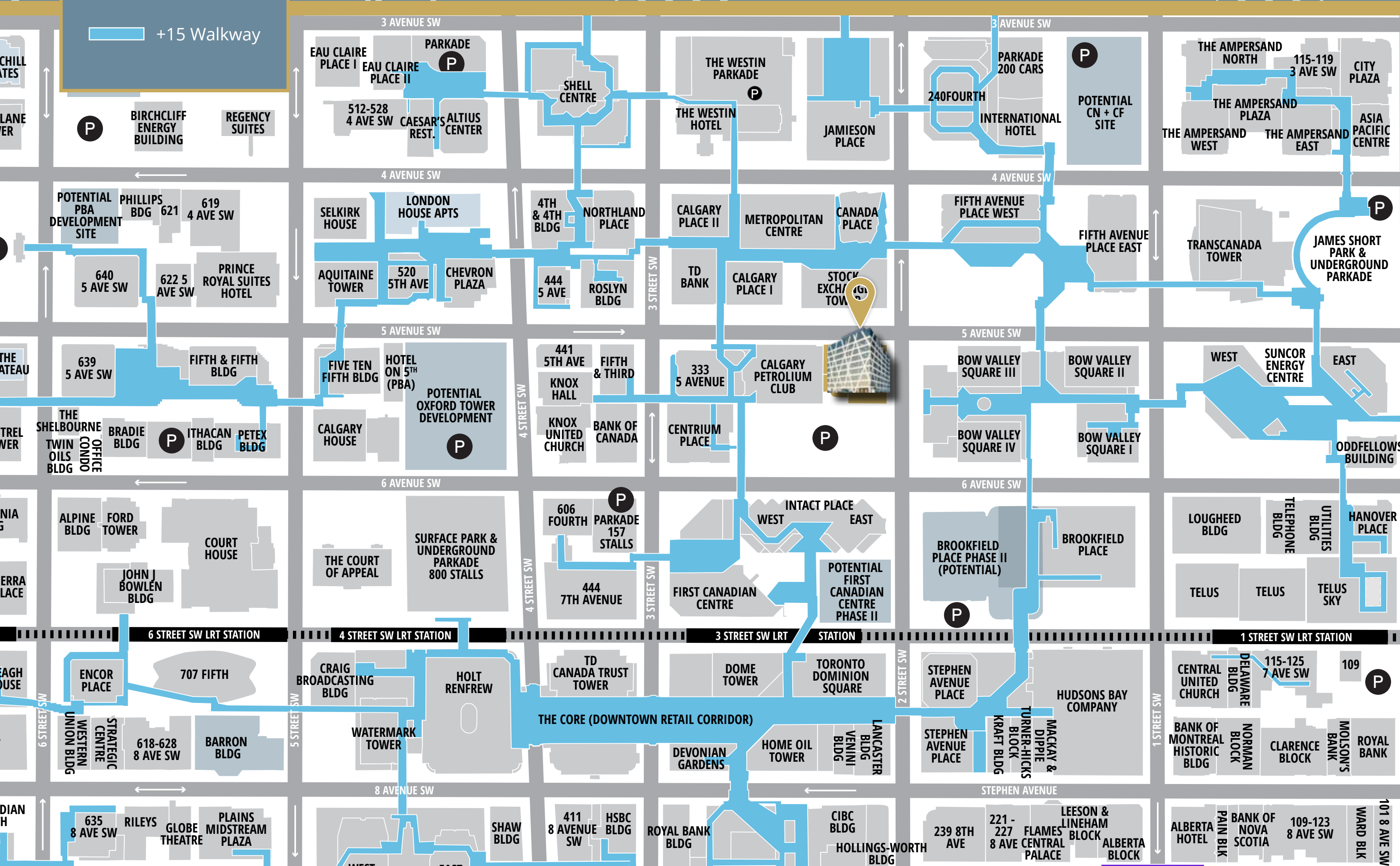
CIBC SQUARE TORONTO, ONTARIO



EIGHTH AVENUE PLACE CALGARY, ALBERTA



+15 Walkway



THE CORE (DOWNTOWN RETAIL CORRIDOR)



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