





# Overview

For Lease | Downtown Office Space

Place 926, 926 - 5<sup>th</sup> Avenue SW  
Calgary, AB

## Details

**Address:** 926 - 5th Avenue SW, Calgary, AB

**Year Built:** 1982

**Building Size** 10 Storey Class 'B' Building

**Average Floor Plate:** Approx. 8,805 sf

**Parking:** 1 stall per 1,504 sf  
\$350/stall/month surface  
\$470/stall/month underground

**Lease Terms:** Negotiable

**Lease Rate:** Aggressive Market Rates

**Op. Costs:** \$15.30 psf (2024 est.)

- Comments:**
- Fitness facility available for tenant use
  - Short walk to +15 connections
  - Public transit accessible
  - Two minute drive to Memorial Drive



Suite	Size (sf)	Availability
200	10,640*	Immediately
300	8,805	Immediately
400	5,476	Immediately
410	3,285	Immediately
550	4,528	Immediately
900	<b>LEASED</b>	
900A	4,405	Immediately

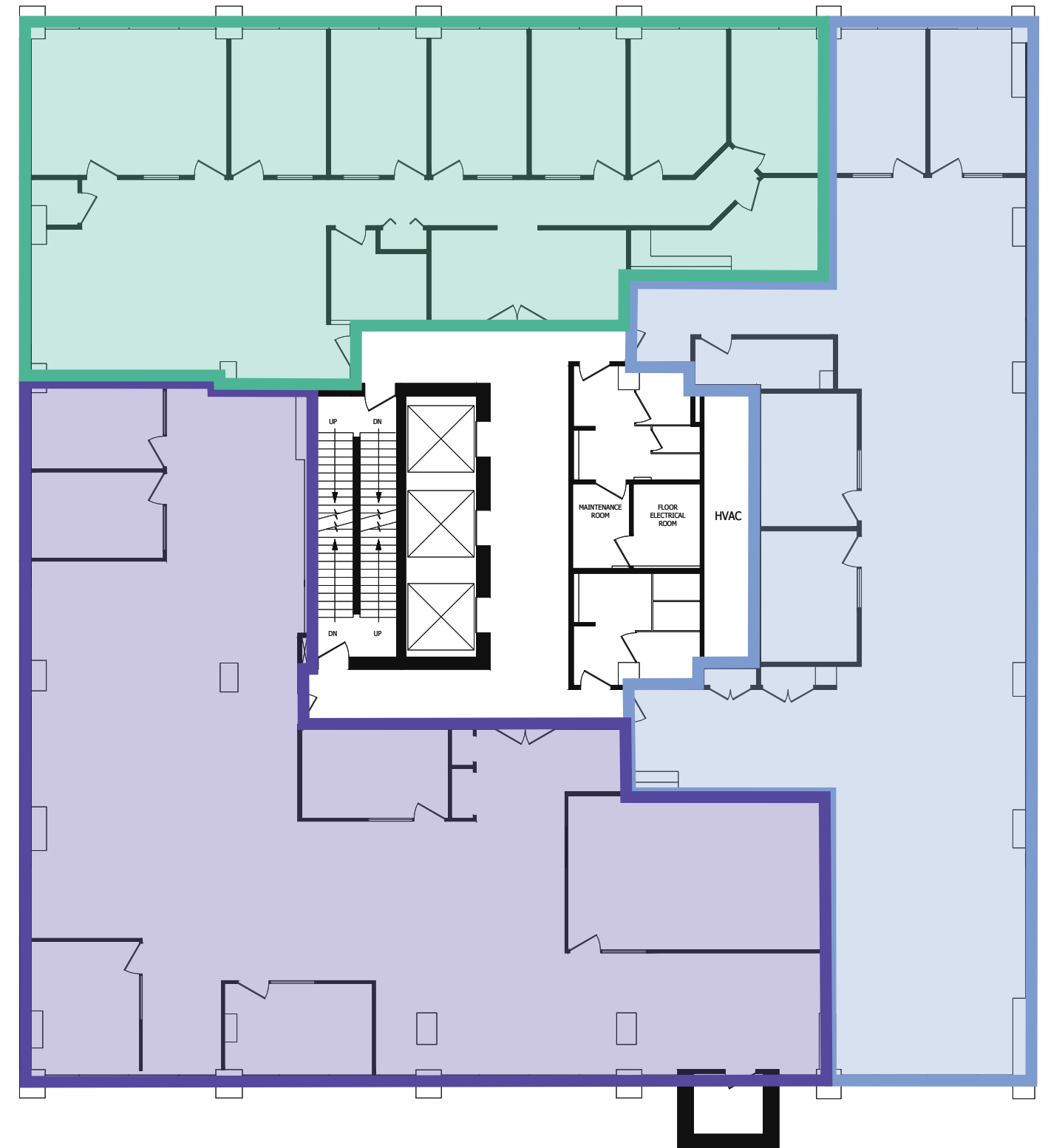
\*Demisable

Virtual Tour



## Suite 200 | 10,640 sf

\*Demising options below



Suite 220 | 2,979 sf

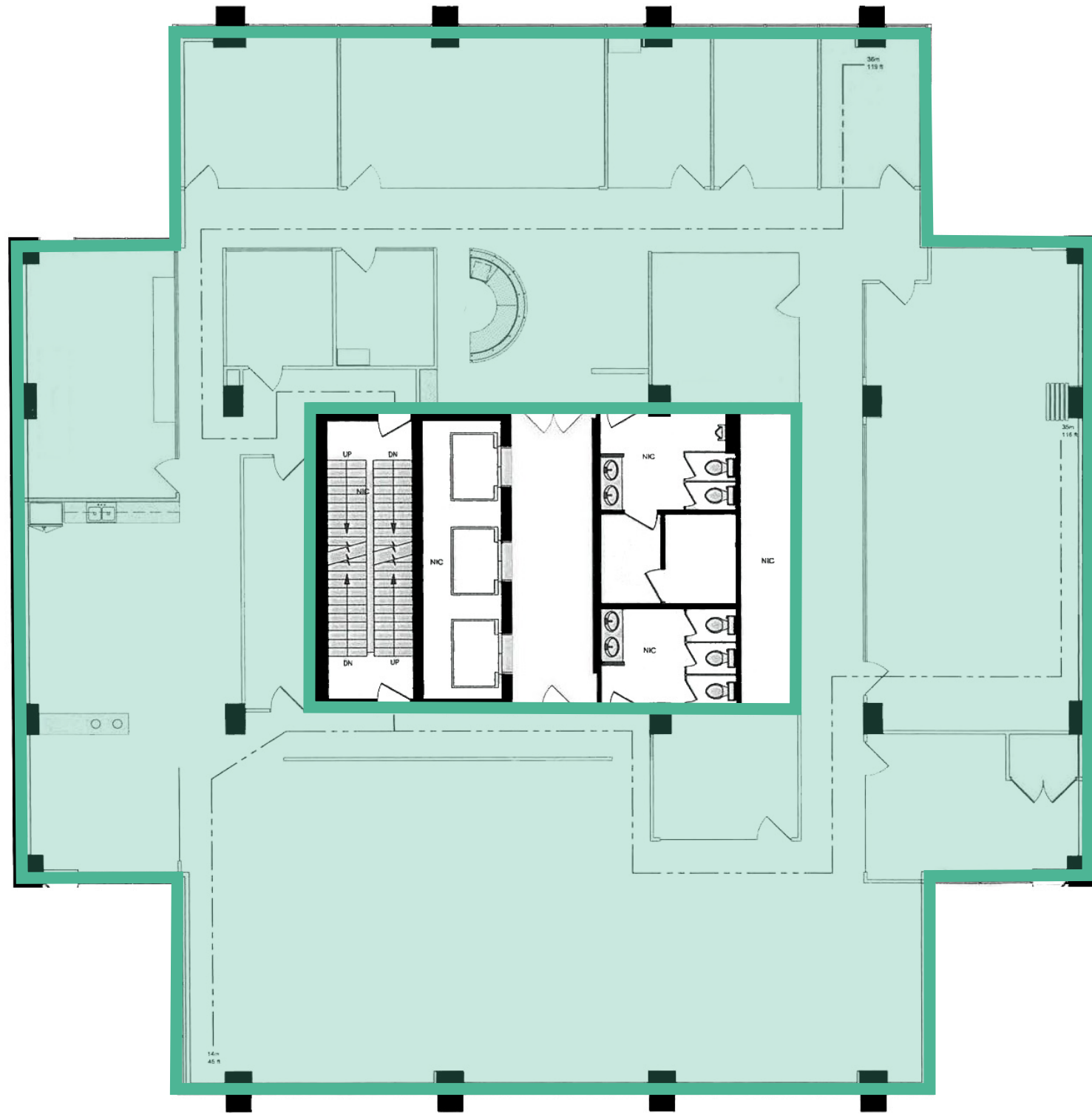
Suite 260 | 3,256 sf

Suite 280 | 4,405 sf

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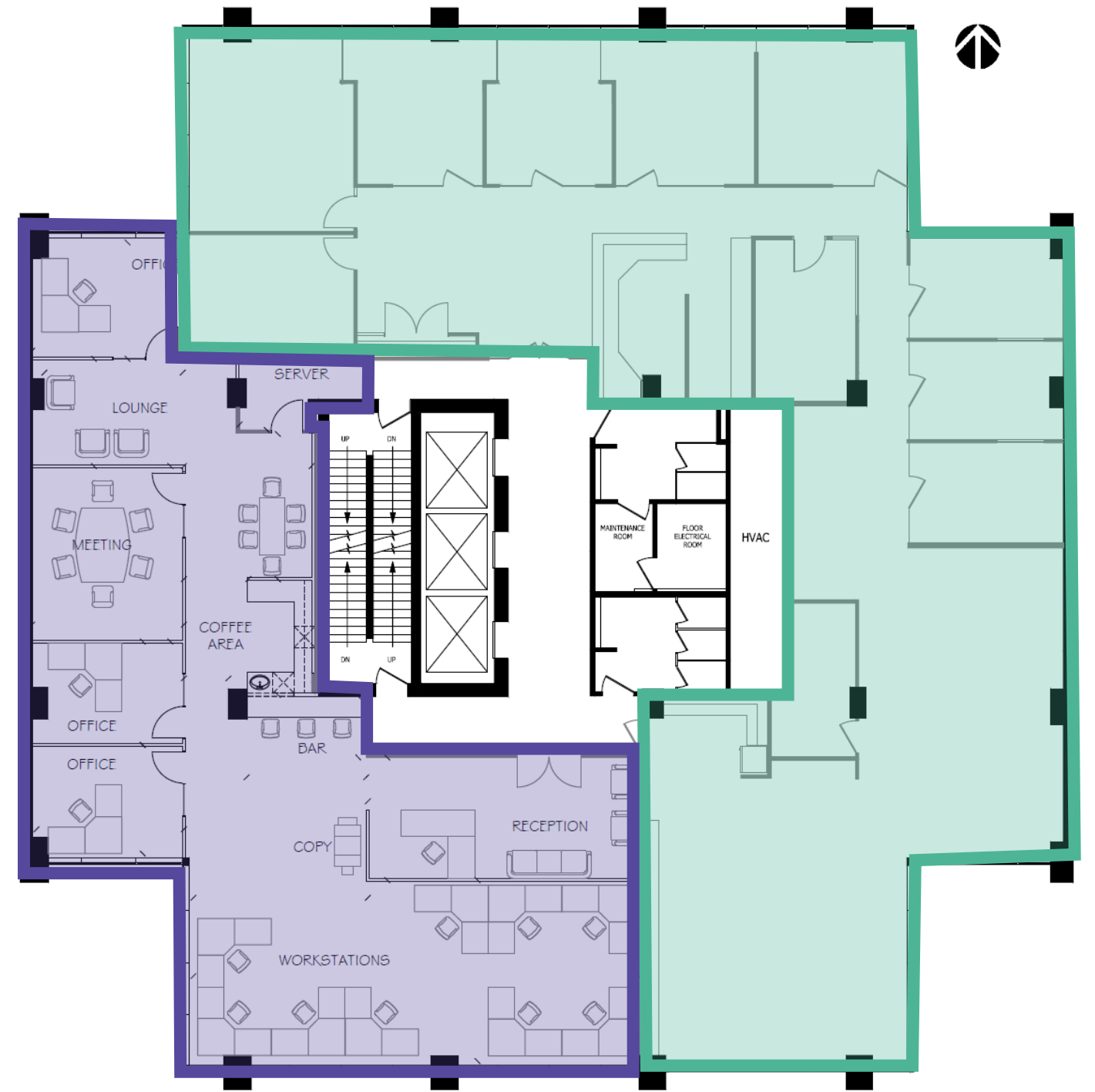
Suite 300 | 8,805 sf



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Suite 410 | 3,285 sf

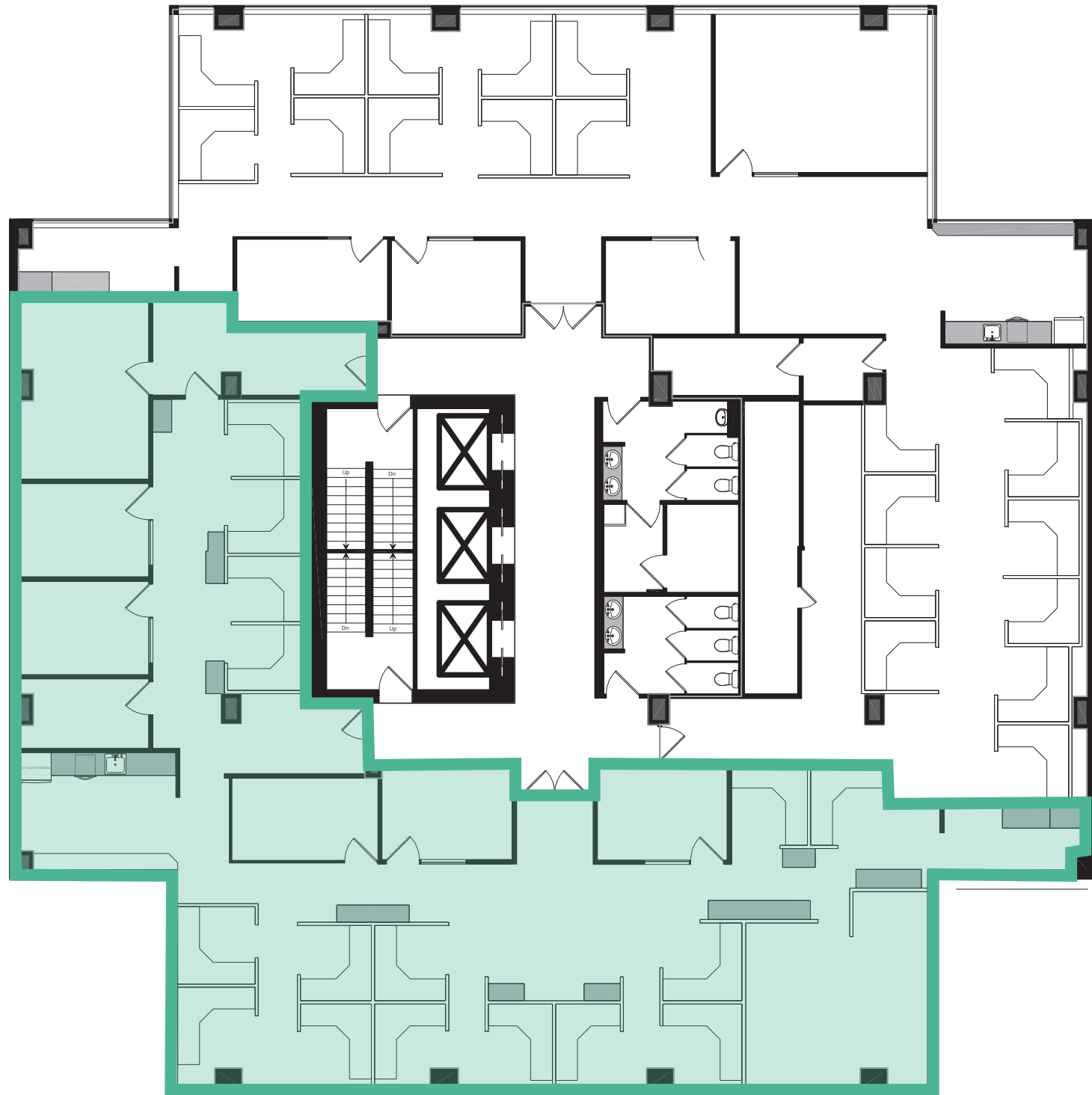
Suite 400 | 5,476 sf



■ Suite 410 | 3,285    ■ Suite 400 | 5,476 sf

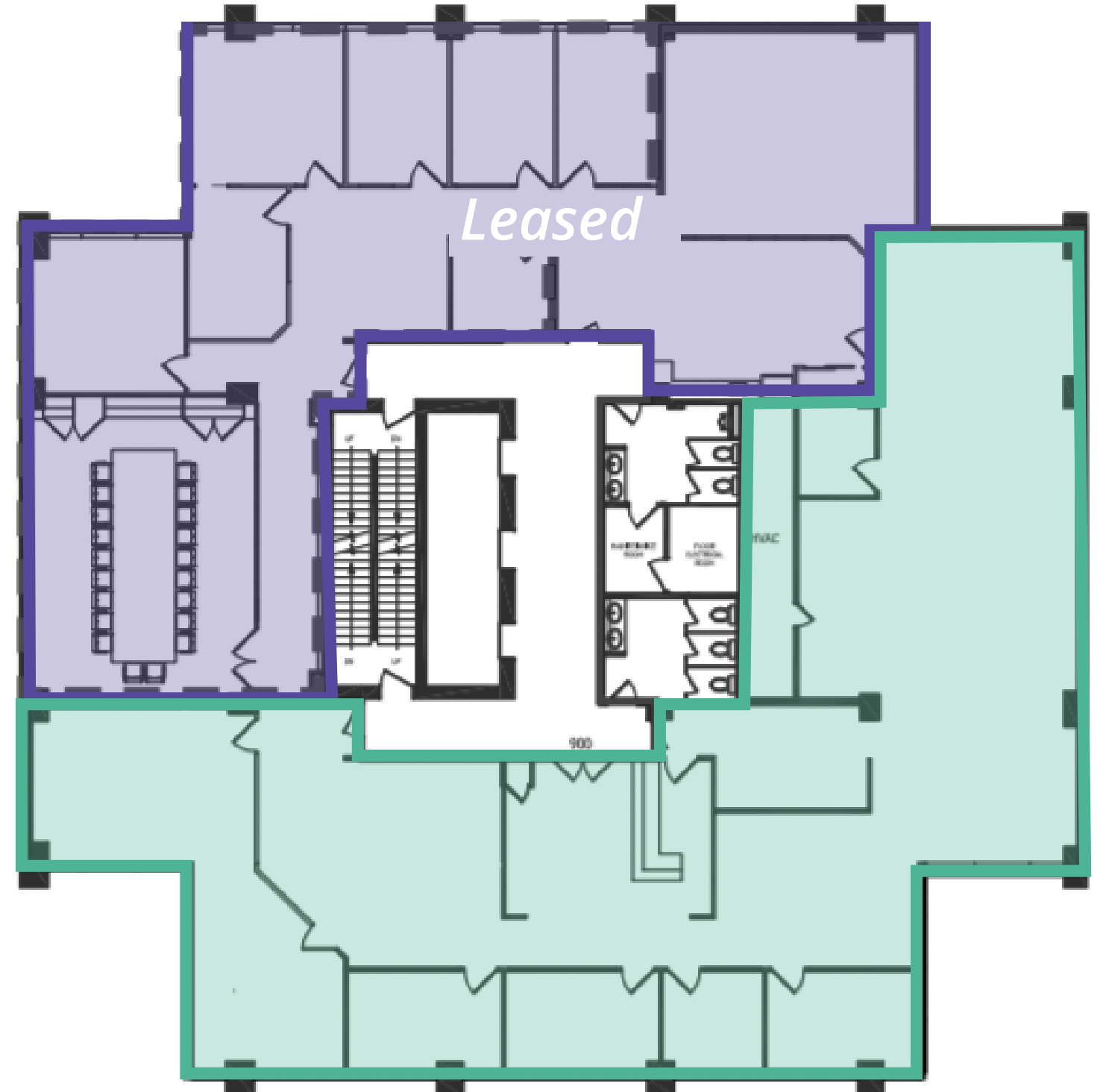
Virtual Tour

### Suite 550 | 4,528 sf



Virtual Tour

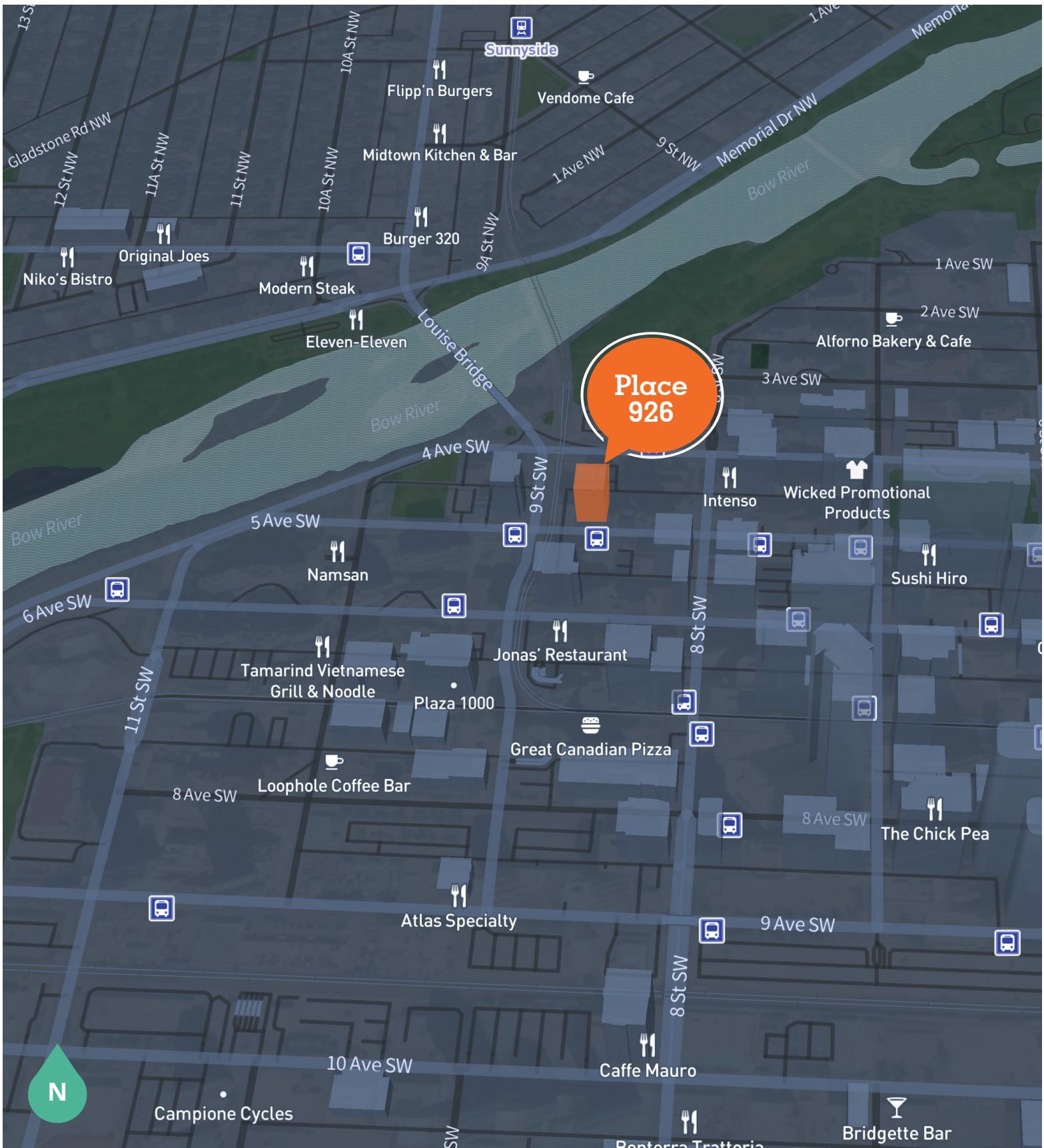
### Suites 900A | 4,405 sf



Suite 900 | **LEASED**    Suite 900A | 4,405 sf

Virtual Tour





## Get more information

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