

SLATE

Colliers

441 Fifth

Office space for lease

441 5th Avenue SW, Calgary | Alberta

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Lease Information

Suite	SQ/FT	Availability
Suite 100	3,163 SF	Immediately
Suite 200	3,637 SF	Immediately
Suite 250	2,078 SF	30 Days Notice
Suite 300	2,839 SF	Immediately
Suite 418	2,416 SF	Immediately
Suite 500	2,749 SF	Immediately
Suite 875	6,676 SF	Immediately
Suite 910 ***	3,623 SF	Immediately
Suite 1000	3,832 SF	Immediately

Contiguous for
5,715 SF



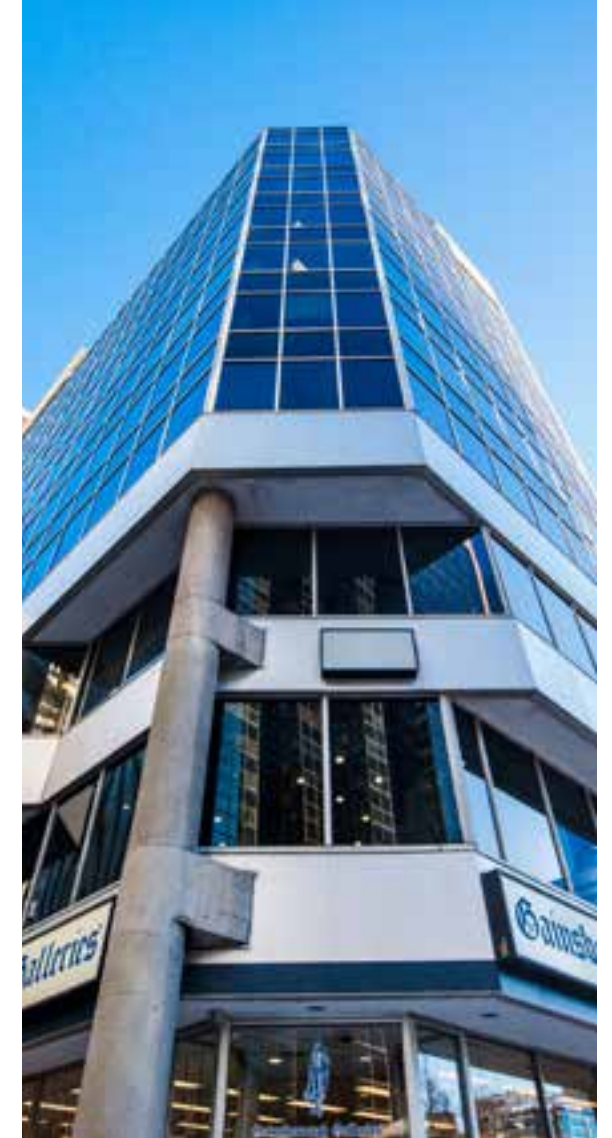
Building Information

Building Details

Constructed	1973
Rentable Area	63,115 SF
Average Floorplate	6,200 SF
Number of Floors	10
Landlord	SCREO Calgary Office Inc.
HVAC	Monday - Friday 6:00 am - 6:00 pm
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$17.12 per SF (2024 estimate)

Highlights

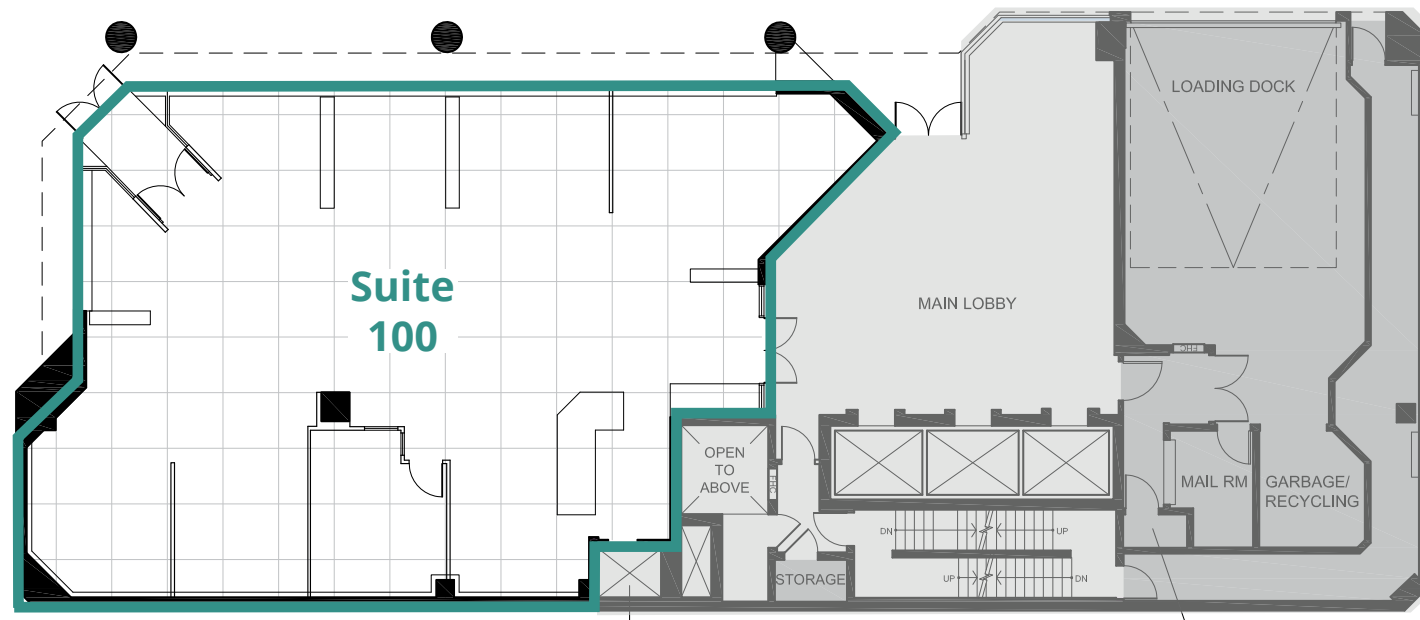
- Small floor plates provide excellent elevator exposure and excellent window to floor area
- This ten storey office building is centrally located in the downtown core
- +15 connection is one building over in 505 Third
- All common areas were renovated in 2013
- Fitwel Viral Response Certified



Floor Plans

Floor 1

3,163 SF



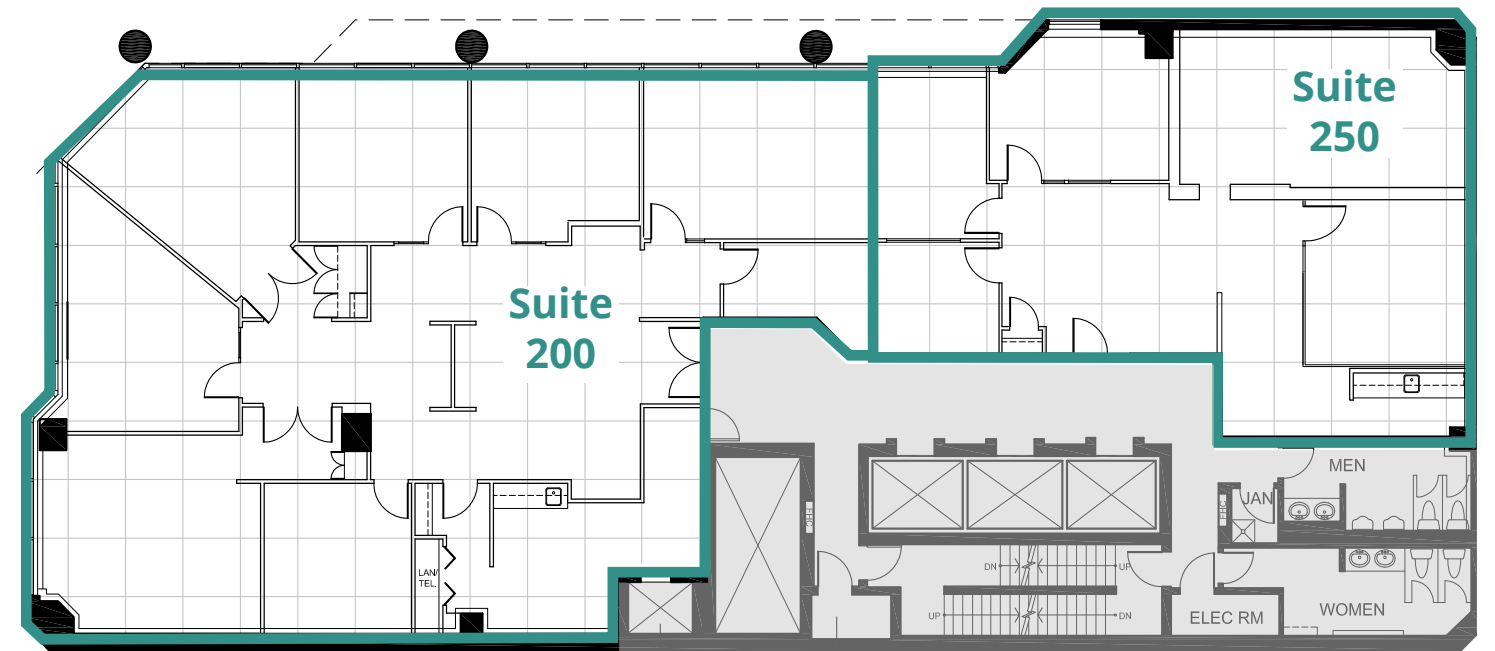
Suite 100 | 3,163 SF

- 1 interior office
- open area

Floor Plans

Floor 2

5,715 SF



Suite 200 | 3,637 SF

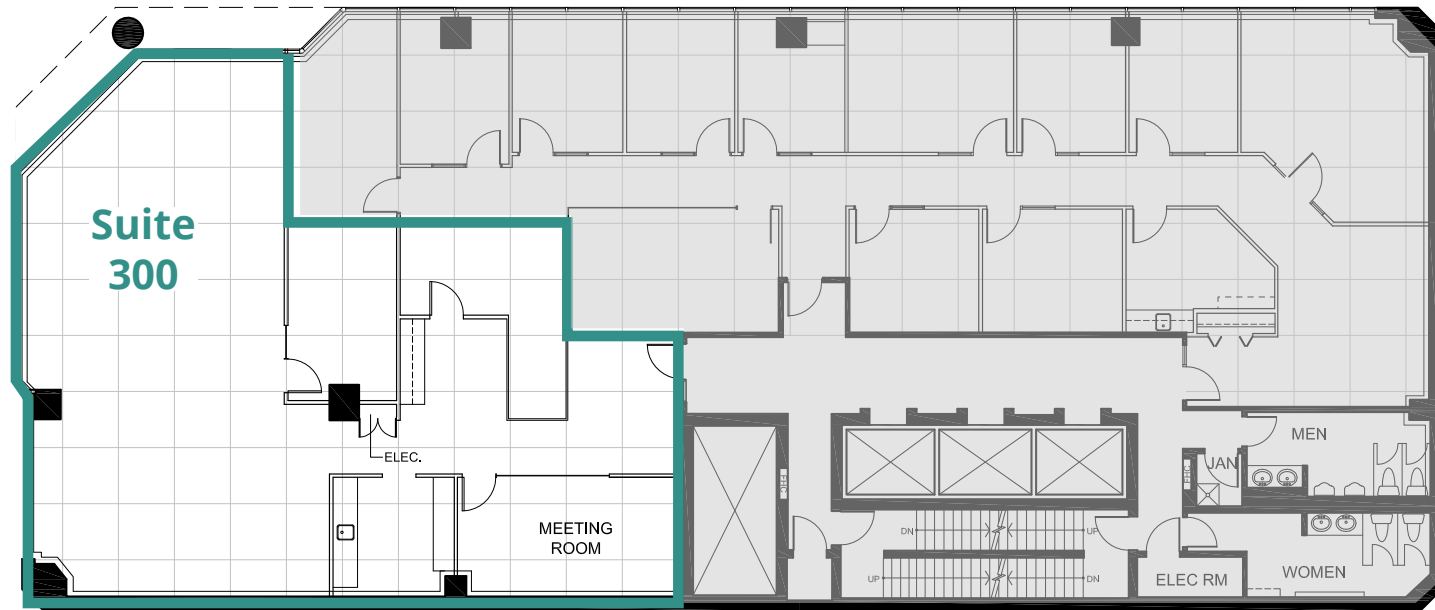
- 5 exterior offices
- 1 interior office
- boardroom
- reception
- kitchen

Suite 250 | 2,078 SF

- 2 exterior offices
- 1 interior office
- meeting room
- large storage room
- reception
- kitchen

Floor Plans

Floor 3 2,839 SF

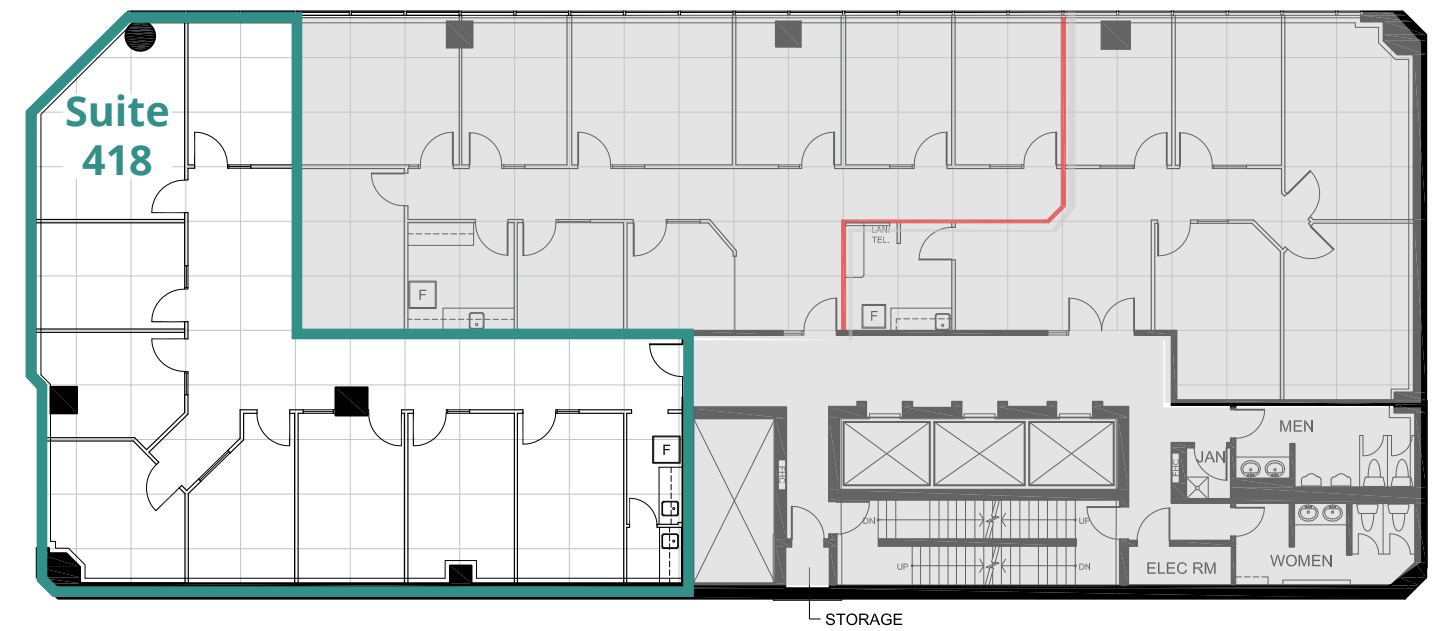


Suite 300 | 2,839 SF

- 1 interior office
- meeting room
- kitchen
- server/storage room
- open area for workstations

Floor Plans

Floor 4 2,416 SF



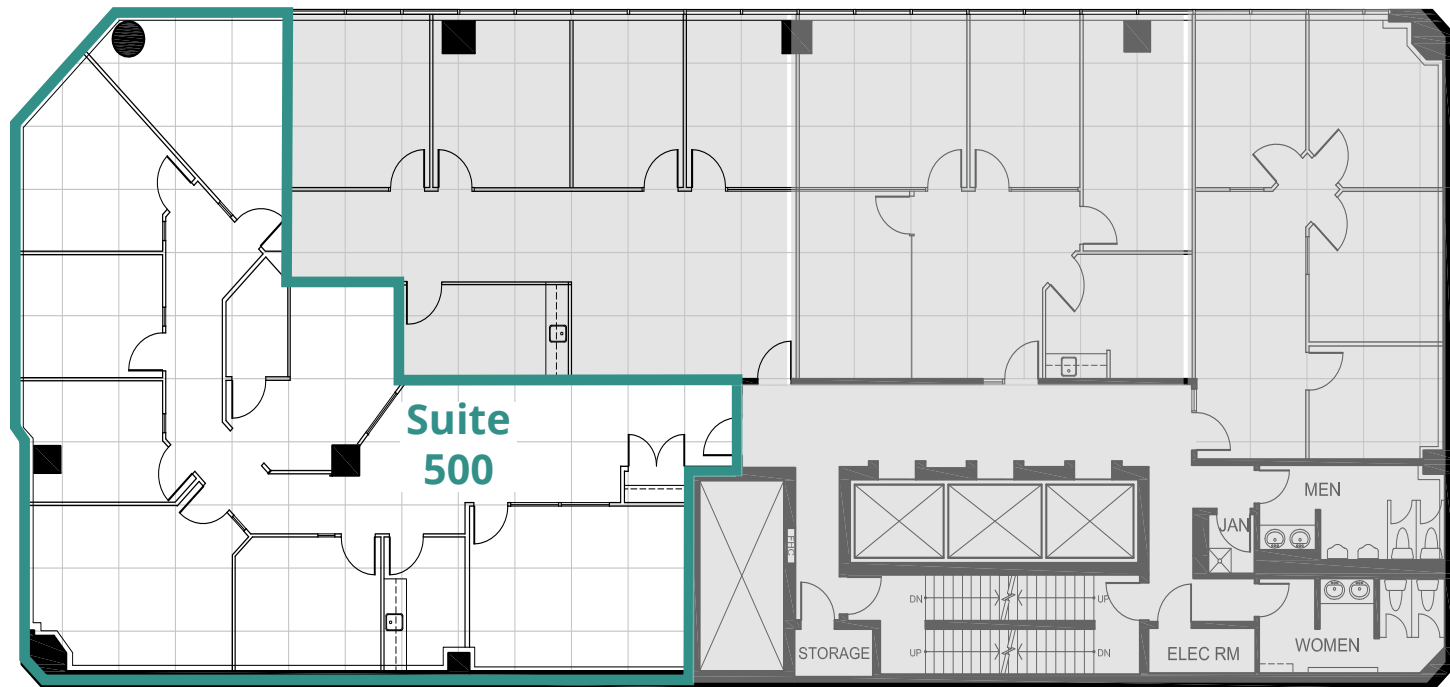
Suite 418 | 2,416 SF

- 5 exterior offices
- 4 interior offices
- kitchenette

Floor Plans

Floor 5

2,749 SF



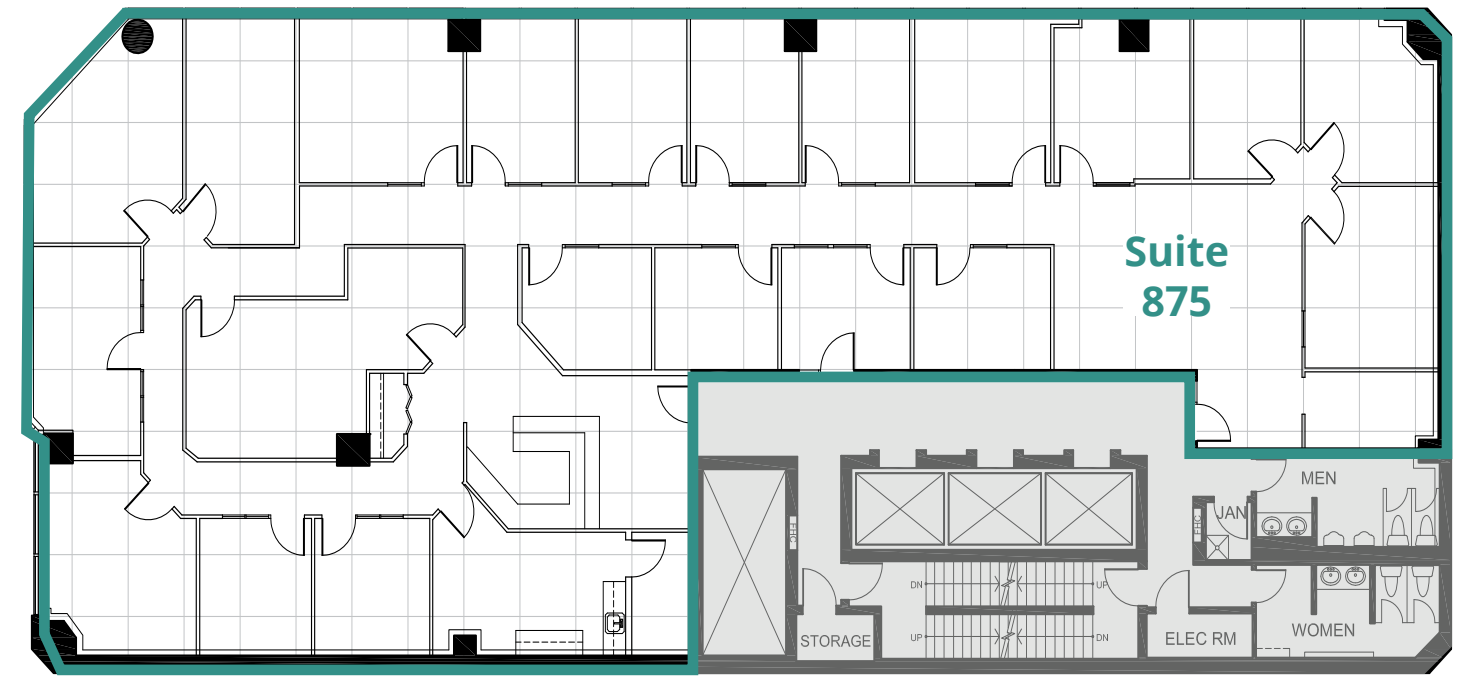
Suite 500 | 2,749 SF

- 3 exterior offices
- 1 interior office
- 3 meeting rooms
- kitchen
- copy room

Floor Plans

Floor 8

6,676 SF



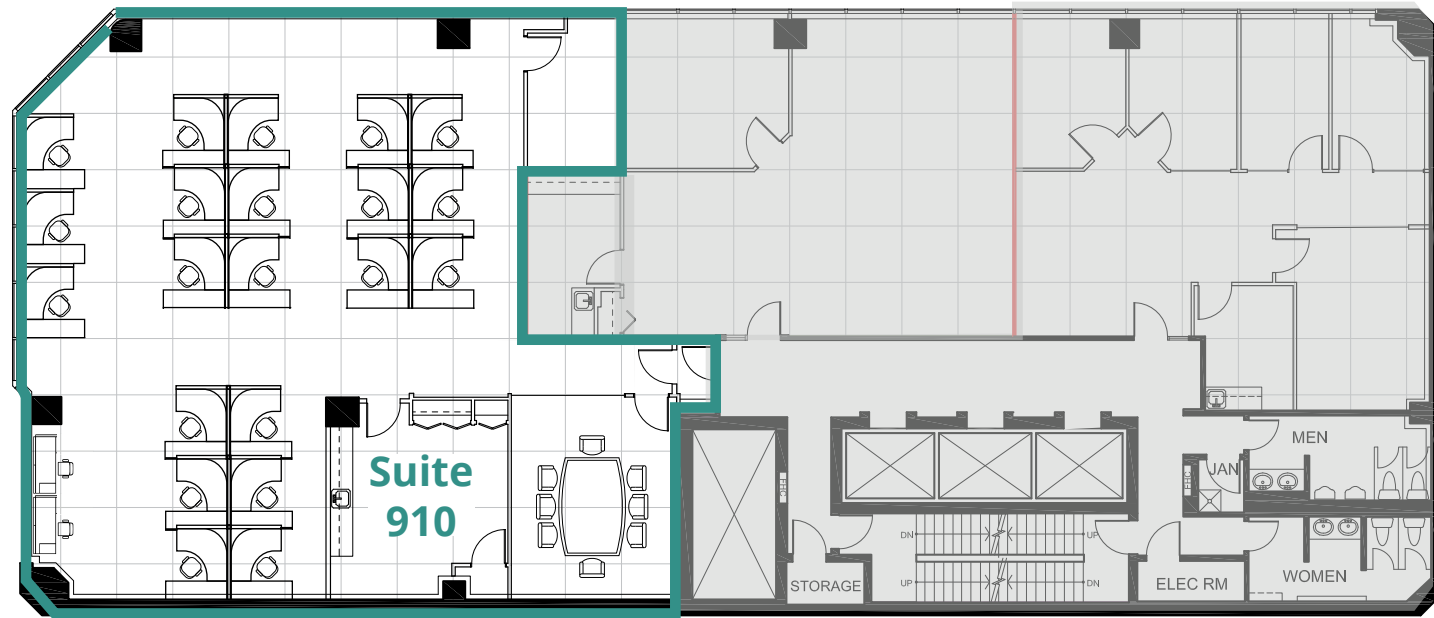
Suite 875 | 6,676 SF

- 13 exterior offices
- 6 interior offices
- boardroom
- reception
- kitchen
- storage/file room
- small open area

Floor Plans

Floor 9

3,623 SF



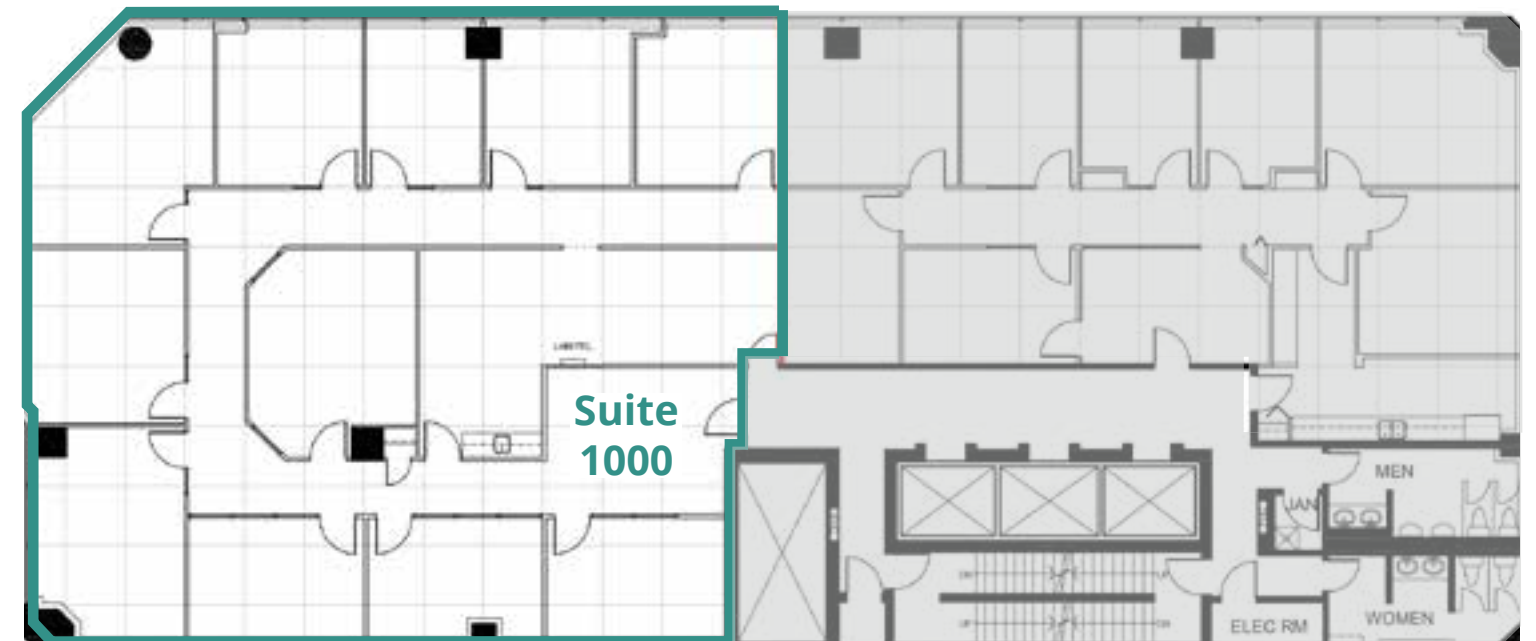
Suite 910 | 3,623 SF | Furnished

- 1 boardroom
- open area for ~23 workstations
- kitchen/copy room
- server room

Floor Plans

Floor 10

3,832 SF



Suite 1000 | 3,832 SF

- 7 exterior offices
- 3 interior offices
- meeting room
- internal file/storage
- kitchen/lounge
- reception

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