




SLATE



Colliers

# Roslyn Building

Office space for lease



400 - 5<sup>th</sup> Avenue SW, Calgary | Alberta

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## Lease Information

Suite	SQ/FT	Availability
Suite 100	4,701 SF	90 Days Notice
Suite 400	8,223 SF	Immediately
Suite 570	1,729 SF	Immediately
Suite 620	12,327 SF	Immediately
Suite 700	13,892 SF	Immediately
Suite 800	13,892 SF	Immediately

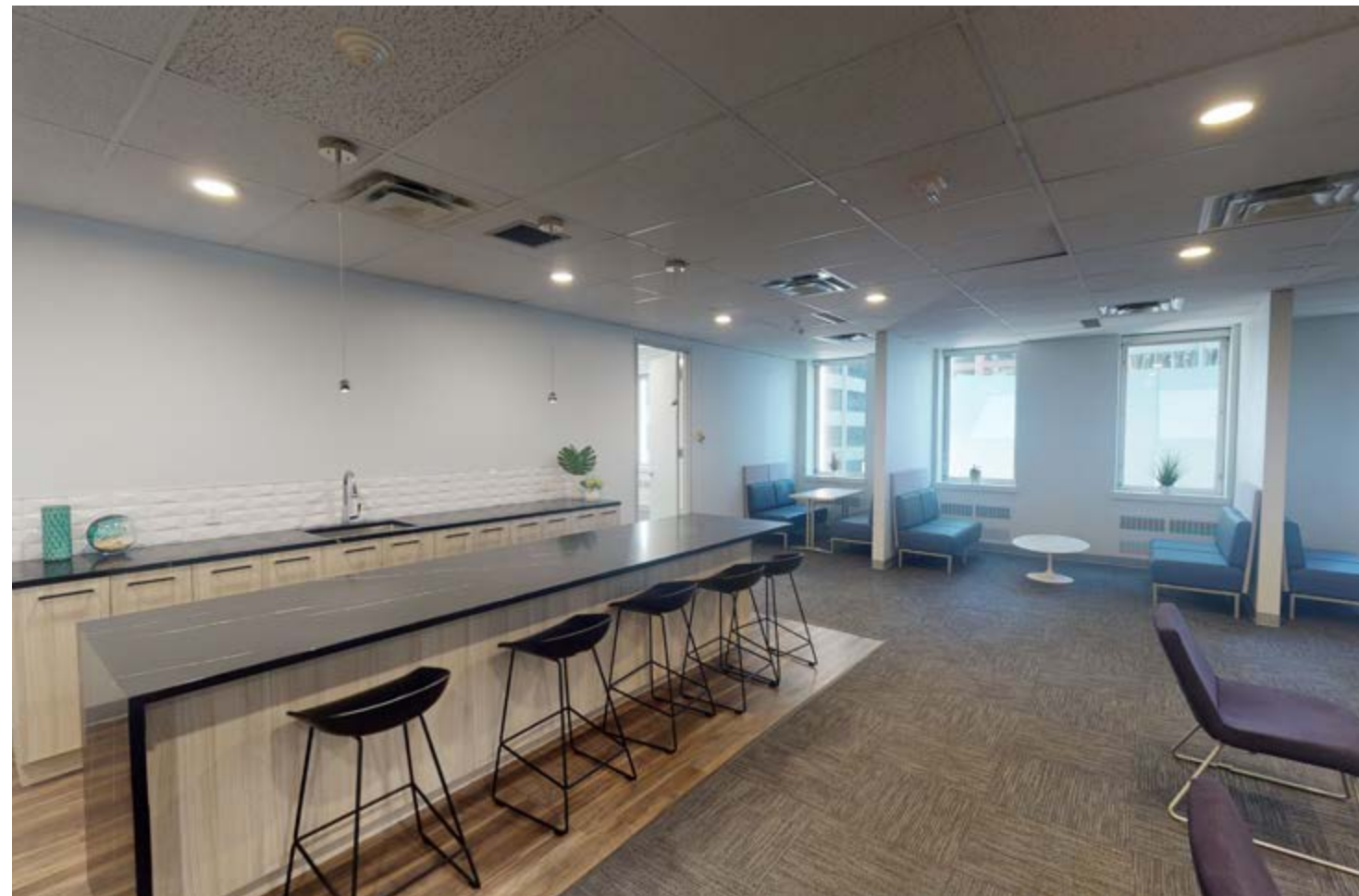
Contiguous for  
40,111 SF



**Fitness Centre**



**Conference Centre**



## Building Information

### Building Details

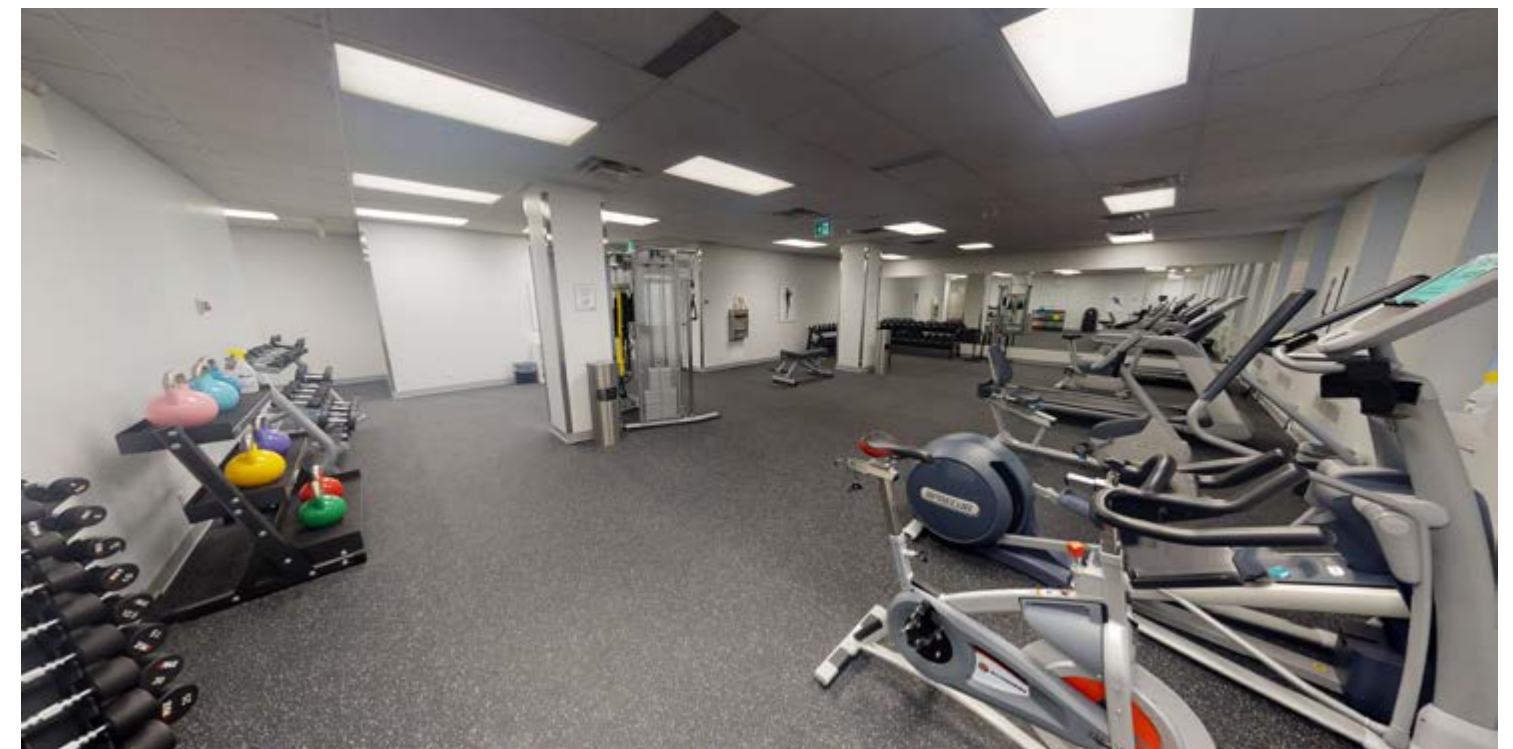
<b>Constructed</b>	1968
<b>Rentable Area</b>	130,373 SF
<b>Average Floorplate</b>	13,109 SF
<b>Number of Floors</b>	10
<b>Landlord</b>	SCREO   Calgary Office Inc.
<b>HVAC/Building Hours</b>	Monday - Friday   6:00 am - 6:00 pm Saturday   9:00 am - 5:00 pm
<b>Security Hours</b>	Monday - Friday   6:00 am - 6:00 pm Saturday   9:00 am - 5:00 pm
<b>Annual Net Rent</b>	Market Rates
<b>Operating Costs &amp; Taxes</b>	\$15.11 per square foot (2024 estimate)
<b>Parking</b>	1:4,000 square feet @ \$450.00 per stall per month reserved underground Parkade Height: 6'6"

### Highlights

- +15 connected to Calgary Place, Shell Centre, and Chevron Plaza
- New Conference and Fitness Facilities
- Renovations recently completed to common areas
- Dog friendly
- 4 elevators including 1 combined passenger / freight
- Fitwel Viral Response Certified

### Bike Storage

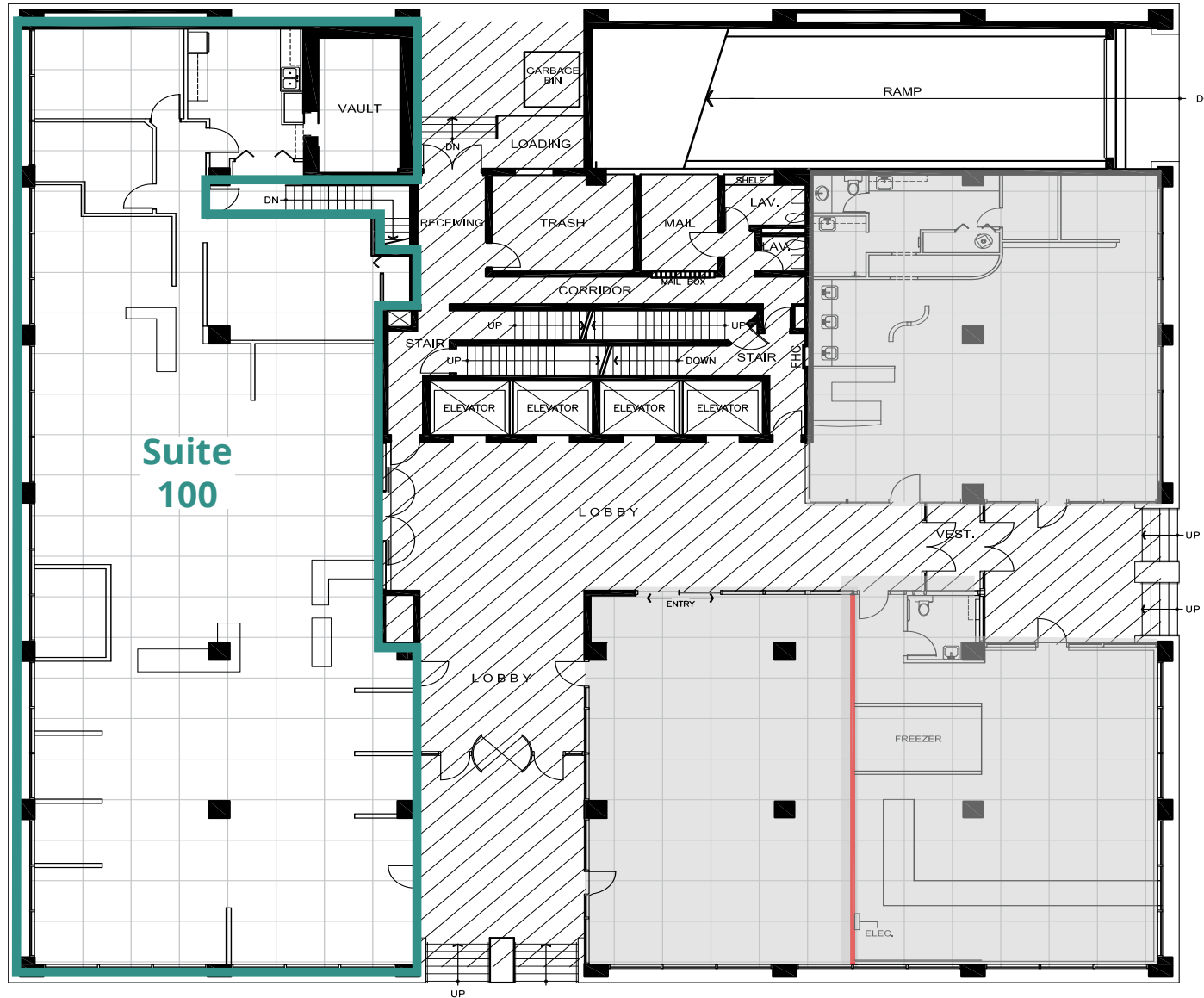
- Bike cage located in parkade
- Total bike parking ~27



# Floor Plans

## Floor 1

4,701 SF



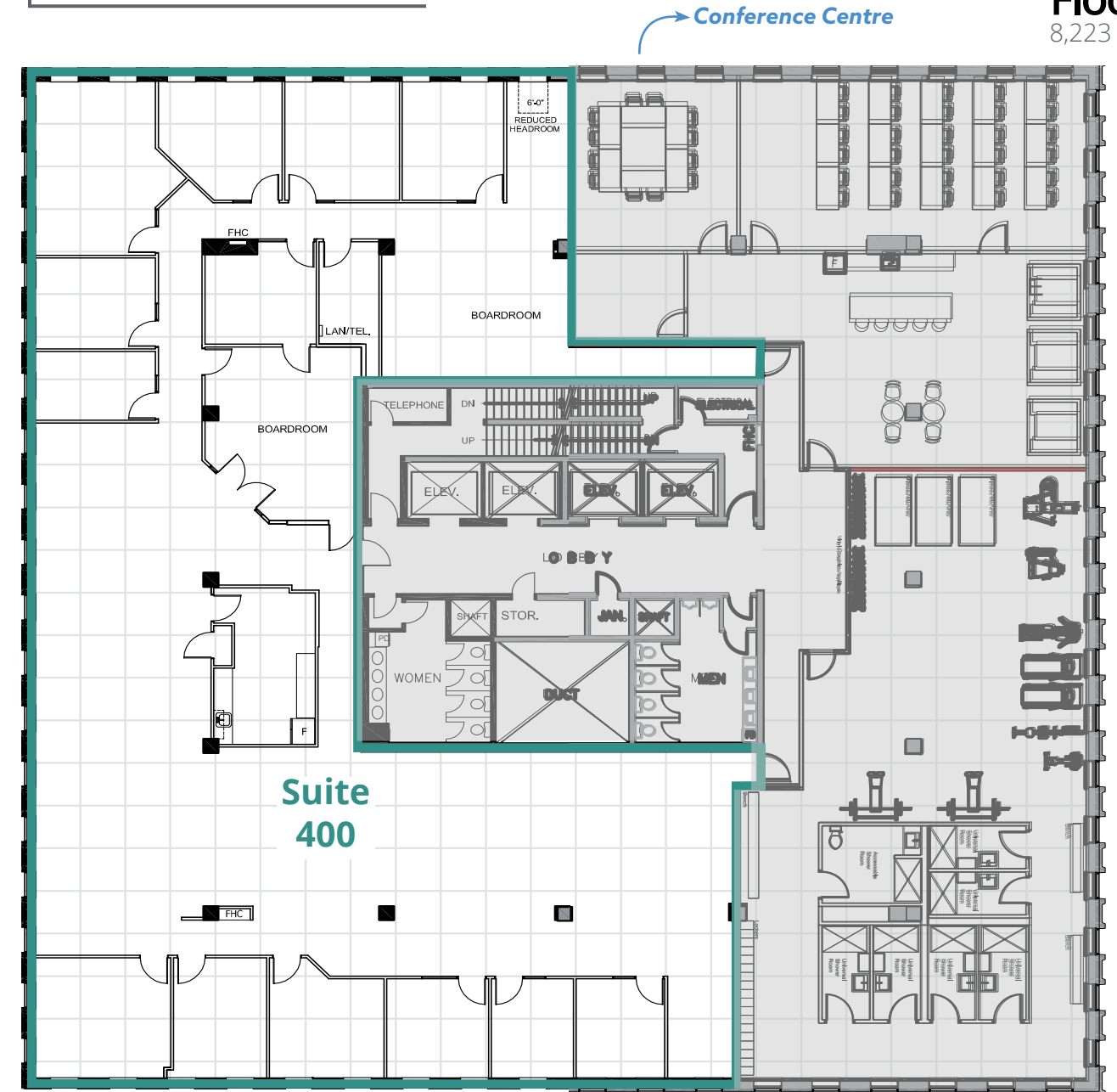
Suite 100 | 4,701 SF

- retail layout
- kitchen
- vault
- additional 1,087 SF available on lower level

# Floor Plans

## Floor 4

8,223 SF



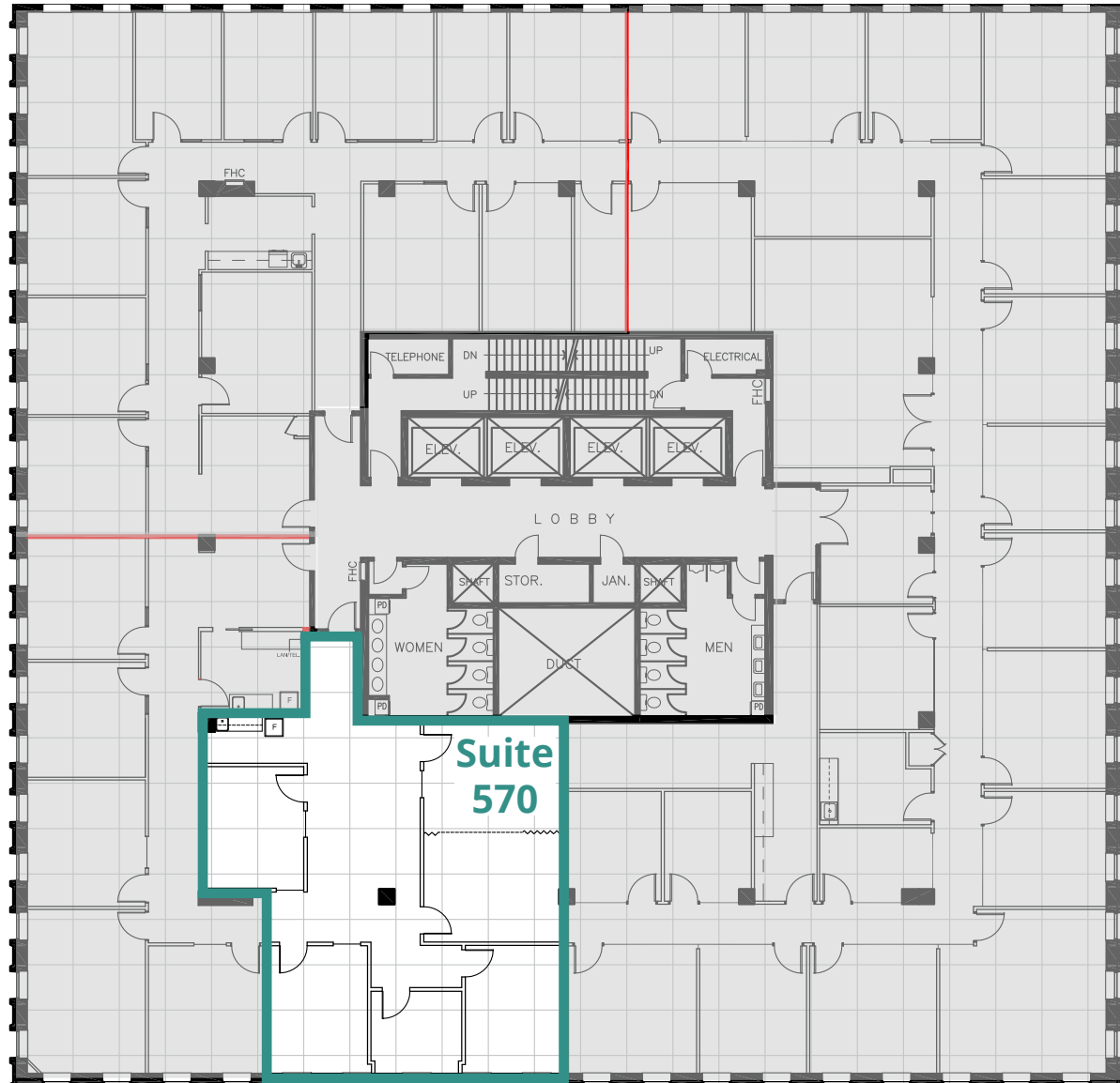
Suite 400 | 8,223 SF

- 12 exterior offices
- large open area
- boardroom
- meeting room
- kitchen
- server room

# Floor Plans

## Floor 5

1,729 SF



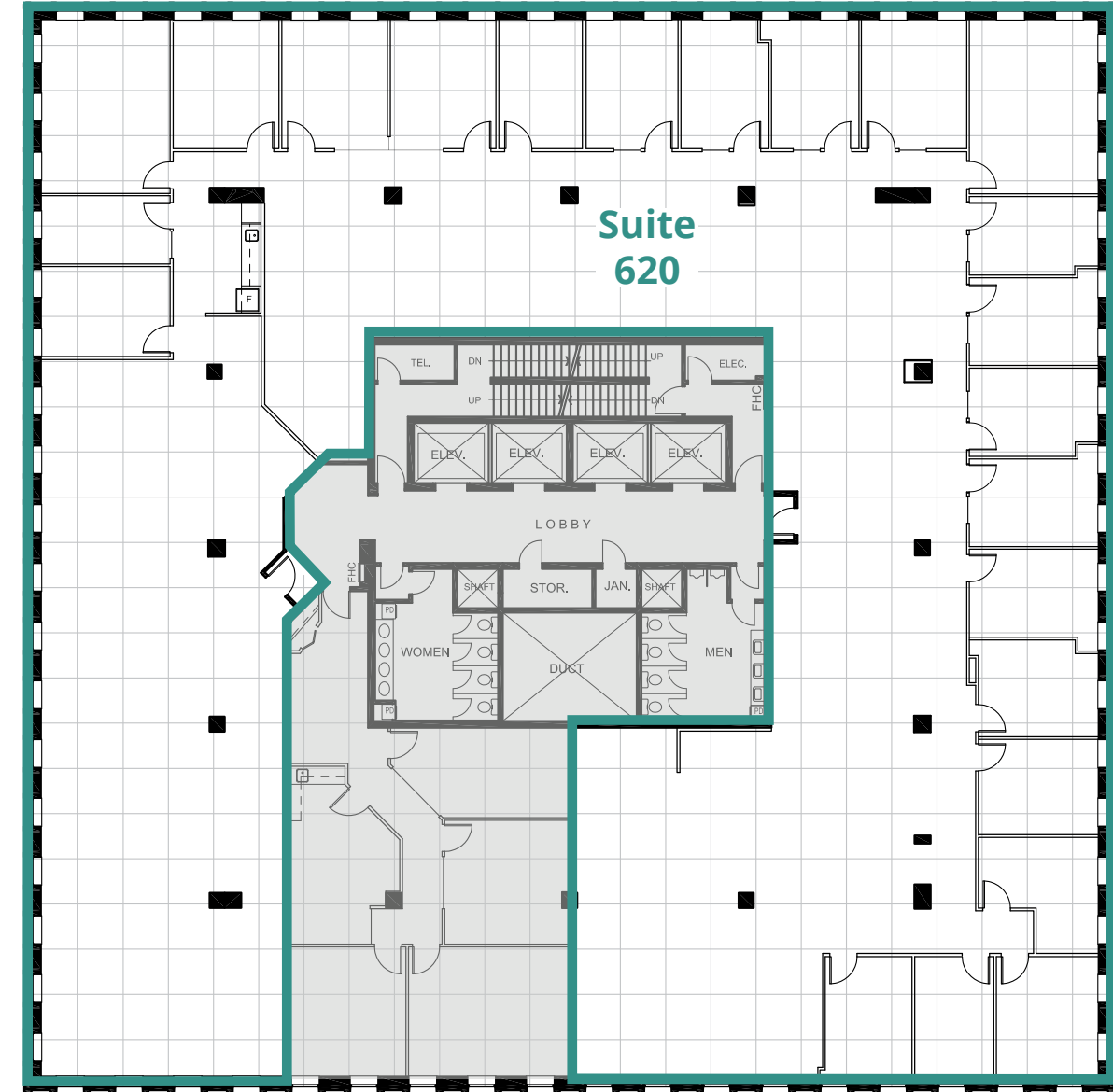
**Suite 570 | 1,729 SF**

- 3 exterior offices
- 3 interior offices
- kitchen

# Floor Plans

## Floor 6

12,327 SF



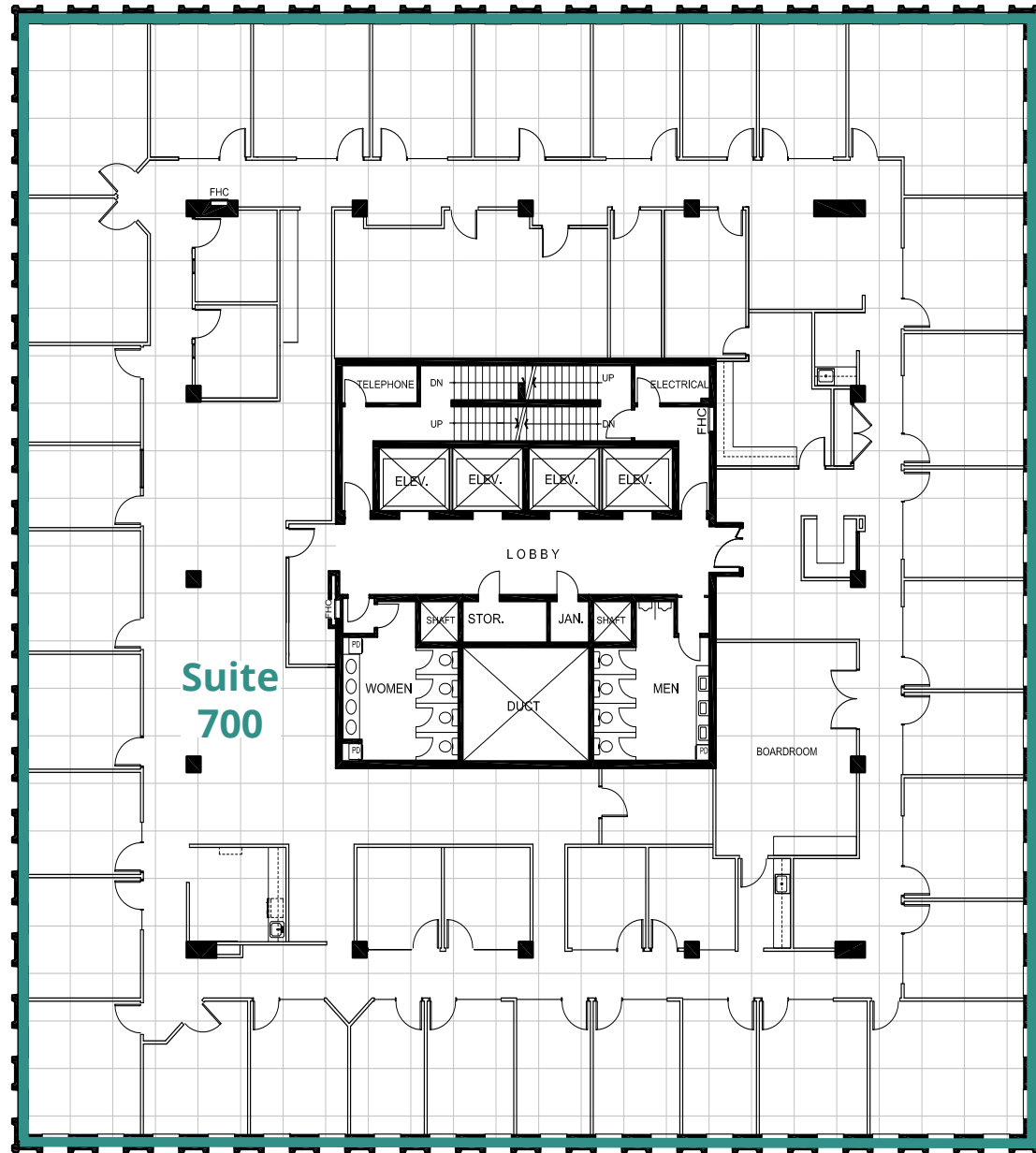
**Suite 620 | 12,327 SF**

- 23 exterior offices
- kitchen
- open area

# Floor Plans

## Floor 7

13,892 SF



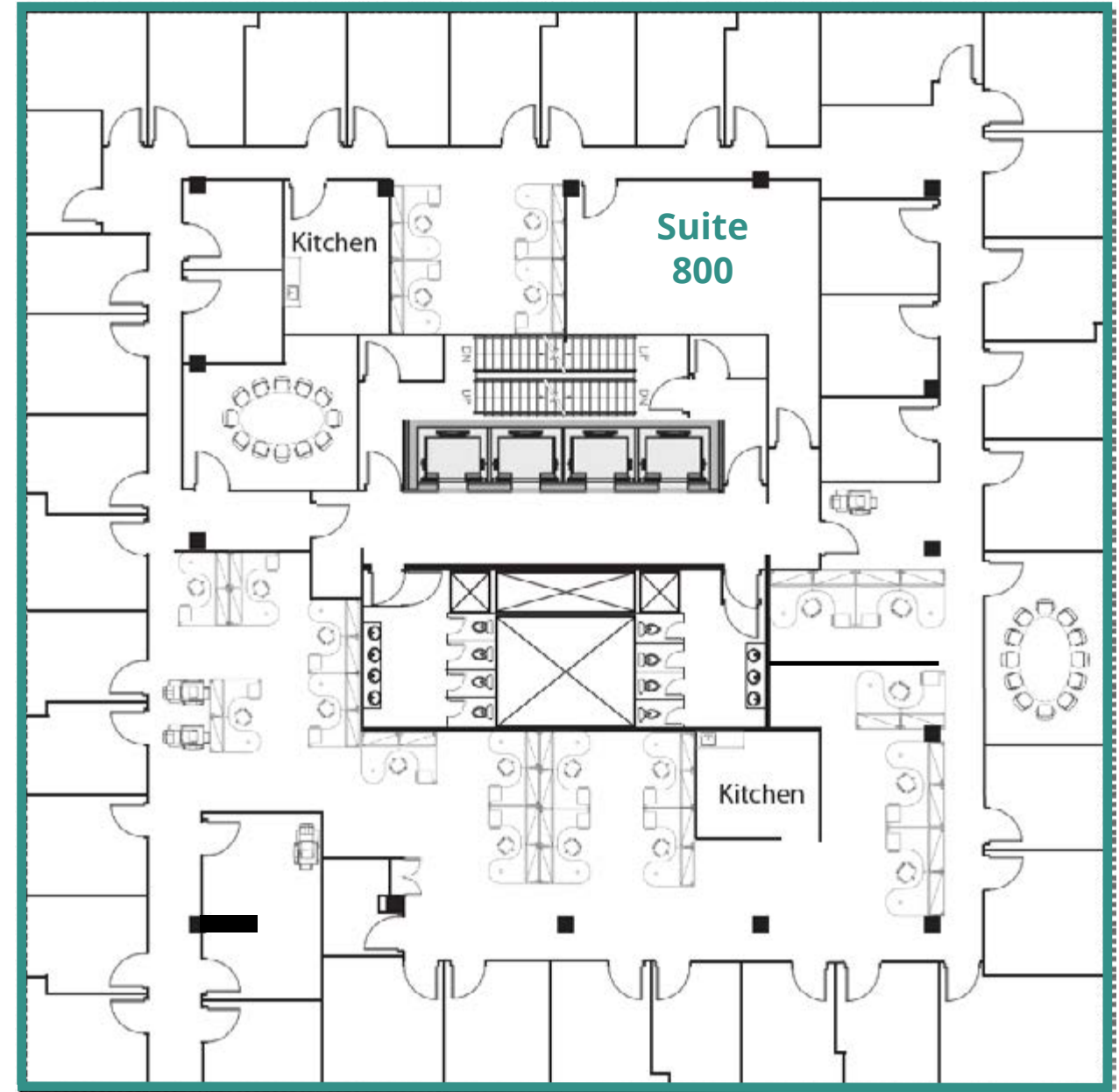
**Suite 700 | 13,892 SF**

- 32 exterior offices
- 7 interior offices
- boardroom
- meeting room
- kitchen
- reception
- copy/file room

# Floor Plans

## Floor 8

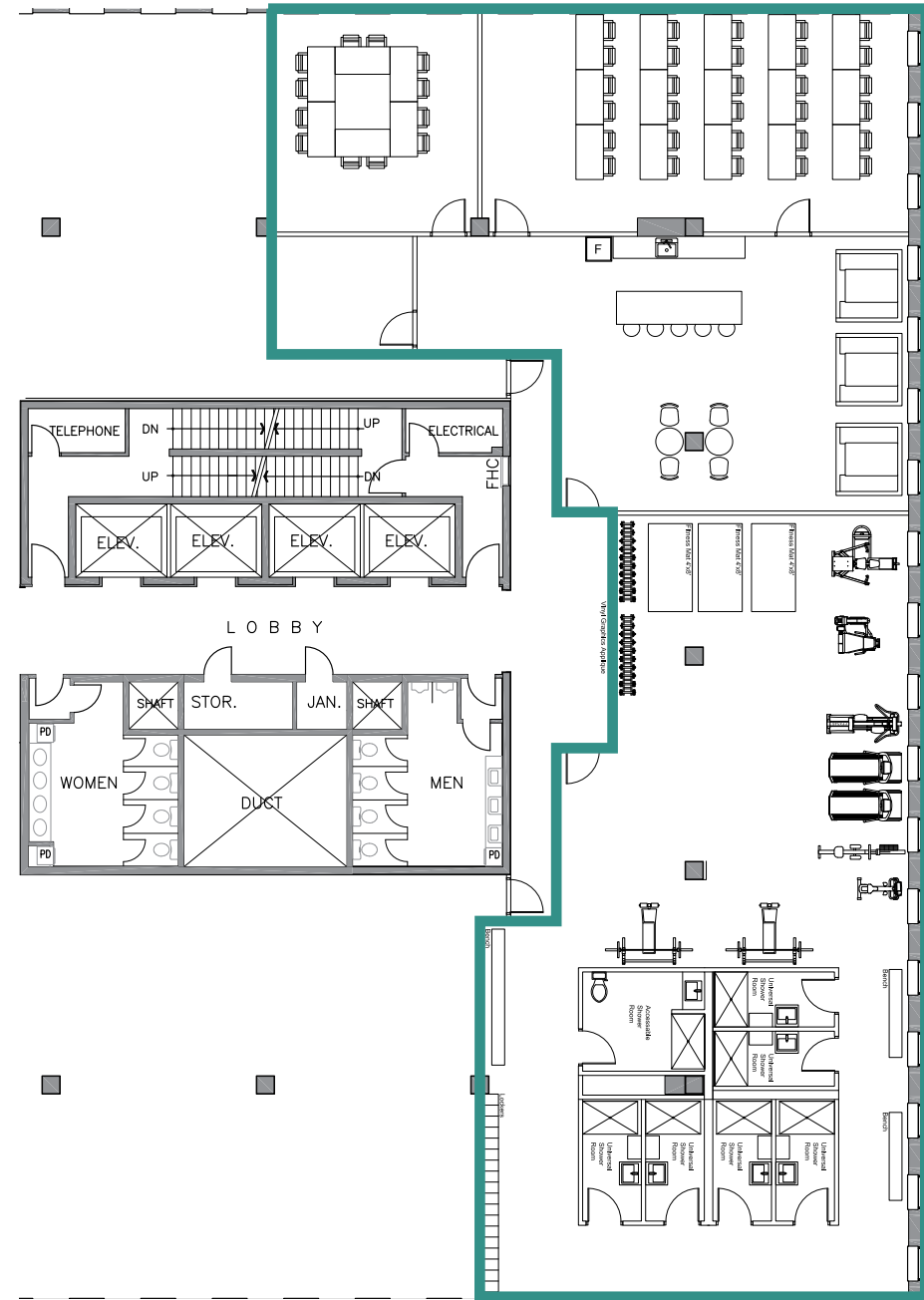
13,892 SF



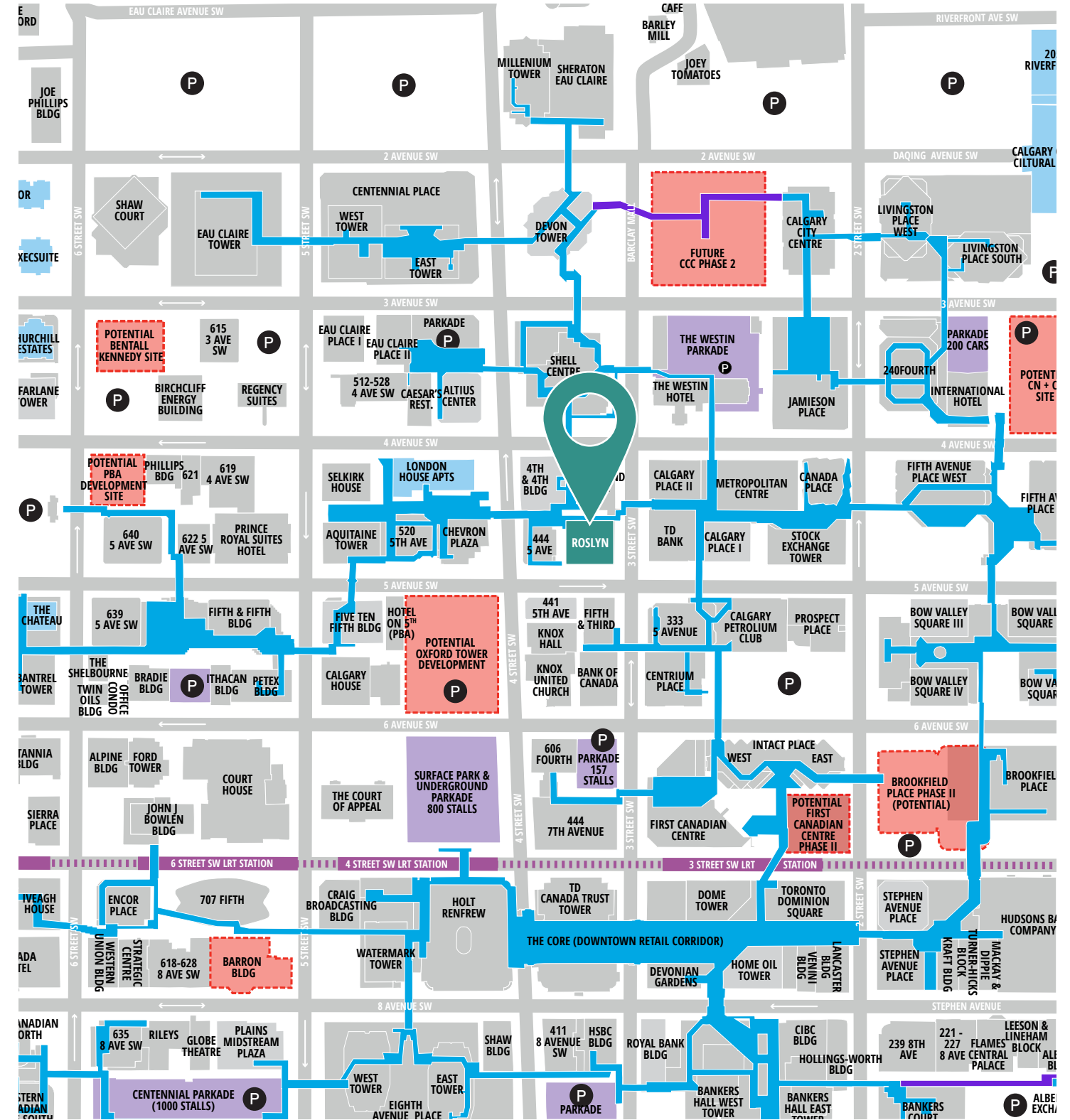
**Suite 800 | 13,892 SF**

- 35 exterior offices
- 5 interior offices
- 2 meeting rooms
- 2 kitchens
- open area
- copy room

# Conference Centre & Fitness Facility



# Surrounding Area





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