



**For Lease**

# 800 Fifth

800 Fifth is a 22-storey, 238,640 square foot modern office tower located in Calgary's west end of the downtown core. The building is located in close proximity to the downtown +15 network, Princess Island Park, Eau Claire Market, and walkways along the Bow River. 800 Fifth offers an excellent market parking ratio at one stall per 1,700 square feet. Well appointed conference facilities, fitness facility, showers, and day lockers are just a few other attractive attributes.

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## Lease Information

Suite	Size	Description	Availability
400	12,569 SF	Developed / Office Intensive	Immediately
900	13,248 SF	Base Building	Immediately
1000	13,248 SF	Base Building	Immediately
1300	12,104 SF	Developed / Open plan	Immediately
1400	13,528 SF	Office Intensive	Immediately
1500	13,897 SF	Developed / Mixed Open & Offices	April 1, 2024
1700	13,864 SF	Office Intensive	Immediately
1800	7,864 SF	Office Intensive	Immediately

## Building Details

Constructed	1983
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$18.71 per SF (2024 estimate)
Rentable Area	238,640 SF
Average Floorplate	12,250 SF
Number of Floors	22
Landlord	800 Fifth Limited Partnership
Parking	1:1,700 SF   \$400/month reserved underground
HVAC	Monday to Friday   6:00 am - 6:00 pm Saturday   9:00 am - 6:00 pm

## Key Highlights



Fitness facility



Restaurants in close proximity



Close proximity to Eau Claire & Kensington



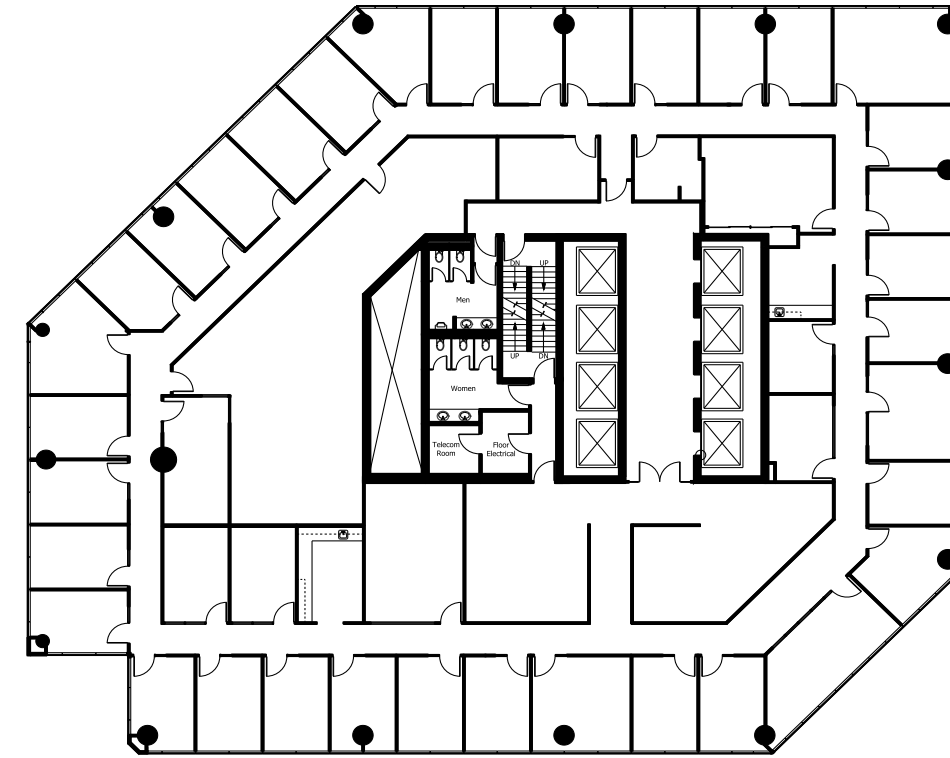
Two blocks to C-train



Conference facilities

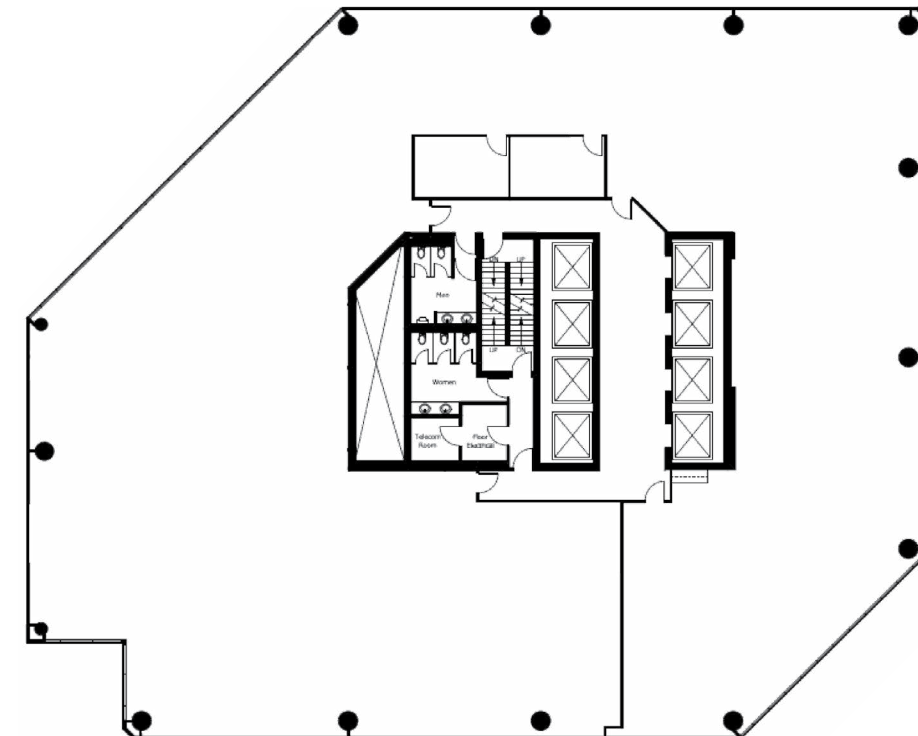


Close to Calgary's most extensive bike lane



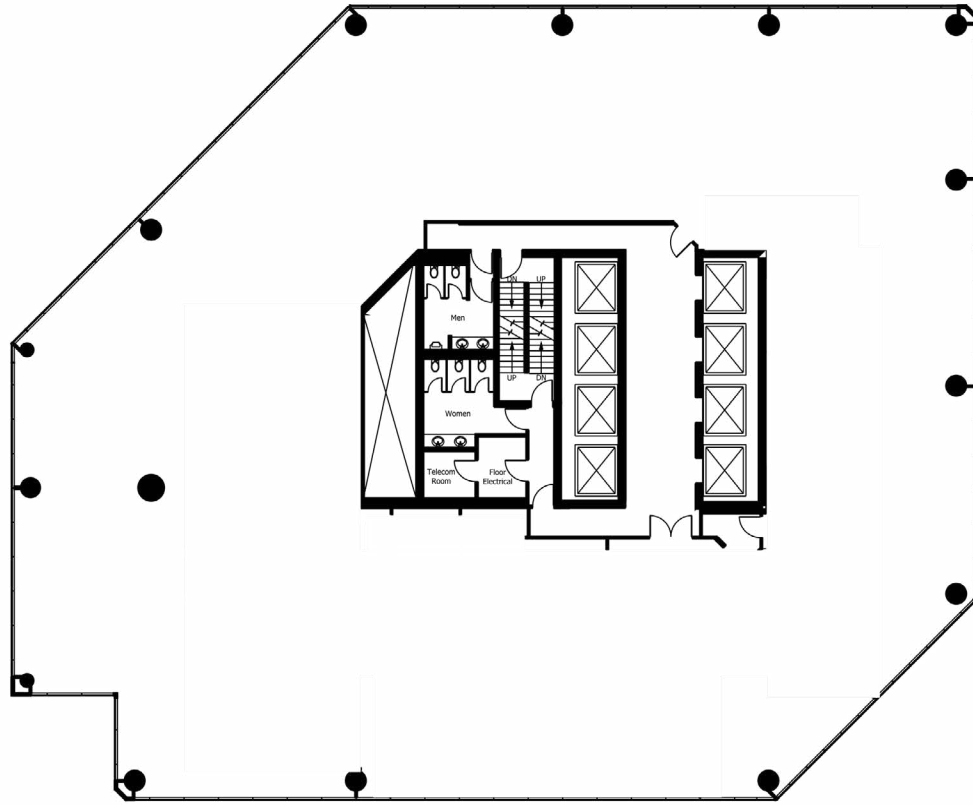
### Suite 400 • 12,569 SF

- 34 Exterior Offices
- 6 Interior Offices
- Open Area for Workstations
- 2 Meeting Rooms
- 2 Kitchens
- Reception
- Storage



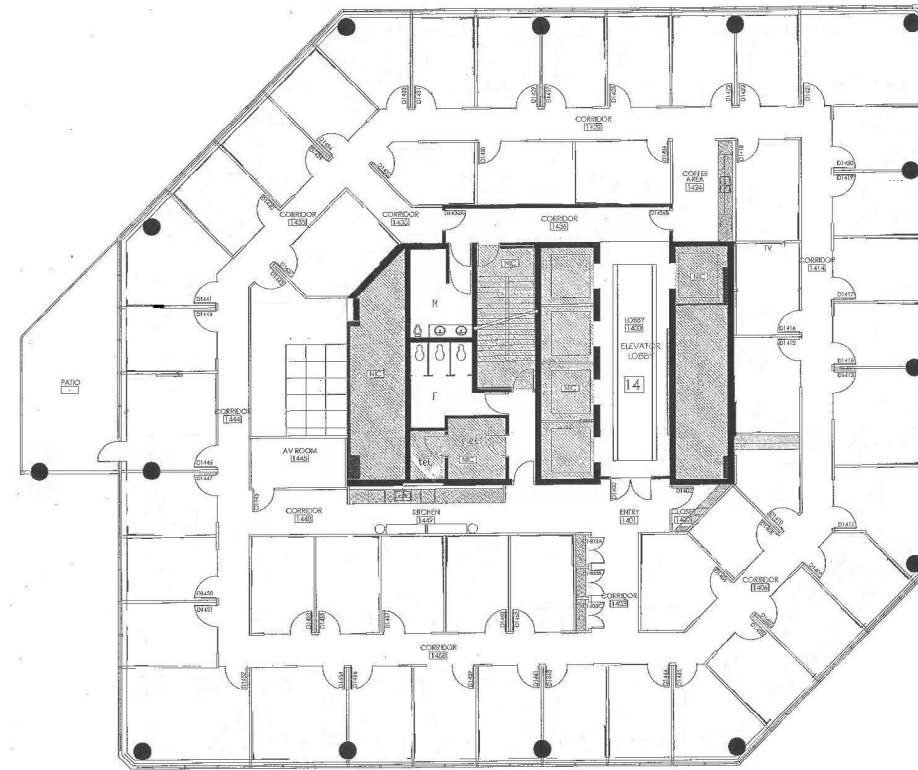
### Suite 900 • 13,248 SF

- Base Building Condition



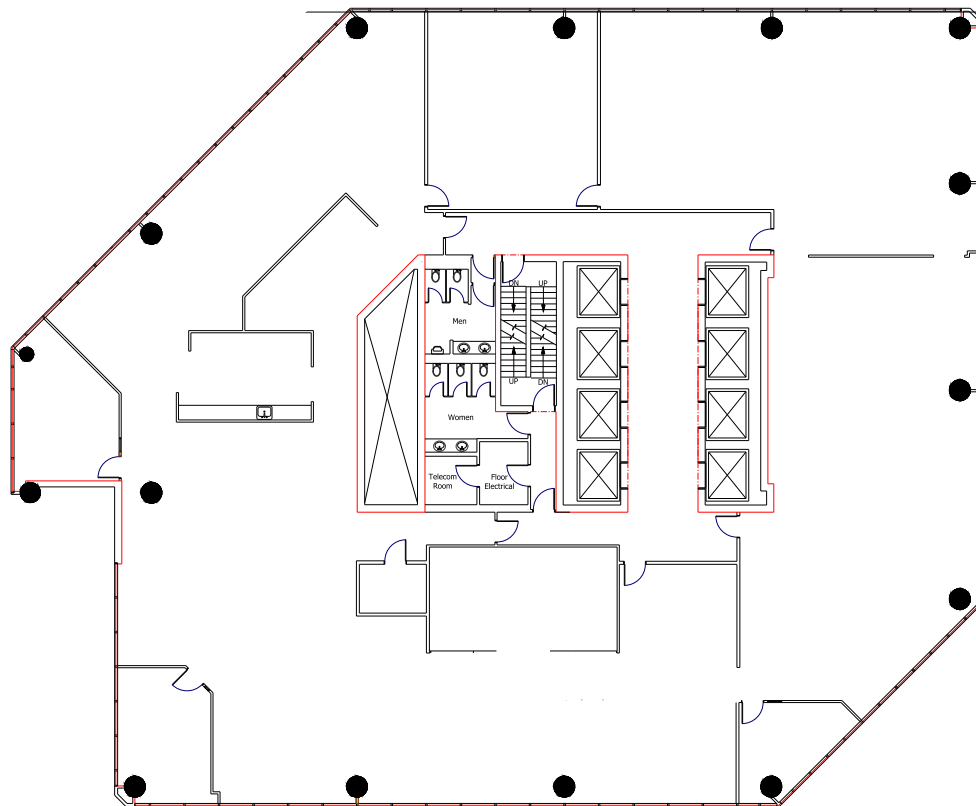
**Suite 1000 • 13,248 SF**

- Base Building Condition



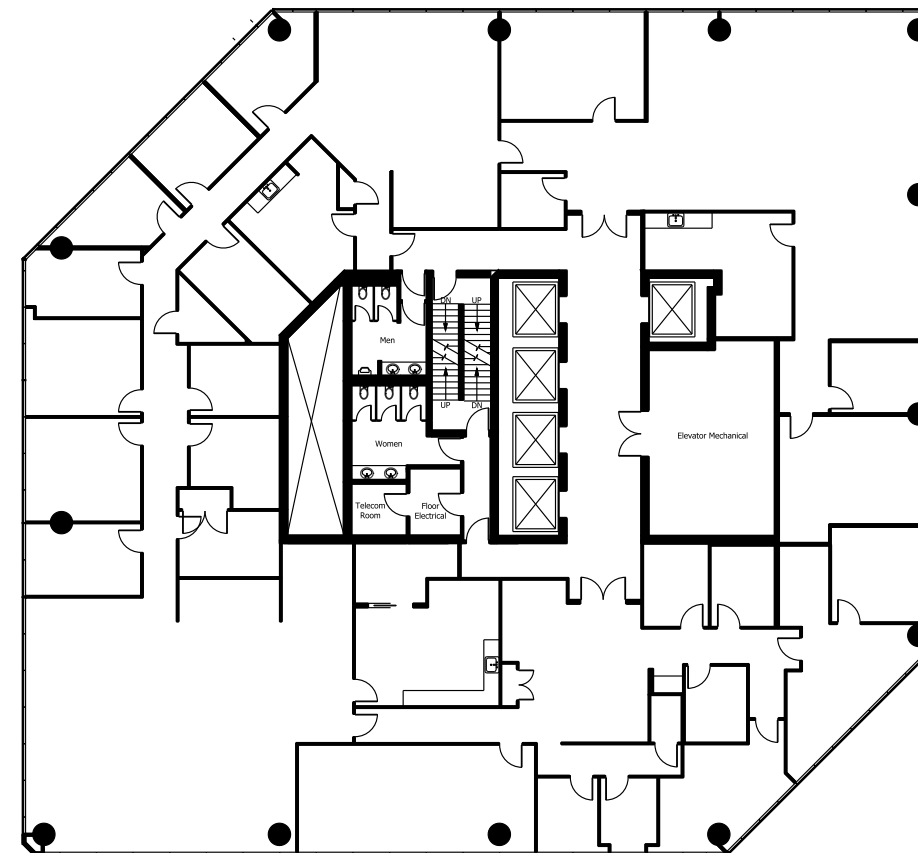
**Suite 1400 • 13,528 SF**

- 32 Exterior Offices
- 14 Interior Offices
- 2 Meeting Rooms
- Kitchen
- Cafe
- Patio



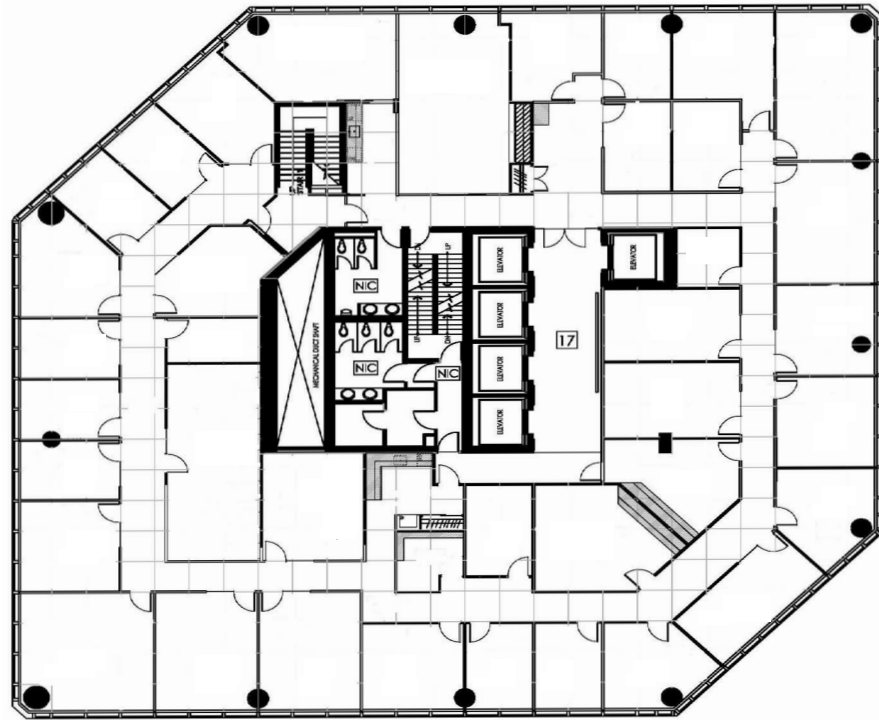
**Suite 1300 • 12,104 SF**

- 3 Offices
- Large Classrooms
- Kitchen
- Open Areas



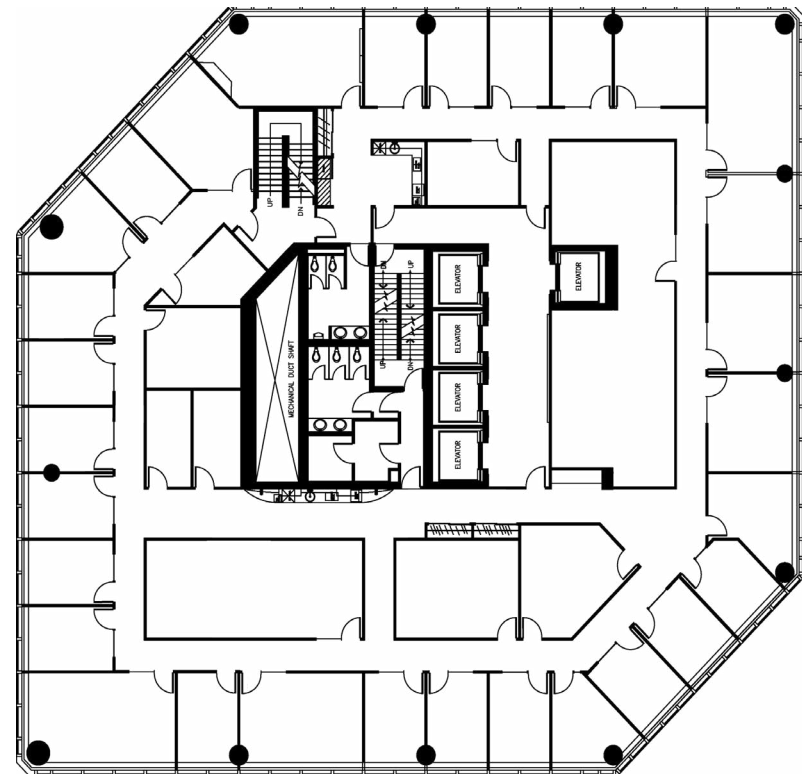
**Suite 1500 • 13,987 SF**

- Available April 1, 2024
- 13 Exterior Offices
- 5 Interior Offices
- Boardroom
- Meeting Room
- 2 Kitchens
- Copy Area
- Reception
- Open Area
- File Room



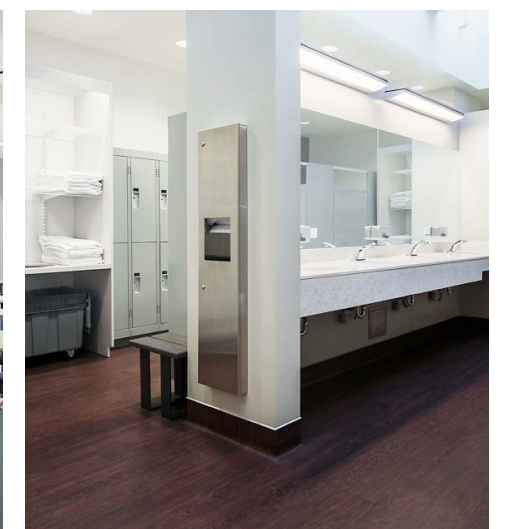
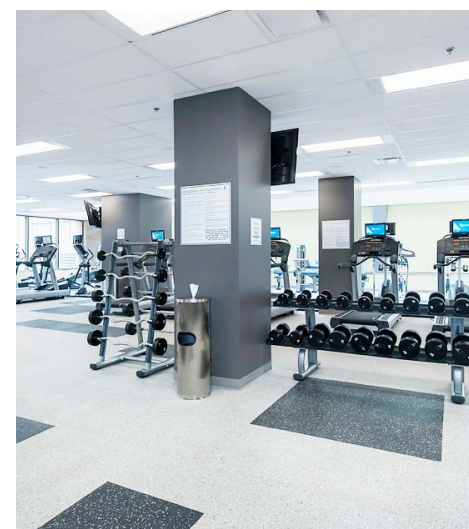
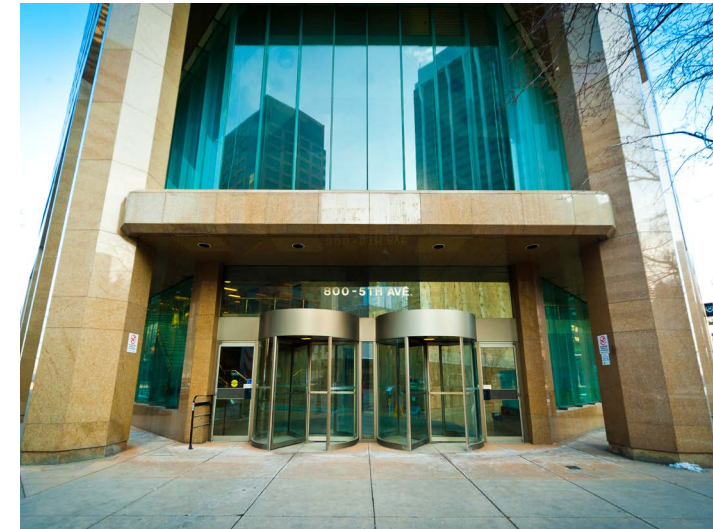
**Suite 1700 • 13,864 SF**

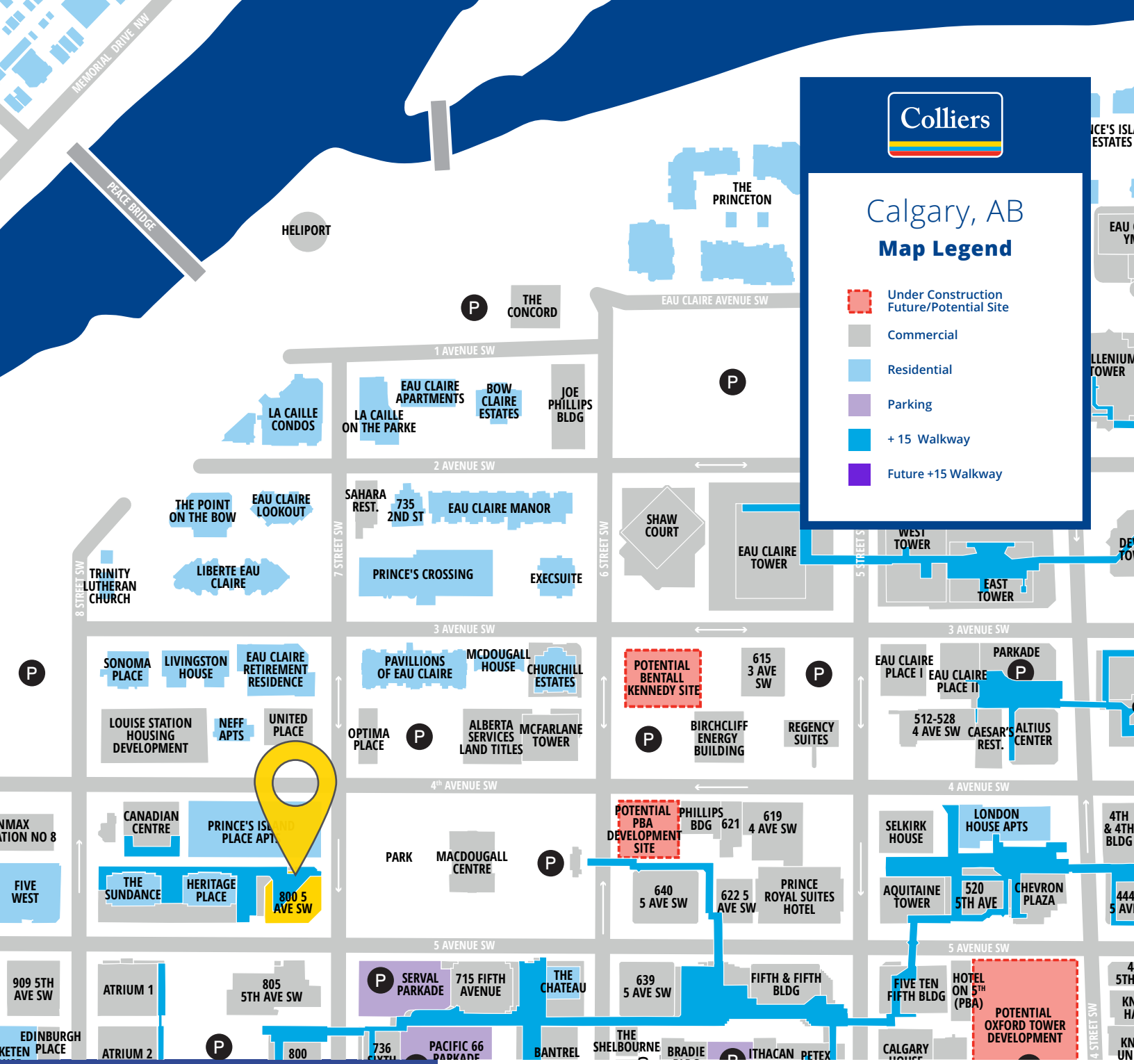
- 23 Exterior Offices
- 7 Interior Offices
- Boardroom
- 2 Meeting Rooms
- Kitchen
- Reception
- 2 Large Printer/Copy Rooms
- Large File Room
- Small File Library
- Interconnecting Stairwell with Floor 18



**Suite 1800 • 13,864 SF**

- 28 Exterior Offices
- 3 Interior Offices
- Boardroom
- Meeting Room
- Large File Room
- Cafe
- Interconnecting Stairwell with Floor 17





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