

For Lease

707 FIFTH

707 5th Street SW, Calgary, Alberta



 **Manulife**
Investment Management

Todd Sutcliffe

Senior Vice President | Partner
+1 403 618 2486
todd.sutcliffe@colliers.com

Craig Hulsman

Senior Vice President | Partner
+1 403 305 8974
craig.hulsman@colliers.com

Accelerating success.



Property Overview

| | | | | | | | |
|--|---|------------------|---------|--------|--------|---------------|----------------|
| Address | 707 5 th Street SW | | | | | | |
| Location | 707 Fifth is located directly on the LRT line and is +15 connected to Encor Place and Watermark Tower. The building is a 3 minute walk to the CORE Shopping Mall and Stephen Avenue pedestrian mall featuring various retail, shopping, and dining amenities. | | | | | | |
| Year Built | 2017 | | | | | | |
| Typical Floorplate | 22,000 SF | | | | | | |
| Parking | One (1) underground stall per 1,700 square feet leased at \$440 per unreserved stall per month and \$550 per reserved stall per month. | | | | | | |
| Rentable Area | 553,039 SF | | | | | | |
| Number of Floors | 27 | | | | | | |
| Landlord | Manulife Investment Management | | | | | | |
| HVAC | Monday to Friday: 6:00am - 6:00pm | | | | | | |
| Annual Net Rent (PSF) | Market Rates | | | | | | |
| Operating Costs & Taxes (est. 2024) (PSF) | <table border="1"> <tr> <td>Operating Costs:</td> <td>\$11.14</td> </tr> <tr> <td>Taxes:</td> <td>\$7.32</td> </tr> <tr> <td>Total:</td> <td>\$18.46</td> </tr> </table> | Operating Costs: | \$11.14 | Taxes: | \$7.32 | Total: | \$18.46 |
| Operating Costs: | \$11.14 | | | | | | |
| Taxes: | \$7.32 | | | | | | |
| Total: | \$18.46 | | | | | | |

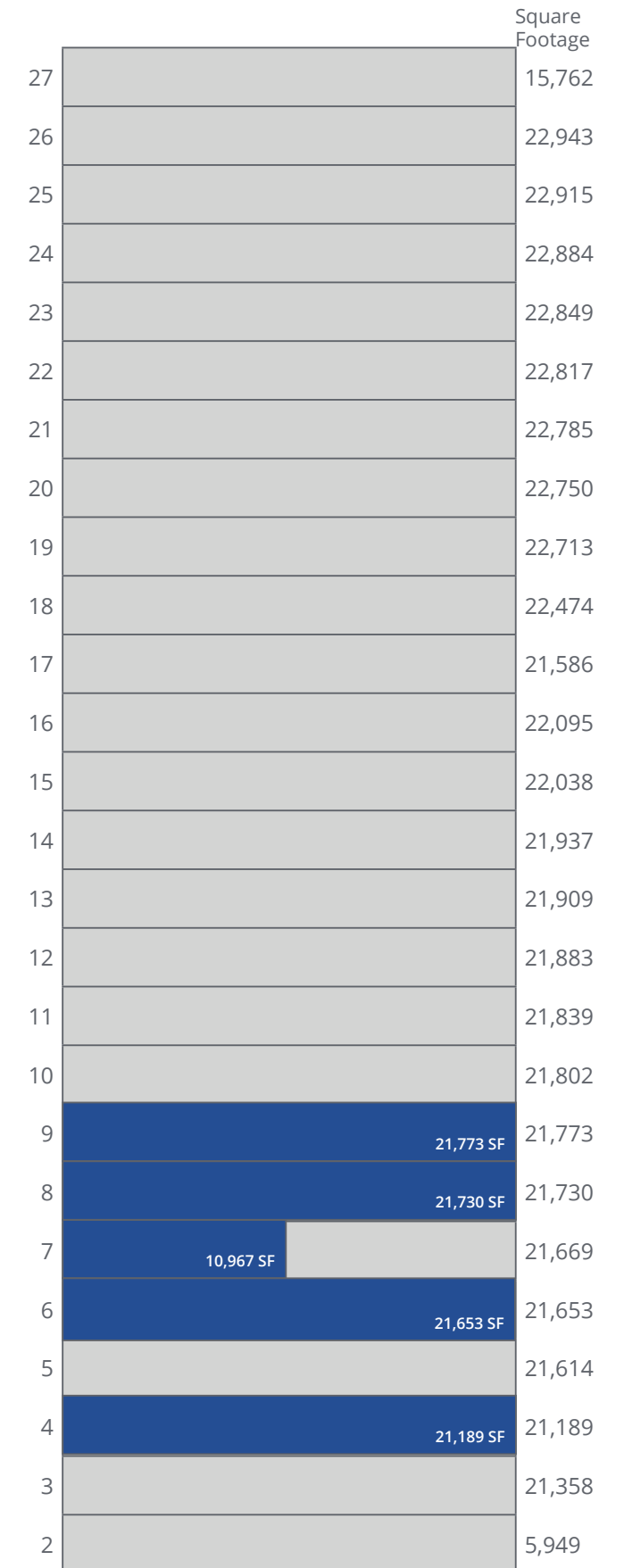
Key Highlights

-  Tenant-only fitness facility on-site
-  Tenant-only conference facility on-site
-  Landscaped winter garden in main atrium
-  Located directly on the LRT line
-  +15 connected to Encor Place and Watermark Tower
-  Short walk from The CORE Shopping Mall and Stephen Avenue pedestrian mall
-  Various retail, shopping and dining amenities within surrounding area
-  LEED Gold Certified
-  On-site 24/7 security
-  Bicycle parking available in parkade and end of trip facilities available
-  Electric vehicle charging stations
-  LED Lights
-  11' Perimeter Glazing
-  Column-Free Floorplate

Available Space

| Suite | SF | Availability |
|---|--------|--------------|
| Suite 1500 | 22,038 | Leased |
| Suite 1400 | 21,937 | Leased |
| Suite 1300 | 21,909 | Leased |
| Suite 1200 | 21,883 | Leased |
| Suite 1100 | 21,839 | Leased |
| Suite 1000 | 21,802 | Leased |
| Suite 900 | 21,773 | Immediate |
| Suite 800 | 21,730 | Immediate |
| Suite 700 Show Suite | 10,967 | March 2024 |
| Suite 600 | 21,653 | Immediate |
| Suite 400 | 21,189 | Immediate |

| |
|-----------|
| Headlease |
| Leased |





Fitness Facility

- 7,600 SF, club quality, tenant-only fitness facility
- Showers, lockers and towel service available
- 24/7 access for tenants via swipe card

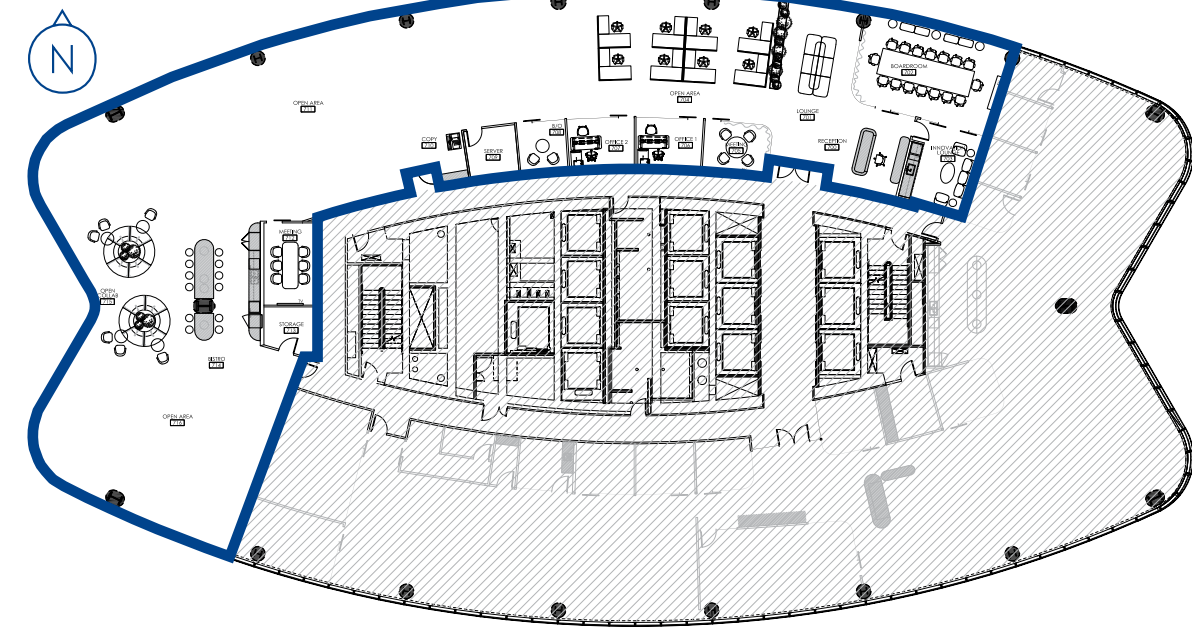
Conference Facility

- 8,100 SF conference facility that can accommodate up to 272 people
- State-of-the-art audio/visual capabilities
- Bookings available on a first come first serve basis
- Property management able to rearrange furniture throughout in order to accommodate various event style set-ups (ie: board meeting, cocktail reception, etc.)
- Servery to accommodate catering

Floor Plans

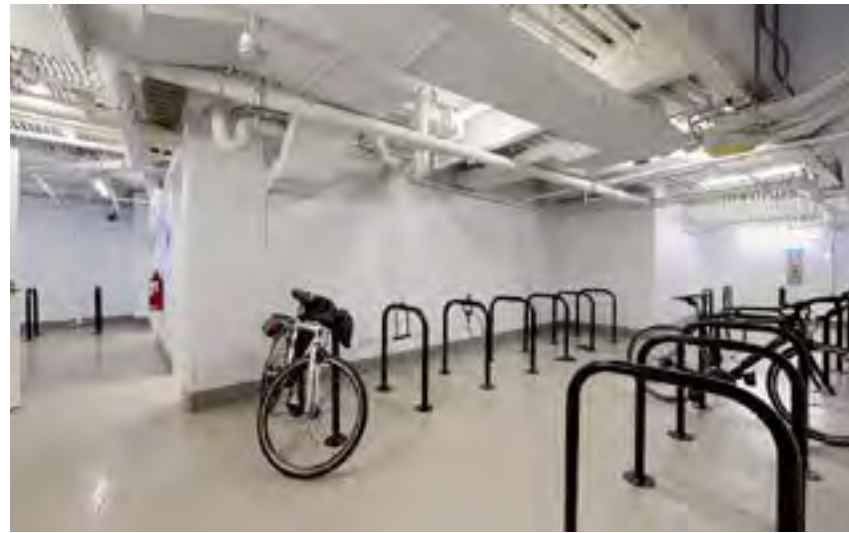
Show Suite - Half Floor

*Available March 2024



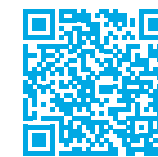
Suite 700
10,967 SF

- 8 Workstations
- Large Open Area
- 2 Interior Offices
- 2 Meeting Rooms
- Breakout Room
- Boardroom
- Storage
- Training Room
- Staff Lounge/ Kitchen
- Reception
- Able to accommodate offices or workstations throughout space



AA Class Amenities

- Winter Garden with a 30-foot tall lobby provides additional informal meeting space and breakout area for tenants
- Bicycle storage with direct street access
- Direct +15 access into the CORE Shopping Centre
- End of trip facilities (showers/lockers)



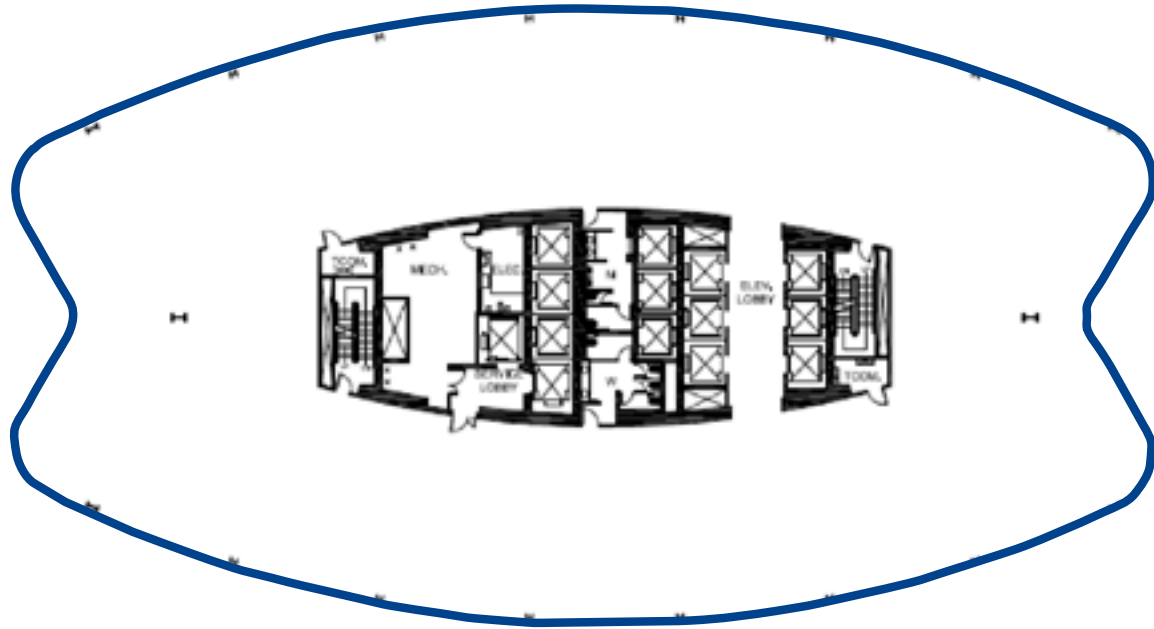
Show suites completed by: **SHEARER**

Show Suite Photos



Floor Plans

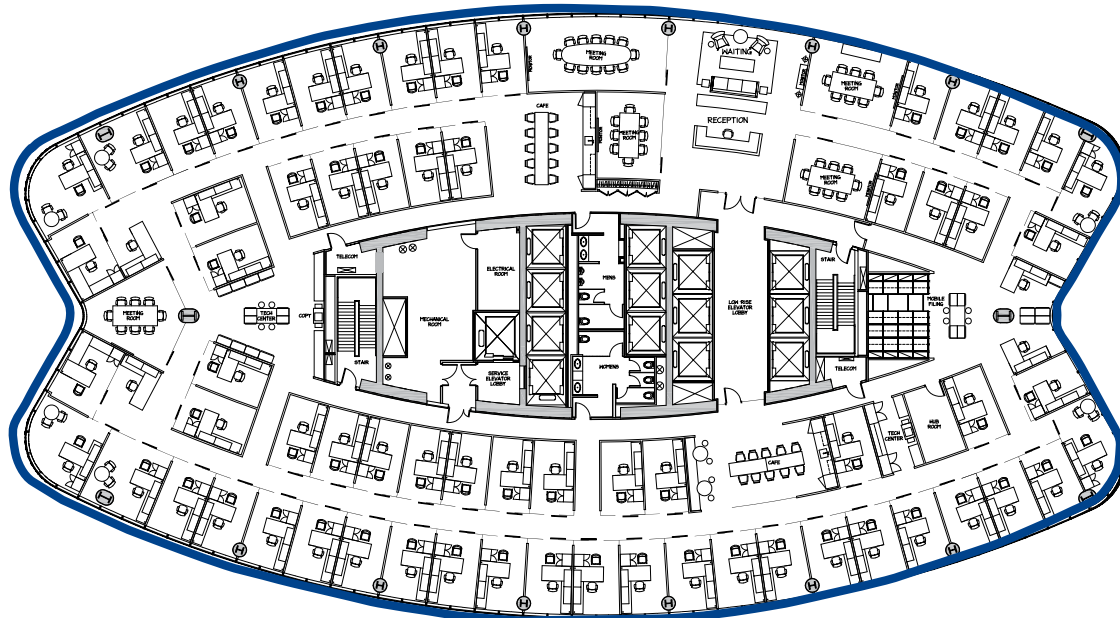
Typical Base Building Plan



Average Floorplate of ~22,000 SF

- Base Building Condition
- Column Free Layout
- 40' Core Depth

Conceptual Office Intensive Layout



Average Floorplate ~22,000 SF

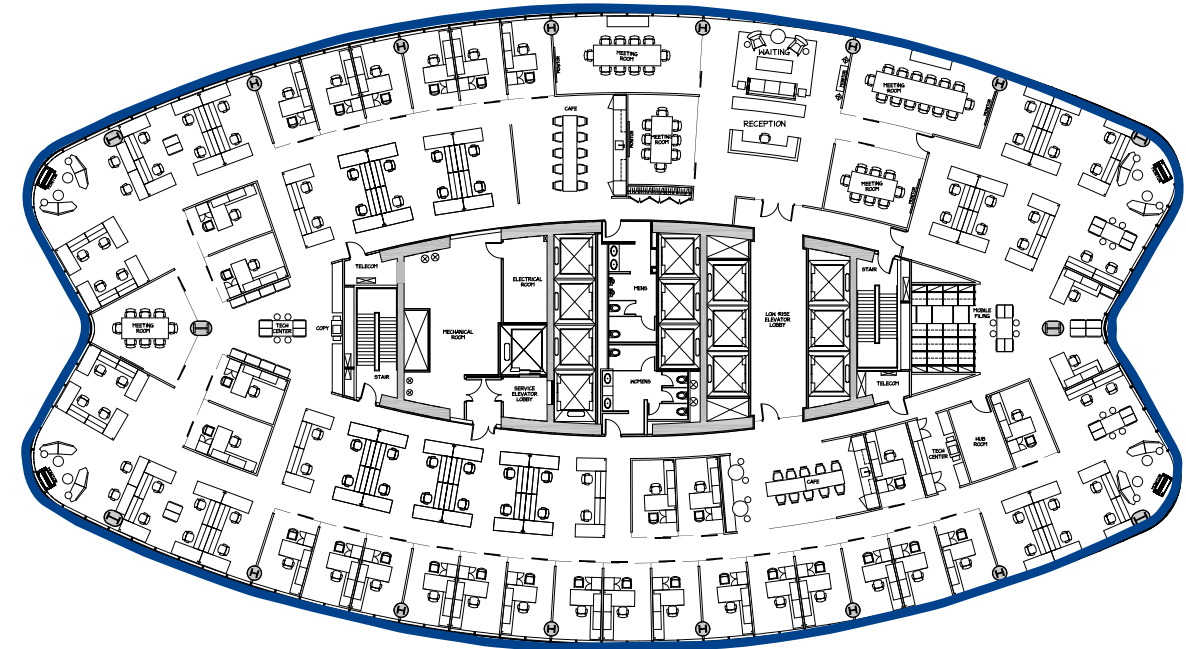
- 42 Exterior Offices
- 23 Interior Offices
- 4 Workstations
- Boardroom
- 4 Meeting Rooms
- 2 Kitchen/Staff Lounges
- 2 Copy/Filing Areas
- Reception

69 Occupants
1 person per 319 SF

Floor Plans



Conceptual Mixed Plan Layout

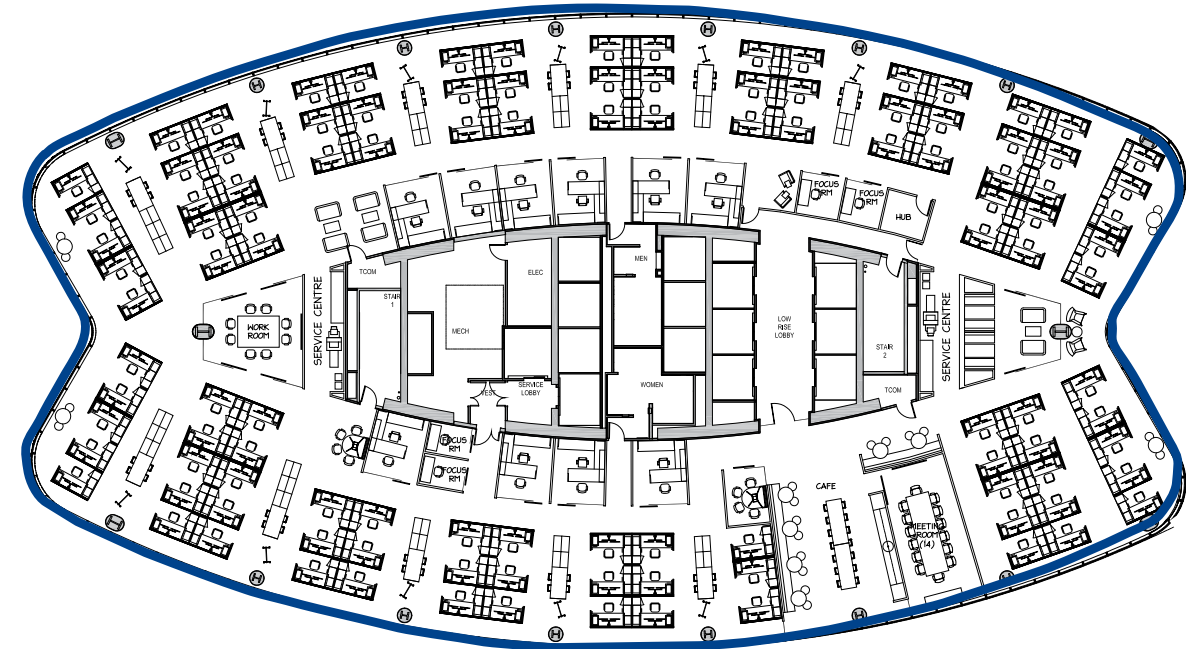


Average Floorplate ~22,000 SF

- 21 exterior offices
- 8 interior offices
- 74 workstations
- 4 meeting rooms
- Boardroom
- 2 Kitchen/Staff lounges
- 2 copy/filing areas
- Reception

103 Occupants
1 person per 214 SF

Conceptual Open Plan Layout



Average Floorplate ~22,000 SF

- 10 interior offices
- 111 workstations
- 4 focus rooms
- Work room
- Meeting room
- Boardroom
- Kitchen/Staff lounge
- 2 copy/filing areas
- Breakout areas

121 Occupants
1 person per 182 SF

Photos



Surrounding Amenities

Food / Retail

- 1 Freshii in EAP
- 2 The Derrick Gin Mill & Kitchen
- 3 The Rooftop
- 4 Deville Coffee
- 5 The CORE Shopping Centre
- 6 Barcelona Tavern
- 7 Earls Kitchen + Bar
- 8 Calgary Courthouse
- 9 Olly Fresco's
- 10 The Wilde on 27
- 11 Tim Hortons
- 12 Holt Renfrew
- 13 Sunterra
- 14 Caffe Artigiano in Watermark
- 15 Starbucks in EAP
- 16 Hy's Steakhouse
- 17 EAT

 Parking

 Hotel





Colliers Calgary
900, 335 8th Avenue SW
Calgary, AB T2P 1C9
+1 403 266 5544
collierscanada.com



107 FIFTH

Todd Sutcliffe

Senior Vice President | Partner
+1 403 618 2486
todd.sutcliffe@colliers.com

Craig Hulsman

Senior Vice President | Partner
+1 403 305 8974
craig.hulsman@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.