



For lease

520 Fifth

520 5th Avenue SW, Calgary, AB

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Property overview

Address	520 5th Avenue SW
Location	Located in the downtown core within close proximity to the Calgary Courthouse, The CORE Shopping Mall, and various retail, shopping, and dining amenities. 520 Fifth is two blocks from the LRT line.
Year built	1982 (Renovated in 2020)
Typical floorplate	8,100 sf
Parking	One (1) underground stall per 4,000 sf leased at \$450 per stall per month. Parkade height is 6'4".
Rentable area	195,127 sf
Number of floors	26
Landlord	Caloff Properties Ltd.
HVAC	Monday to Friday: 7:00am - 6:00pm Saturday: 9:00 am - 5:00pm
Annual Net Rent (psf)	Market rates
Operating Costs & Taxes (est. 2024) (psf)	Operating Costs: \$16.56 Taxes: \$1.40 Total: \$17.96

Property highlights



Recent building renovation and modernization completed on the main and +15 levels



+15 connected to Chevron Plaza, Aquitaine Tower & The Dorian Hotel



Brand new club-quality, tenant only fitness facility



Brand new tenant lounge on floor 3



Brand new conference facility that can host up to 20 people



Secure bicycle parking available in the underground parkade



Upgraded elevator lobbies and cabs

Available space

Suite	Square feet	Availability
Suite 2500	8,072	Upon 30 days notice
Suite 2220	1,899	Immediate
Suite 1900 Flexspace	8,090	Immediate
Suite 1700	8,089	Immediate
Suite 1200	8,049	Upon 90 days notice
Suite 1000	8,089	Upon 90 days notice
Suite 650	3,633	Immediate
Suite 510	5,062	Immediate
Suite 240 Retail	1,029	Immediate
Suite 220 Retail	525	Immediate
Suite 100A Retail	1,188	Immediate

Floor	Square footage
26	8,132
25	8,072
24	8,113
23	8,116
22	8,036
21	8,125
20	8,118
19	8,090
18	8,018
17	8,089
16	8,261
15	8,087
14	8,086
12	8,049
11	8,002
10	8,089
9	8,070
8	8,070
7	7,988
6	8,071
5	8,062
4	8,060
3	8,048
2	4,321
1	4,483

Vacant
Flexspace
Leased



Conference facility

- Tenant-only conference facility located on +15 level
- 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.)



Tenant lounge

- Brand new tenant lounge on the 3rd floor
- Features soft seating areas, arcade games, ping pong, billiards, kitchen/lounge area, and TVs
- Tenant lounge can be booked out for events or used throughout the day via swipe card



Fitness facility

- Brand new tenant-only fitness facility on main floor
- Showers, lockers, and towel service available
- 24/7 access for tenants via swipe card






Lobby
Virtual Tour
Click here




Tenant lounge
Virtual Tour
Click here




Plus 15
Virtual Tour
Click here



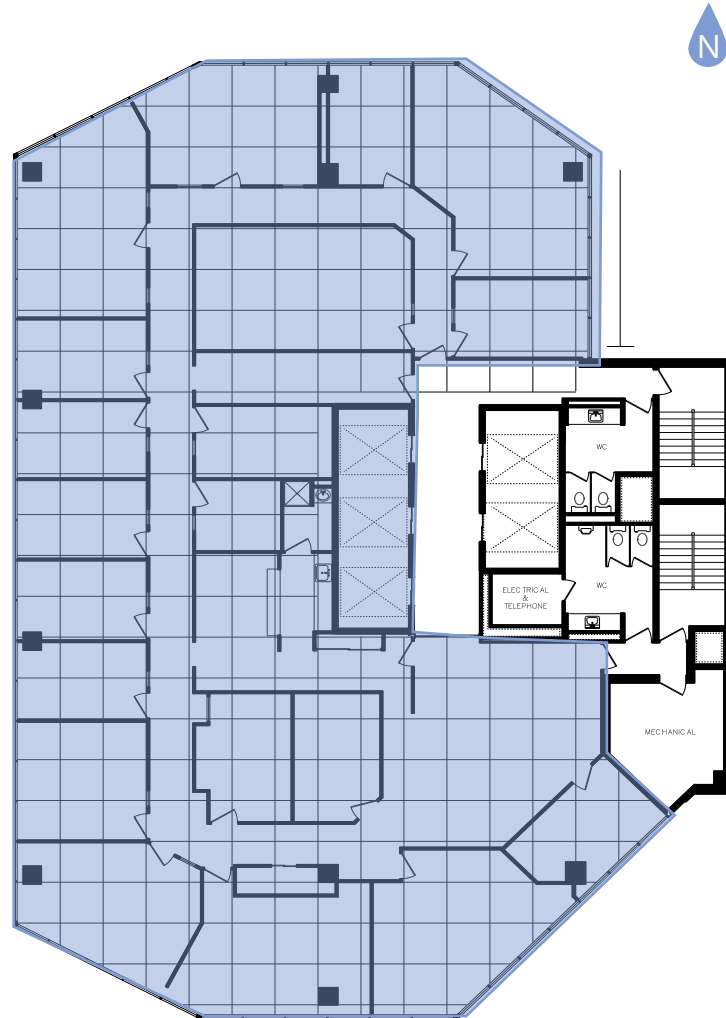


Floorplans

Suite 2500 ————— 8,072 sf

- 15 Exterior Offices
- 2 Interior Offices
- Boardroom
- Storage Room
- Kitchen
- Server Room
- Copy Area
- Reception

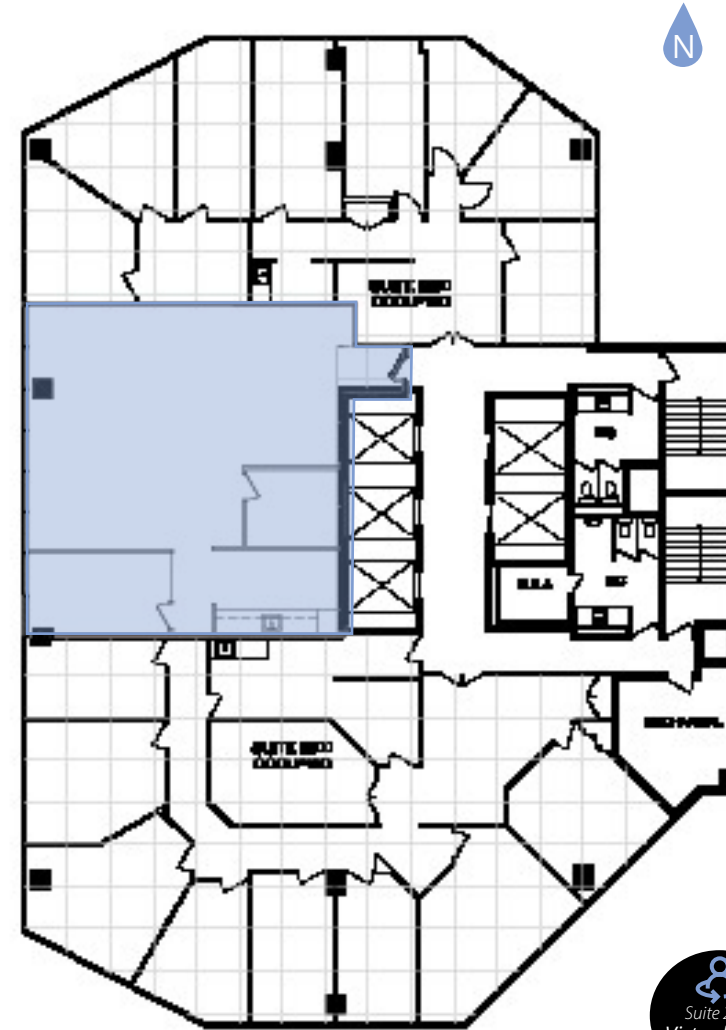
**Available upon 30 days notice*



Floorplans

Suite 2220 ————— 1,899 sf

- Meeting Room
- Server Room
- Open Area for Workstations
- Kitchen



Floorplans

Suite 1900

8,090 sf

FLEXspace

Availabilities

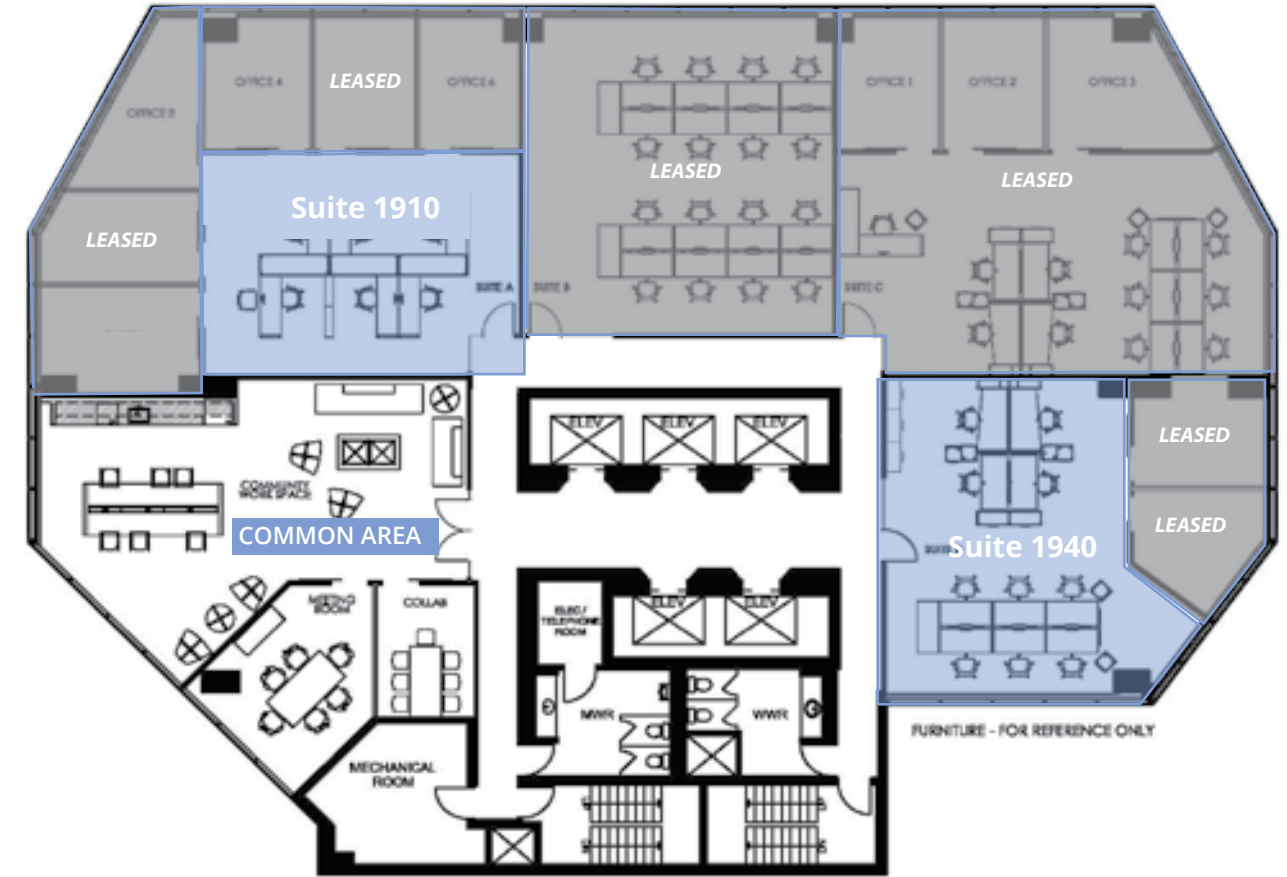
Suite 1910	3 Workstations
Suite 1940	8 Workstations

Monthly Pricing

Single Office	\$600.00
Single Workstation	\$400.00

- Flexible Terms and Space Options
- Meeting rooms available for use

- Wi-Fi included throughout
- Shared kitchen & lounge area

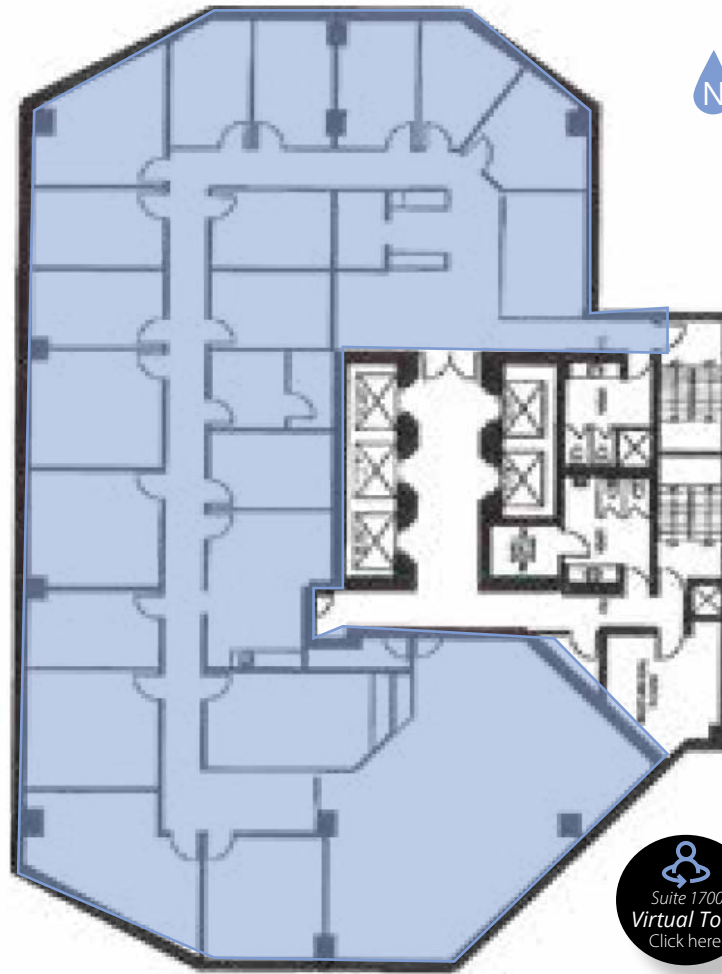


Floorplans

Suite 1700

8,089 sf

- Meeting Room
- Server Room
- Copy Area
- Kitchen
- Reception
- 15 Exterior Offices
- 3 Interior Offices
- Open Area for Workstations
- Large Boardroom



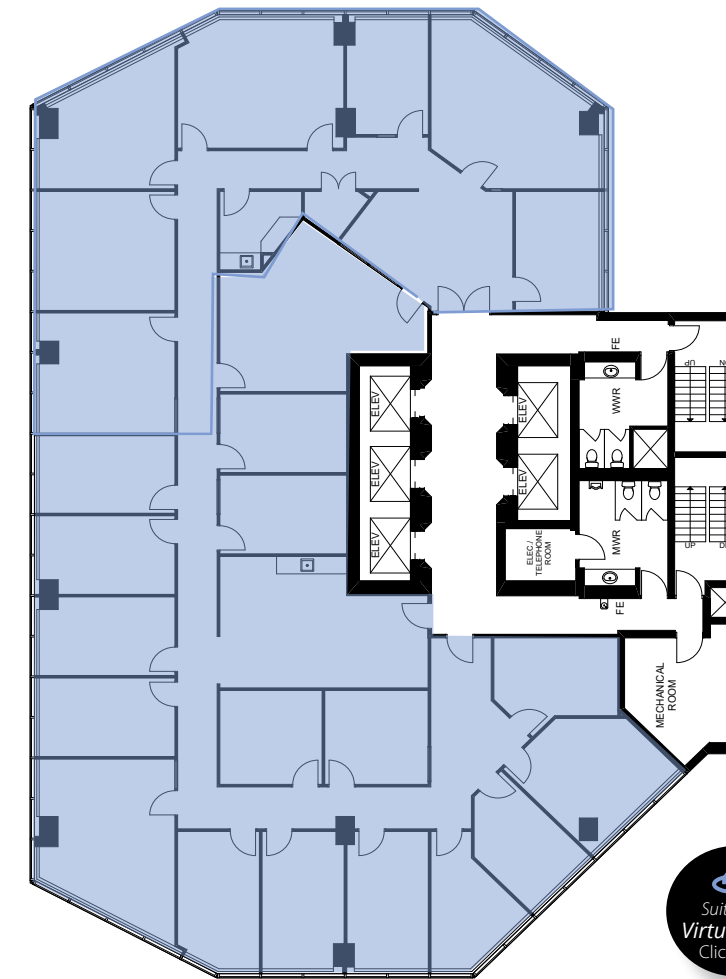
Floorplans

Suite 1200

8,049 sf

- 18 Exterior Offices
- 5 Interior Offices
- 2 Kitchens
- Small Reception
- Storage

**Available upon 90 days notice*

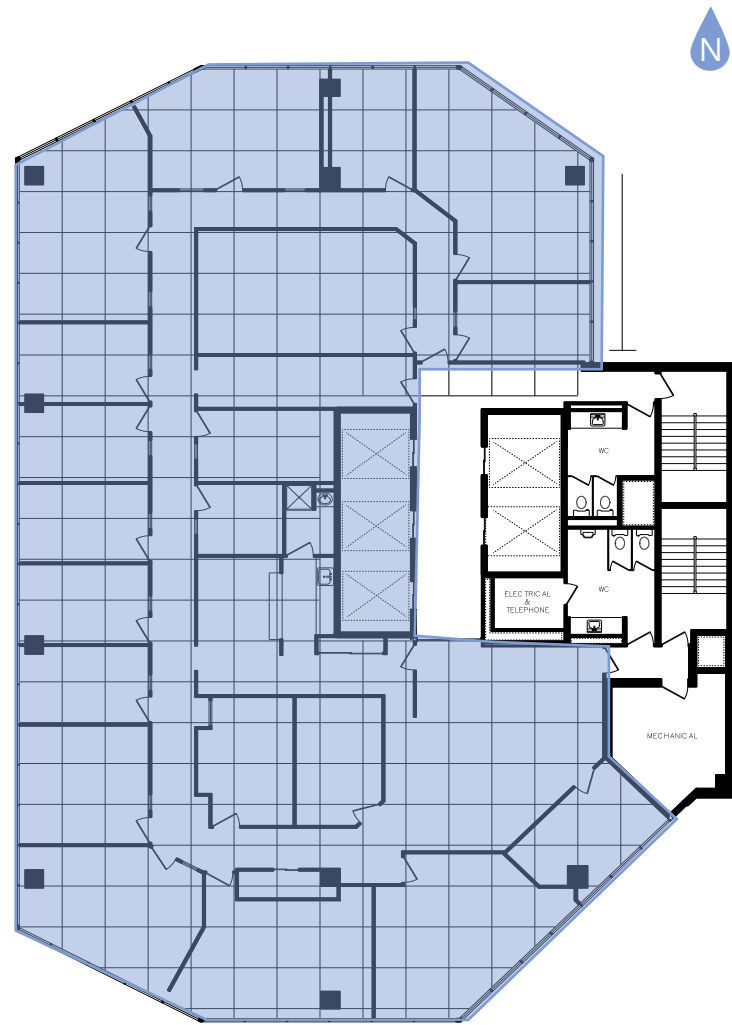


Floorplans

Suite 1000 ————— 8,089 sf

- 15 Exterior Offices
- 2 Interior Offices
- Boardroom
- Storage Room
- Kitchen
- Server Room
- Copy Area
- Reception

**Available upon 90 days notice*



Floorplans

Suite 650 ————— 3,633 sf

- 10 Exterior Offices
- Boardroom
- Kitchen
- Reception

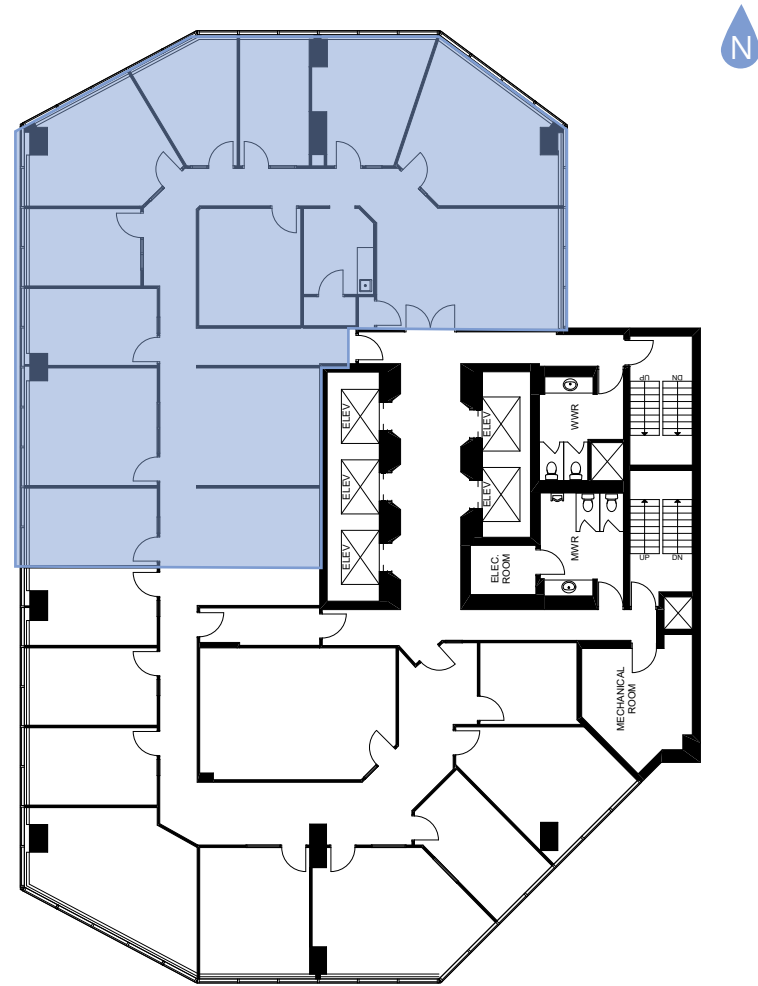


Floorplans

Suite 510 ————— 5,062 sf

- 10 Exterior Offices
- Copy Area
- Kitchen
- Meeting Room
- Open Area
- Reception

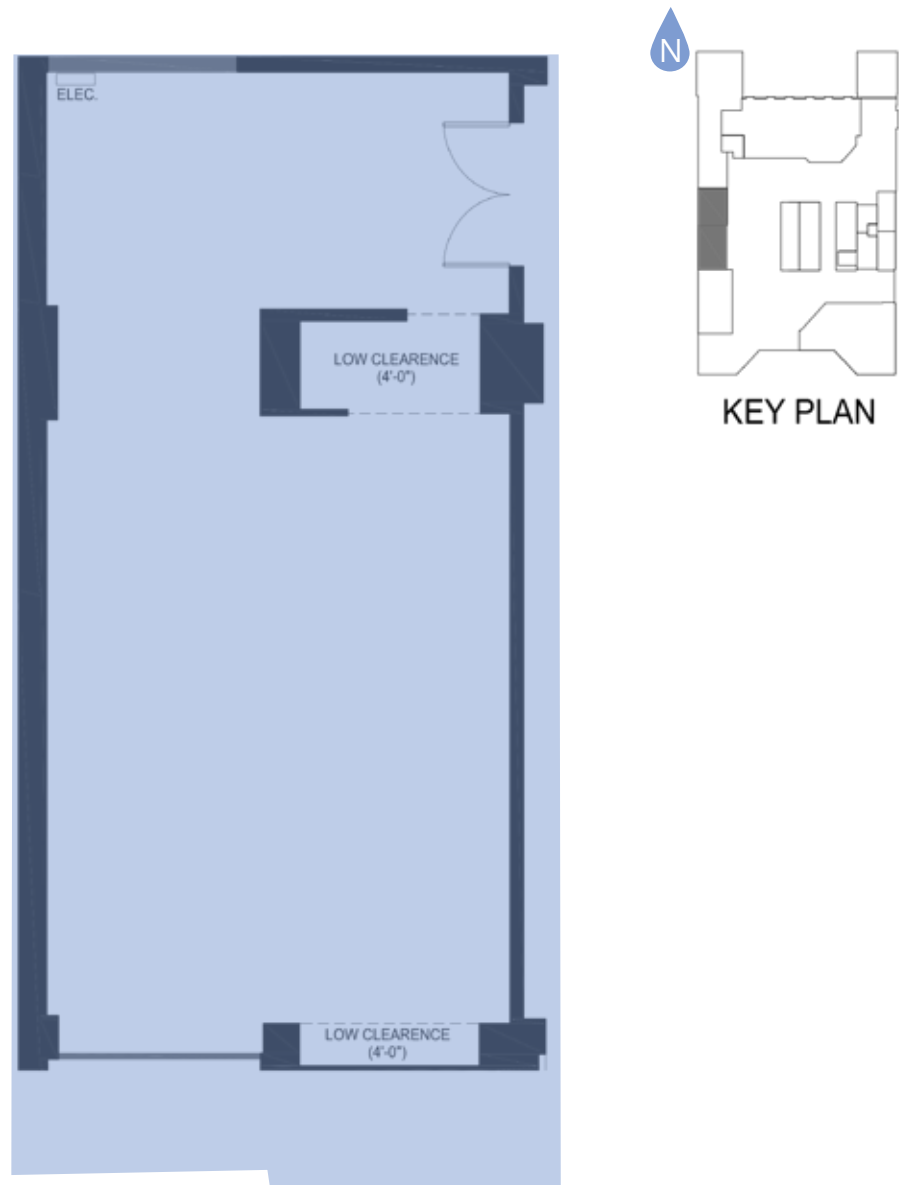
*Space needs to be demised



Floorplans

Suite 240 ————— 1,029 sf

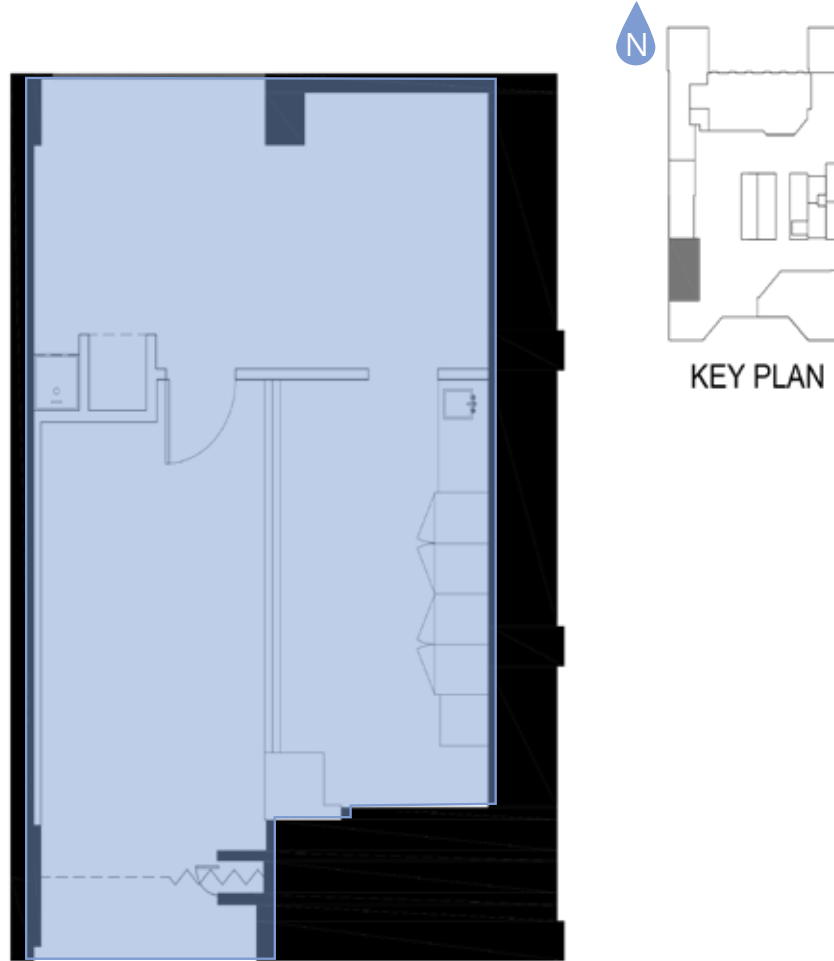
- Retail space



Floorplans

Suite 220 ————— 525 sf

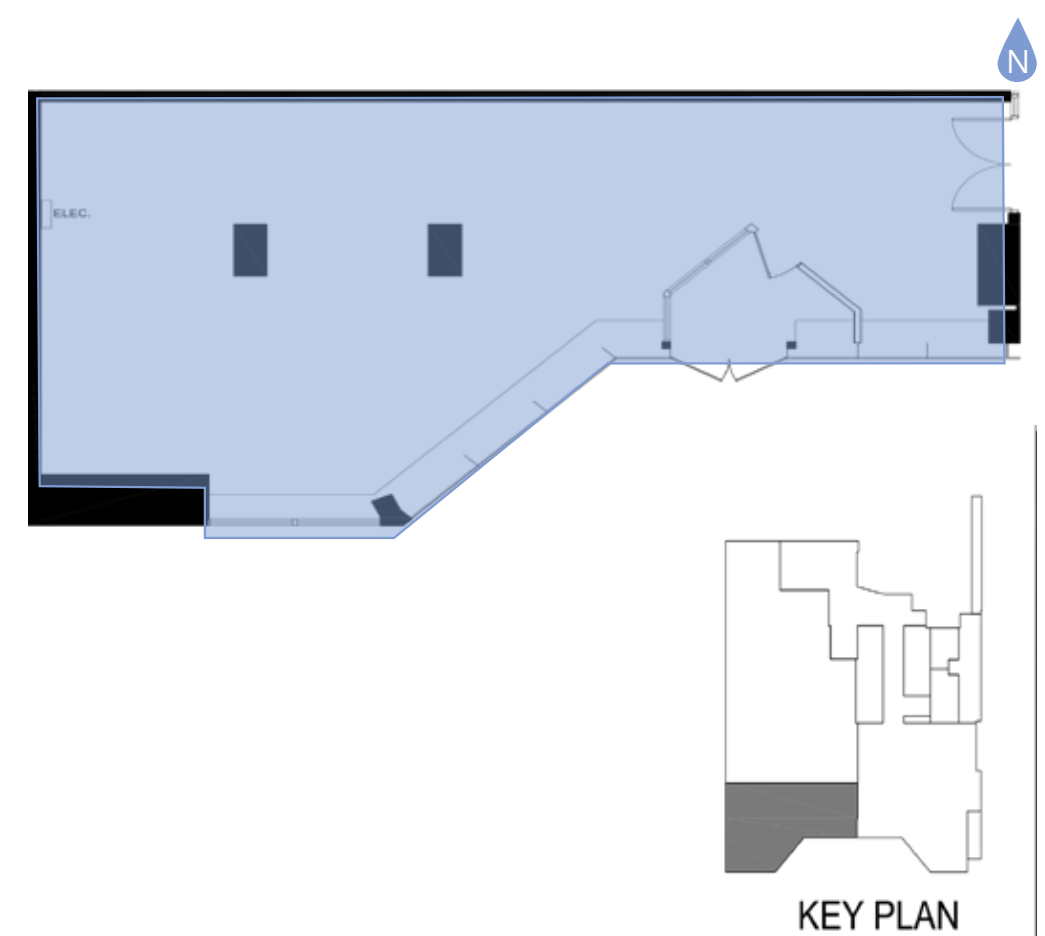
- Retail space

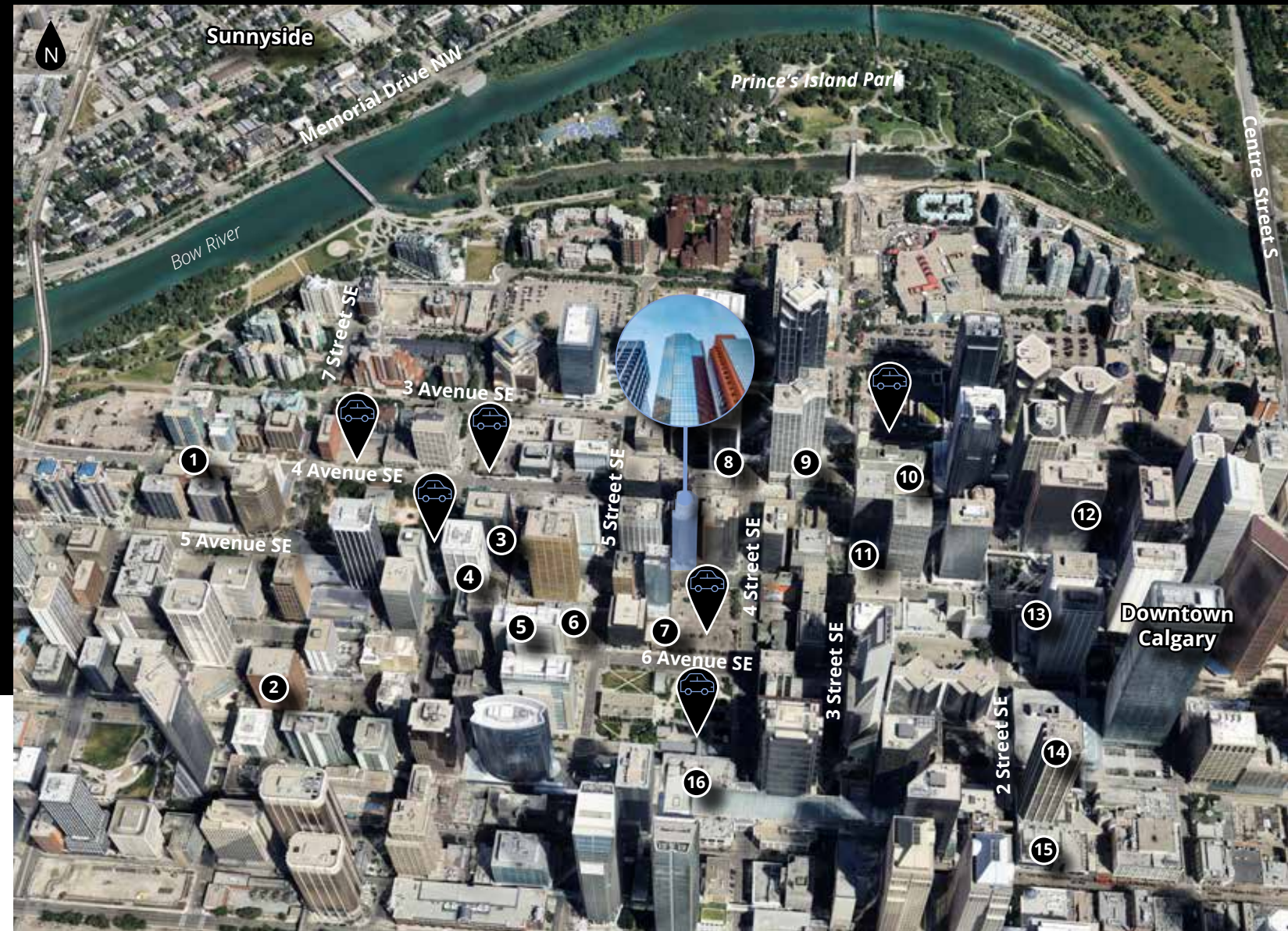


Floorplans

Suite 100A ————— 1,188 sf

- Retail space





Nearby amenities

- | | |
|--------------------------------------|------------------------------|
| 1. Spicy Amigos | 9. Artigiano |
| 2. A&W | 10. Owen's Landing |
| 3. Tim Horton's | 11. The Rooftop YYC |
| 4. Gogi Korean Kitchen | 12. OEB Breakfast Co. |
| 5. Ola Poke | 13. Starbucks |
| 6. Deville Coffee | 14. Major Tom Bar |
| 7. Local 522 Public Tavern & Kitchen | 15. Barbarella Bar |
| 8. Caesar's Steak House & Lounge | 16. The CORE Shopping Centre |



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If you would like more information on any of our services, please call or visit us online.

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avisonyoung.com

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