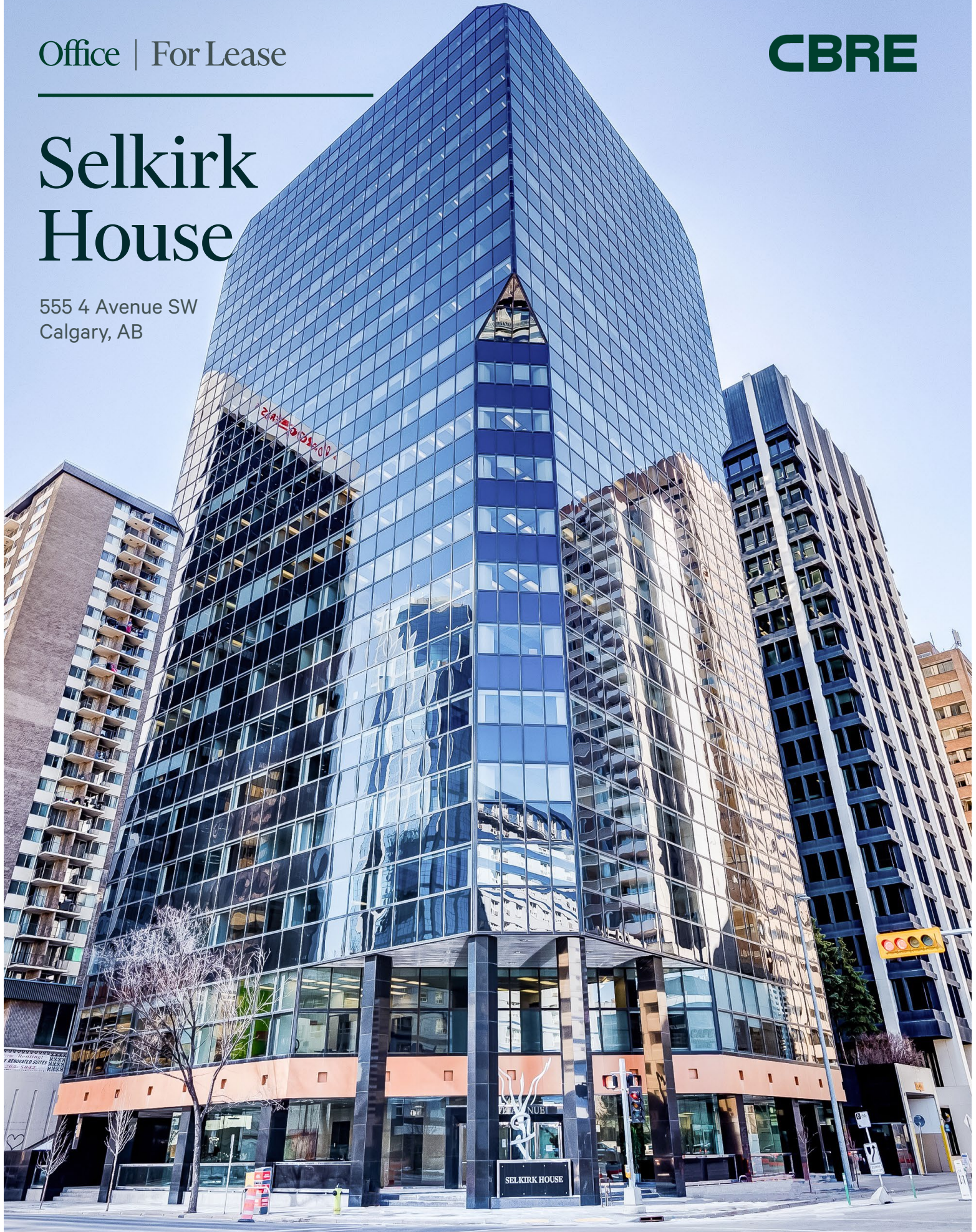


Office | For Lease

CBRE

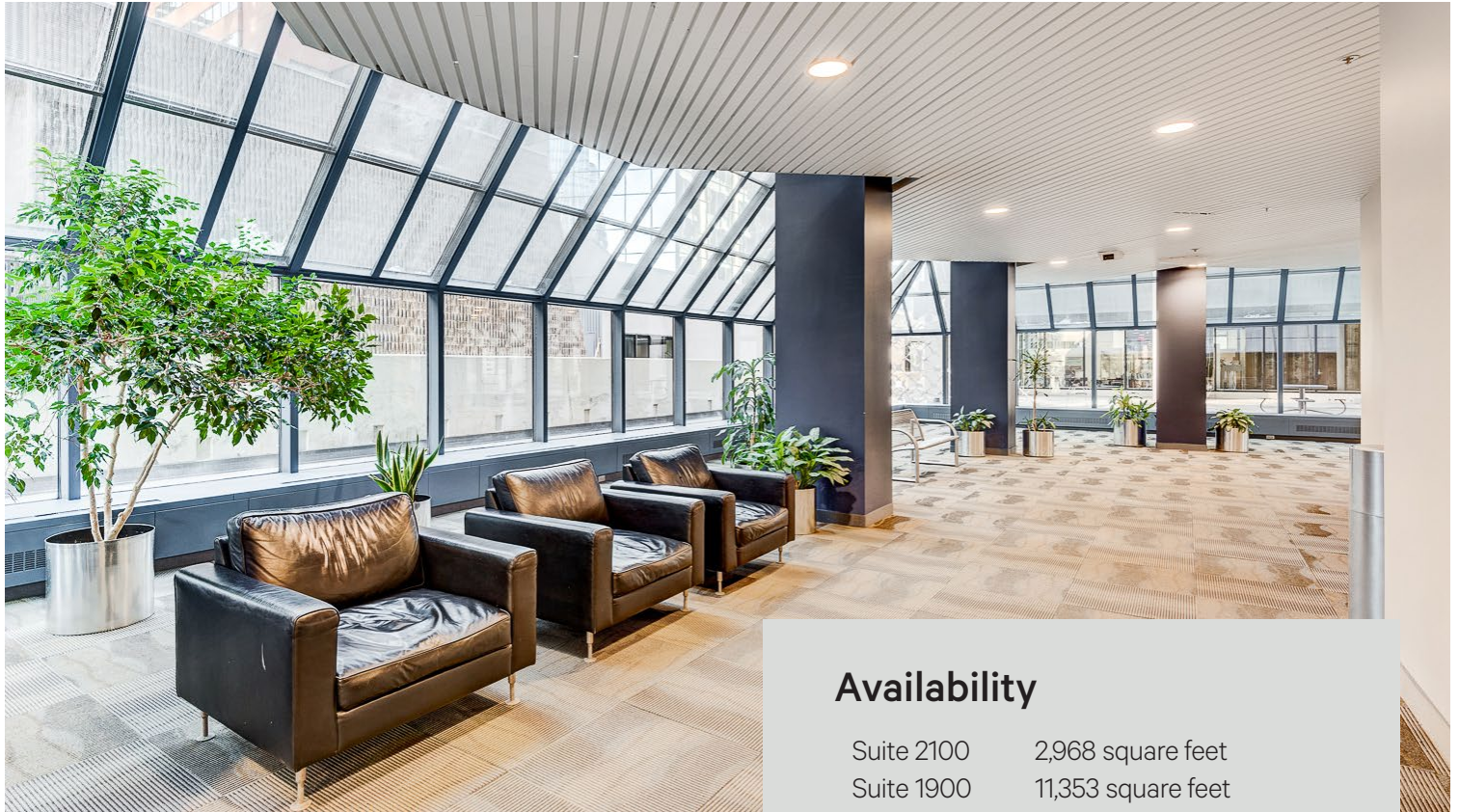
Selkirk House

555 4 Avenue SW
Calgary, AB



Selkirk House

555 4 Avenue SW | Calgary, AB



Flexible and Convenient

Class B office building conveniently located on the corner of 5th Street and 4th Avenue SW

Walking distance to numerous restaurants and retail amenities with great access and egress in and out of the downtown core. Plus 15 connected to Aquitaine Tower and 520 5 Avenue SW, along with in-house fitness facilities and conference centre available for exclusive tenant use.

Availability

Suite 2100	2,968 square feet
Suite 1900	11,353 square feet
Suite 1610	7,158 square feet
Suite 1250	6,665 square feet
Suite 1150	4,565 square feet
Suite 1100	6,600 square feet
Suite 900	1,777 square feet
Suite 810	4,401 square feet
Suite 800	2,698 square feet
Suite 500	11,149 square feet
Suite 400	11,149 square feet
Suite 300	11,149 square feet

Availability

Immediate

Term

Negotiable

Parking

1 stall per 4,000 square feet

Net Rent

Market Rates

Allowance

Negotiable

2023 Op Costs & Taxes

\$15.63 per square foot

Building Details



Year Built

1979

Building Class

B

Number of Floors

23

Average Floor Plate

11,149 square feet

Building Size

223,401 square feet

Building Amenities

- Fitness centre
- Conference centre
- Underground parking
- Infusion Café & Bistro
- Plus 15 connected to Aquitaine Tower and 520 5 Avenue SW

Parking

- 1 stall per 4,000 sf, underground

HVAC

7:00 am to 6:00 pm, Monday to Friday

Security

- On-site manned security
- Card access

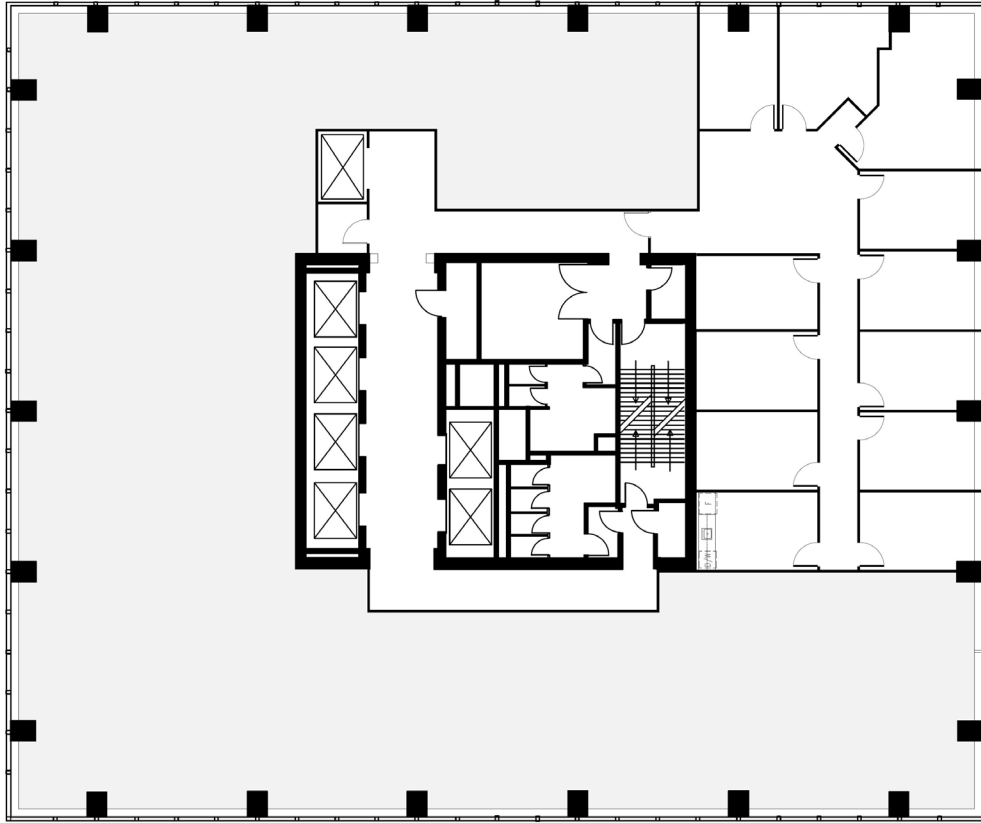


Floor Plans

Suite 2100

2,968 SF

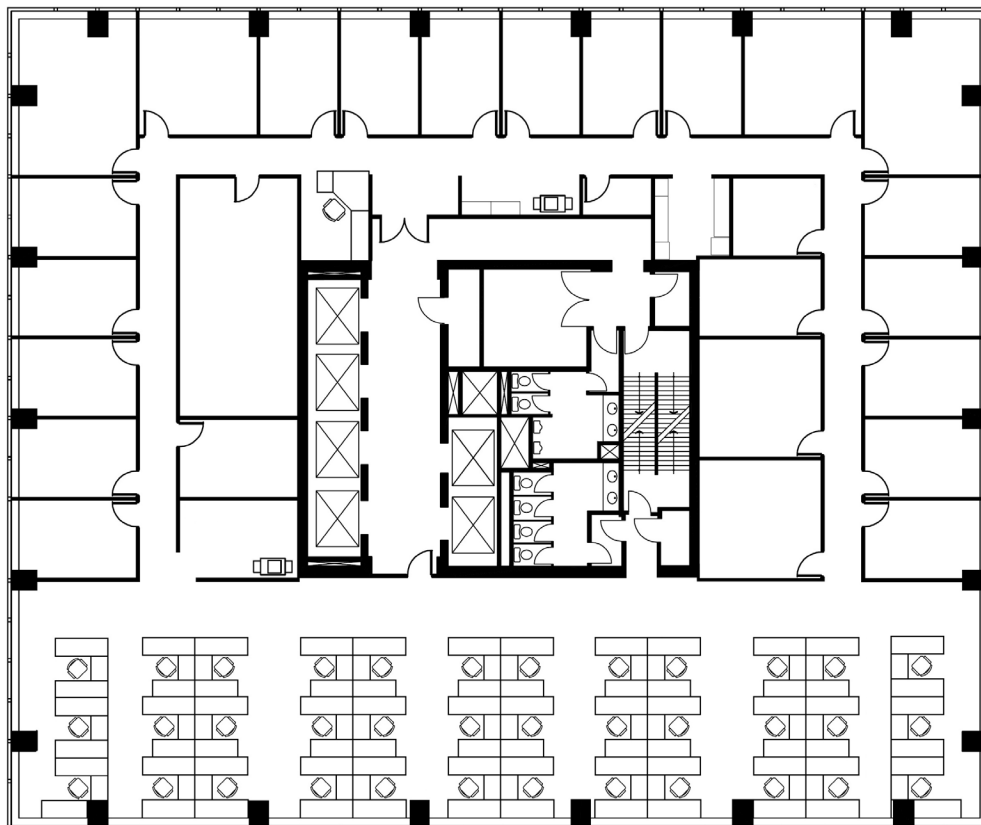
- + 8 exterior offices
- + 3 interior offices
- + Kitchen



Suite 1900

11,353 SF

- + 20 exterior offices
- + 6 interior offices
- + Boardroom
- + 3 meeting rooms
- + Reception
- + Kitchen

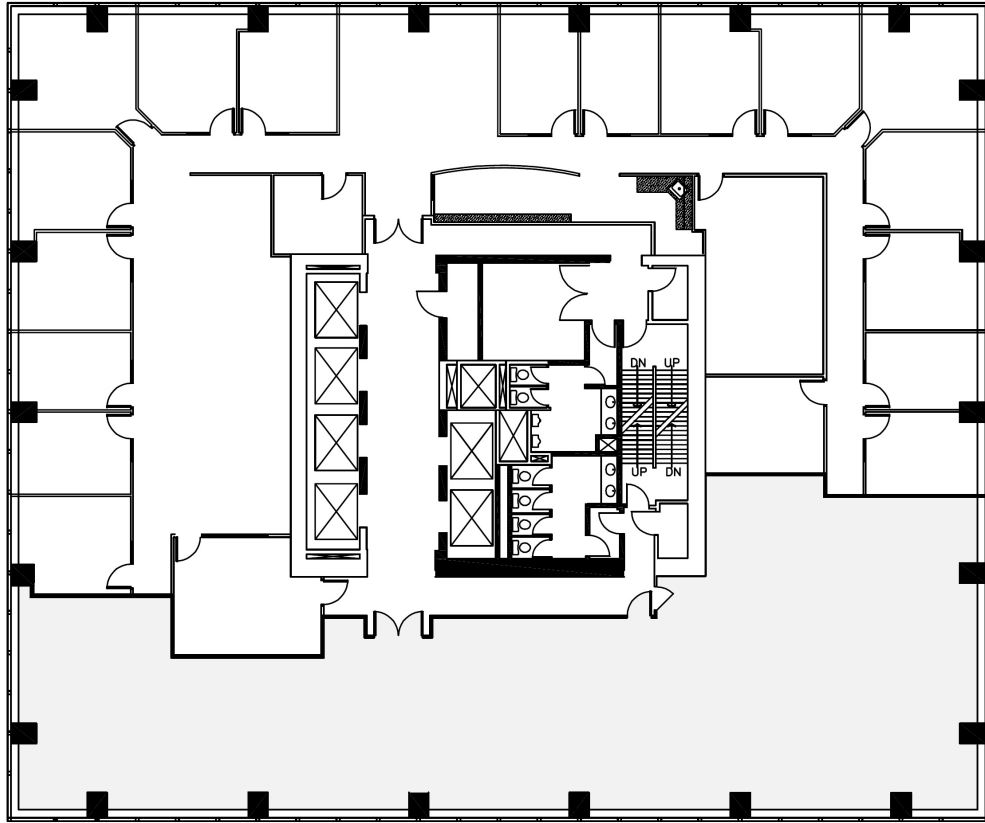


Floor Plans

Suite 1610

7,158 SF

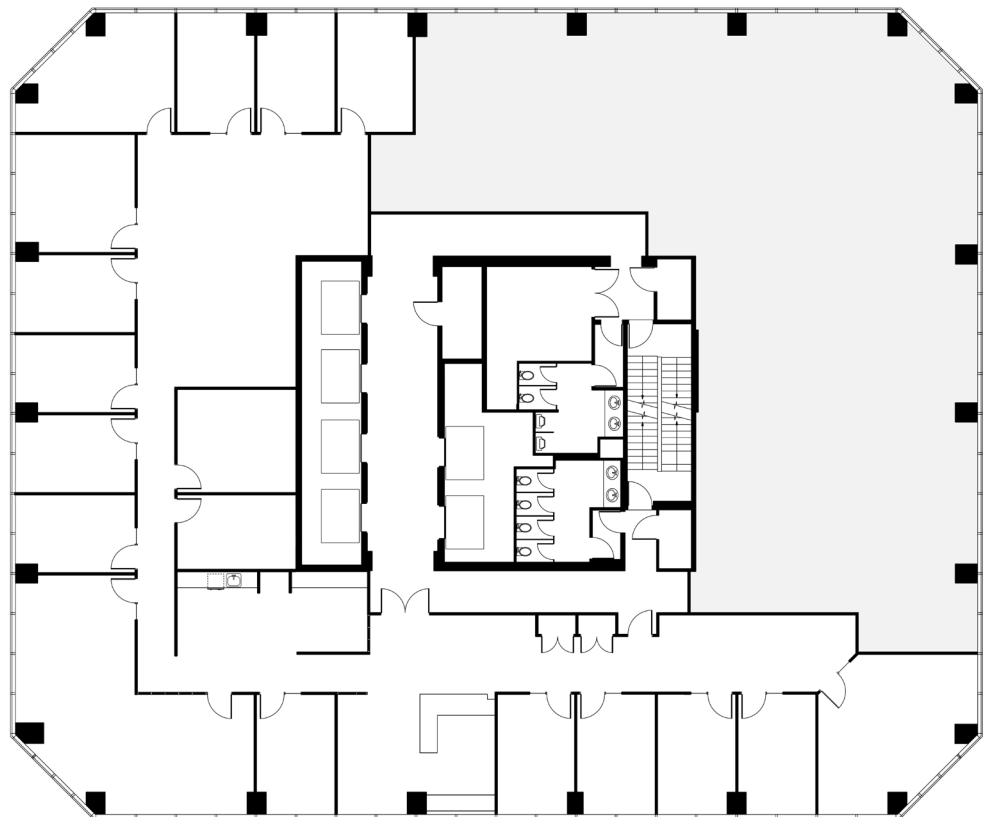
- + 17 exterior offices
- + 1 interior office
- + Meeting room
- + Reception
- + Kitchen



Suite 1250

6,665 SF

- + 15 exterior offices
- + Large boardroom
- + Reception
- + Kitchen
- + File room
- + Server room



Floor Plans

Suite 1100

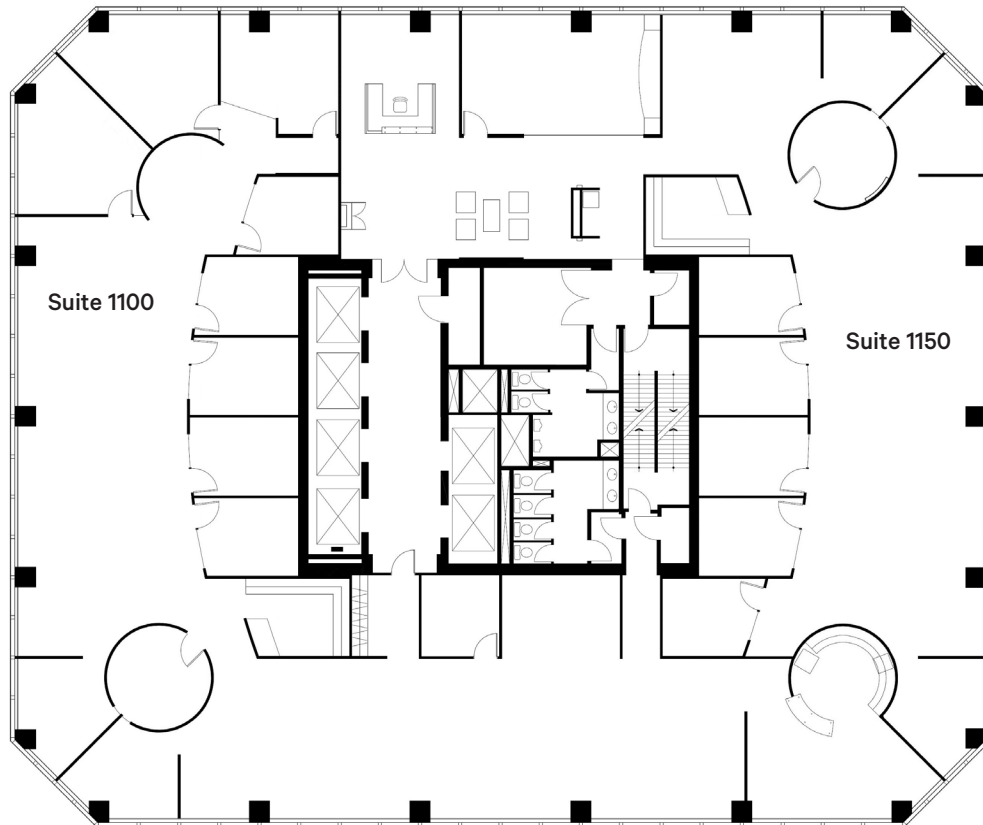
6,600 SF

- + 3 exterior offices
- + 5 interior offices
- + Boardroom
- + Meeting room
- + Kitchen

Suite 1150

4,565 SF

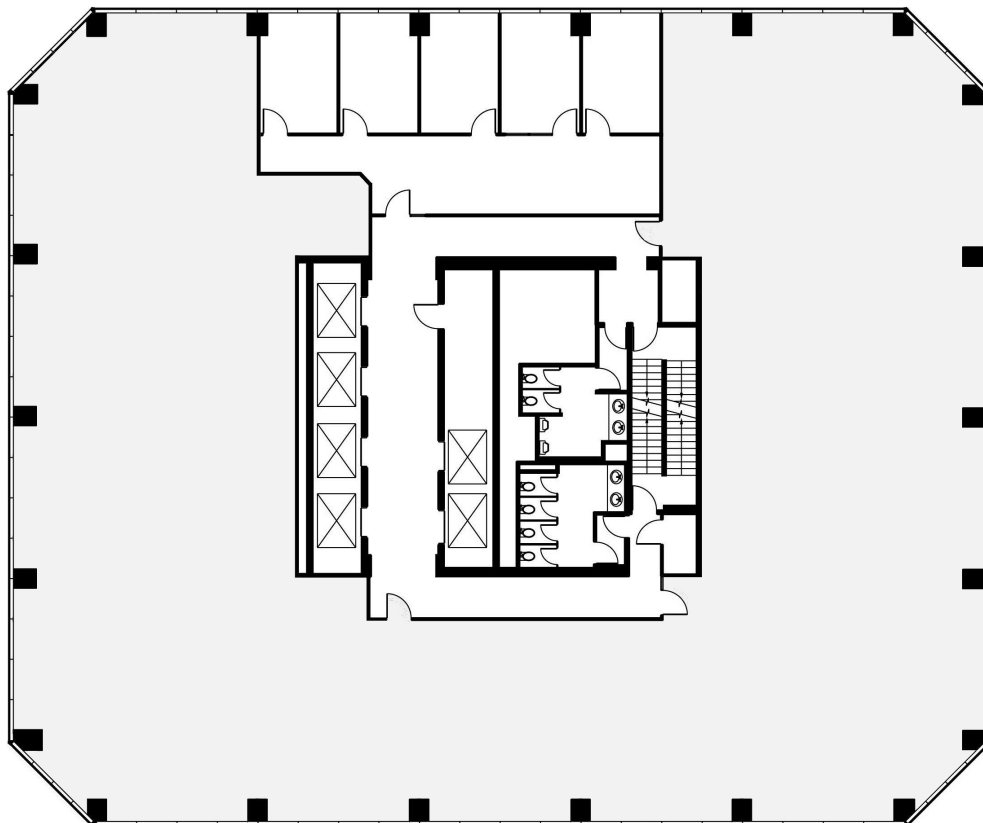
- + 5 exterior offices
- + Boardroom
- + Meeting room
- + Reception
- + Kitchen



Suite 900

1,777 SF

- + 5 exterior offices
- *Needs to be demised



Floor Plans

Suite 810

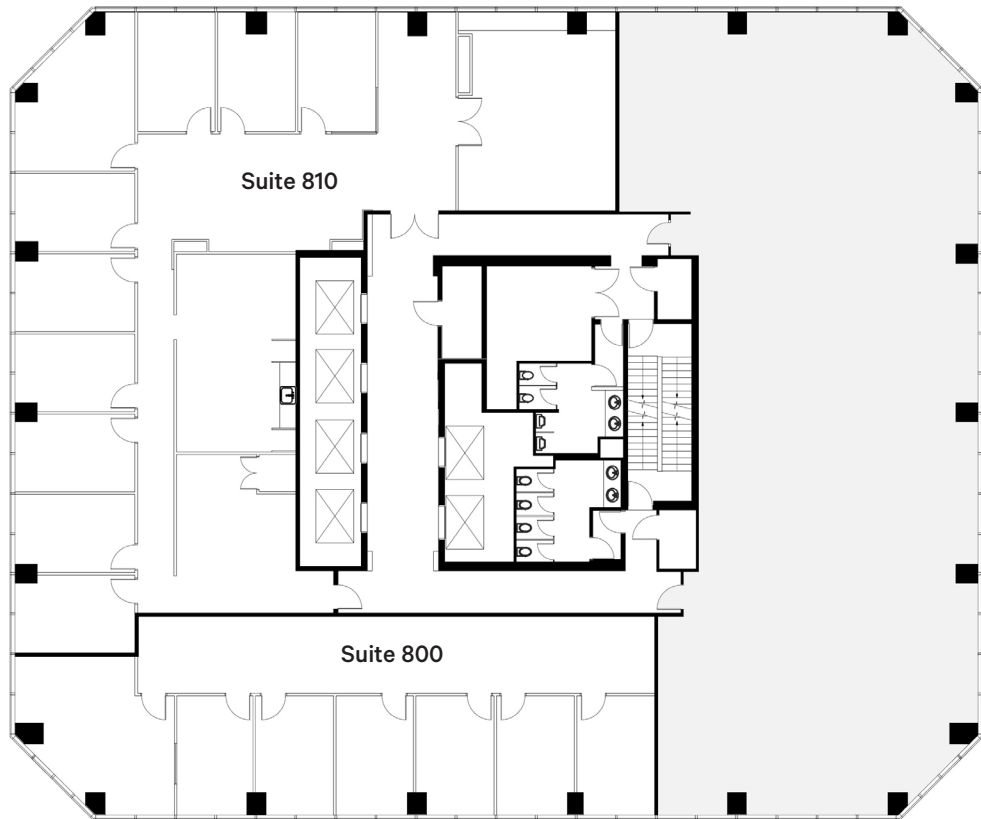
4,401 SF

- + 10 exterior offices
- + Boardroom
- + Kitchen

Suite 800

2,698 SF

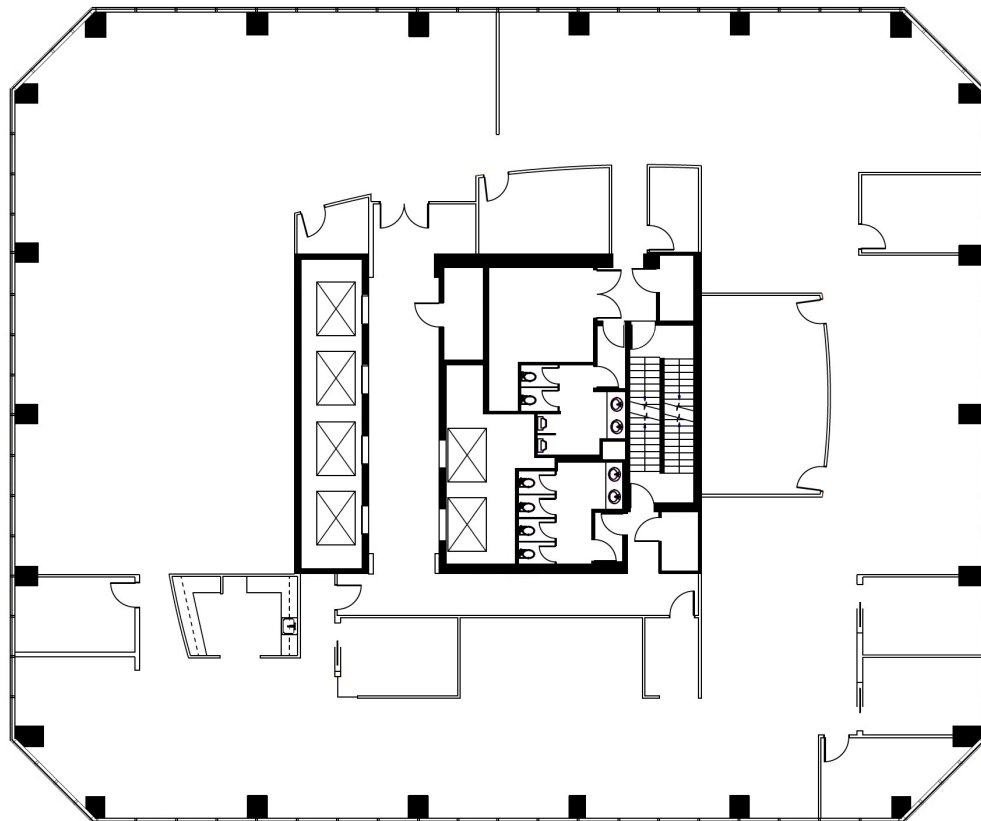
- + 7 exterior offices



Suite 500

11,149 SF

- + 5 exterior offices
- + Boardroom
- + Reception
- + Kitchen

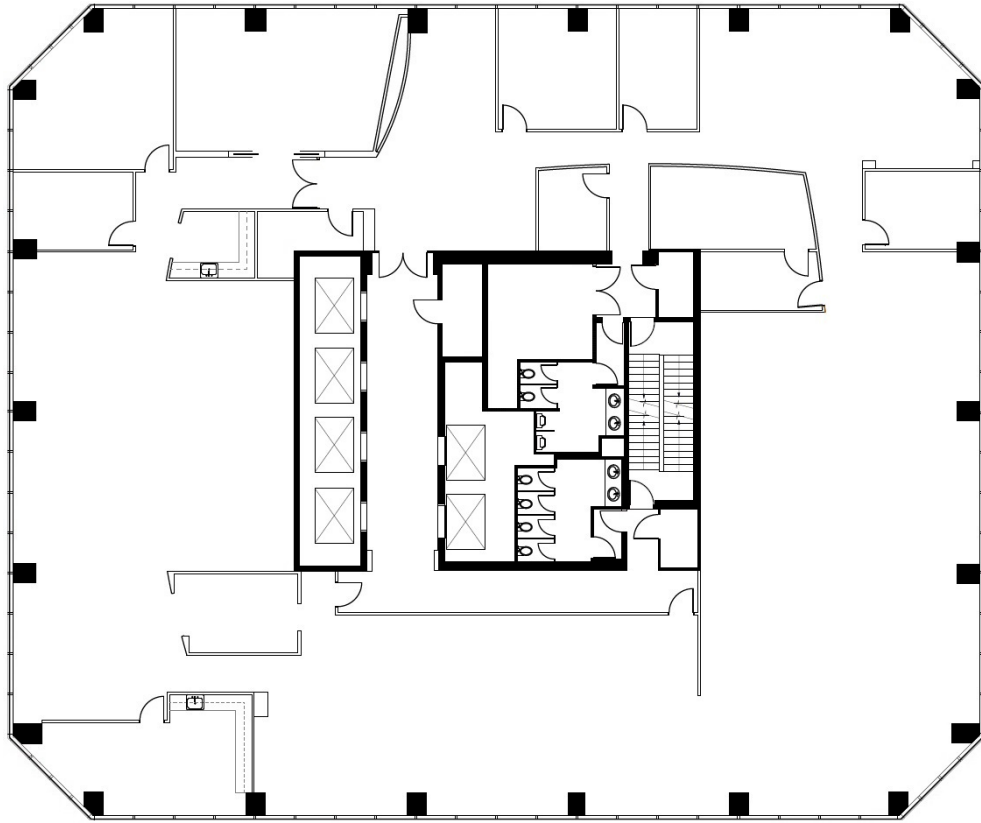


Floor Plans

Suite 400

11,149 SF

- + 5 exterior offices
- + Boardroom
- + Reception
- + 2 kitchens



Suite 300

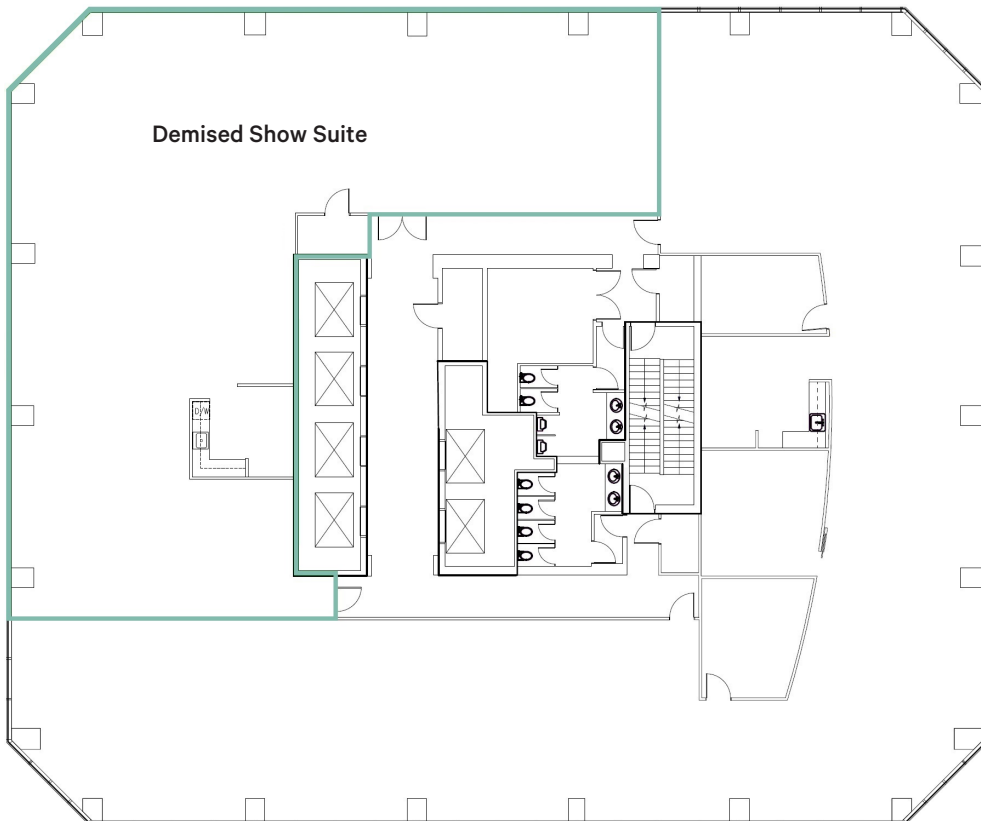
11,149 SF

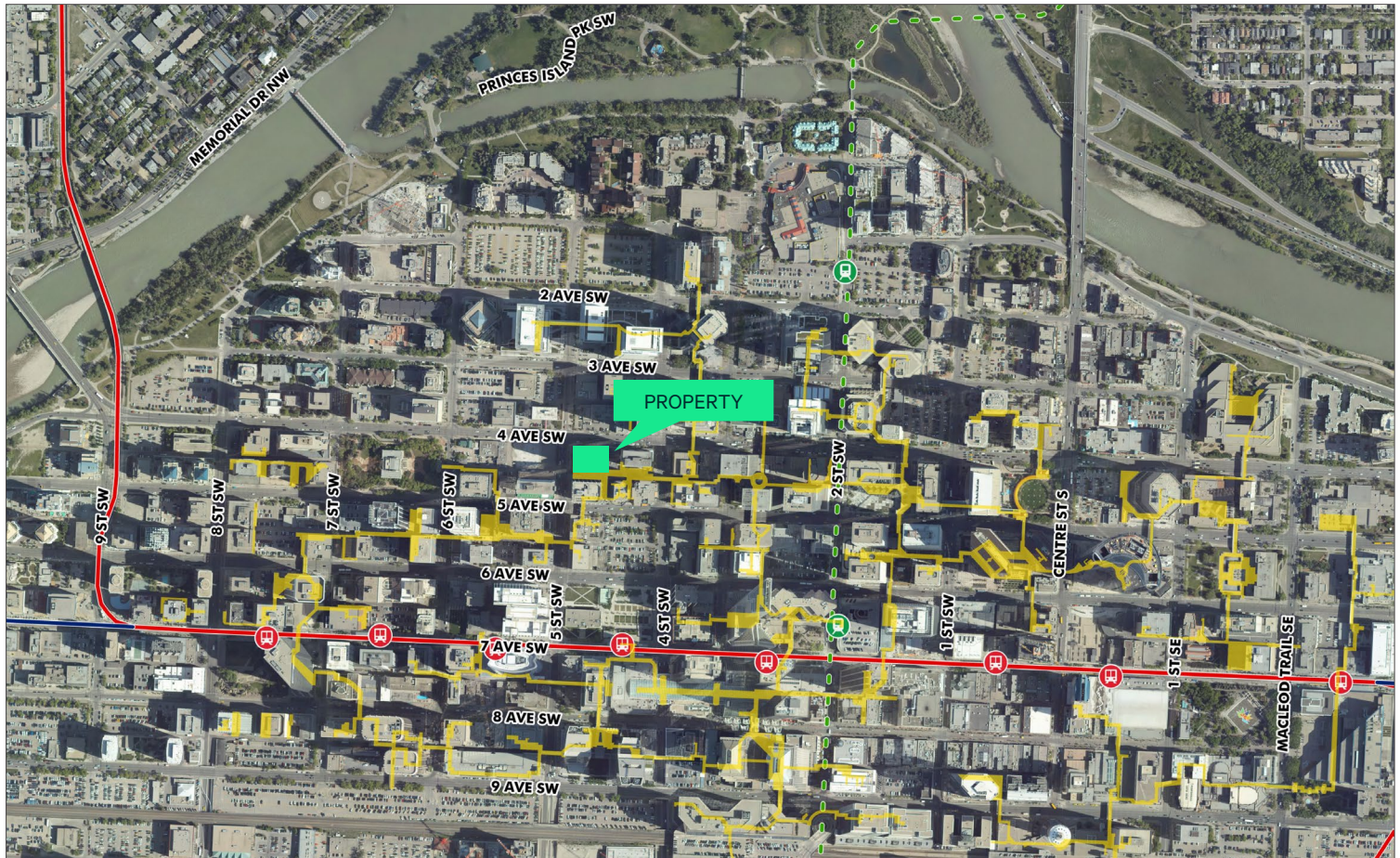
- + 1 interior office
- + Boardroom
- + Meeting rooms
- + Reception
- + 2 kitchens

Show Suite

4,522 SF

- + Reception
- + Kitchen





BUILDING & AREA AMENITIES

- + Plus 15 connected to Aquitaine Tower and 520 5 Avenue SW
- + Fitness facility & conference centre available for exclusive tenant use
- + Infusion Café & Bistro located in the building
- + Heated, underground parking
- + Abundant amenities in the immediate area including restaurants, shopping and services

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