

Office | For Lease

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**CBRE**

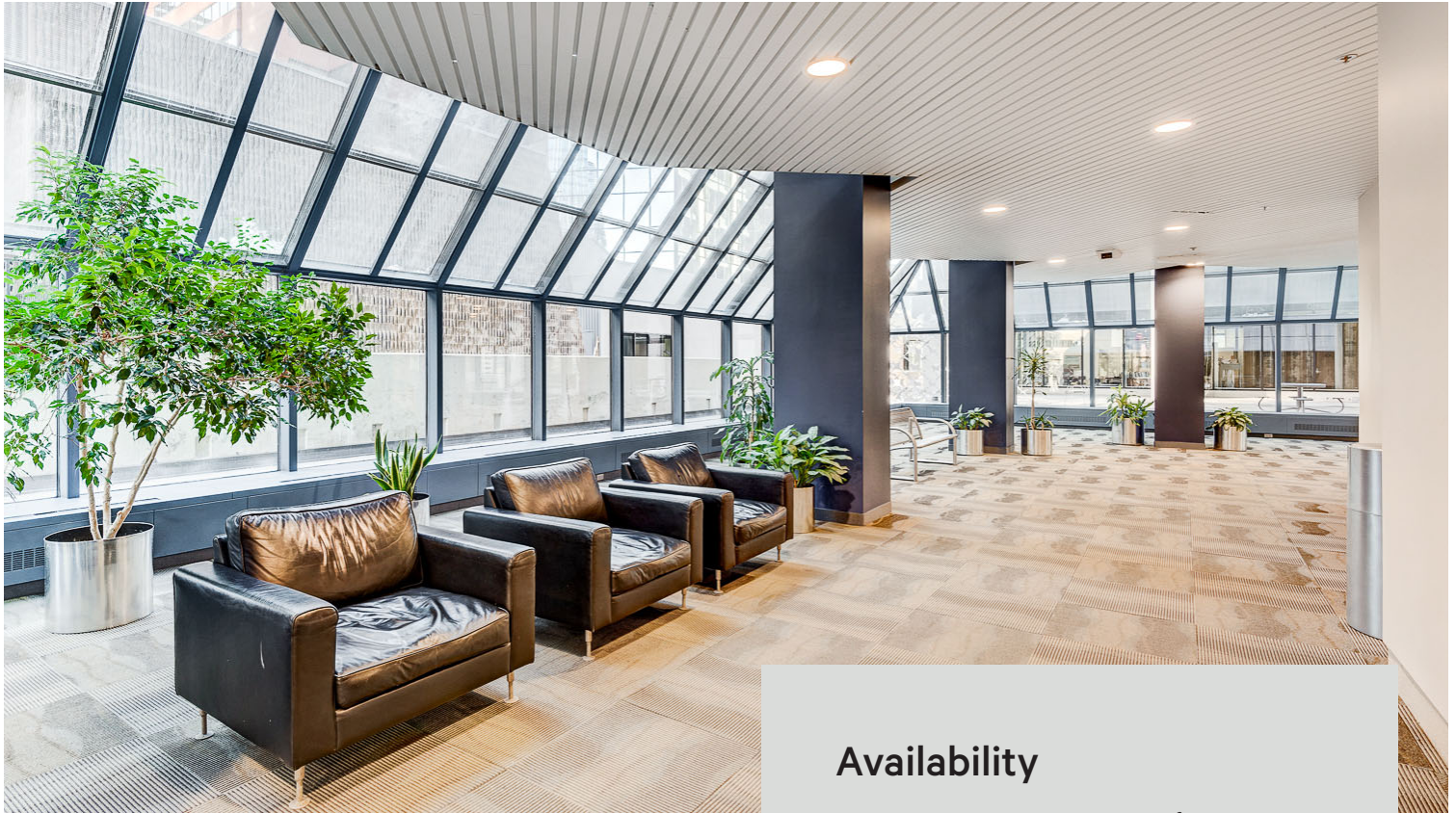
# Selkirk House

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 5<sup>th</sup> Street and 4<sup>th</sup> 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 2000	11,353 square feet
Suite 1900	11,353 square feet
Suite 1250	6,665 square feet
Suite 1200	4,500 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

### Gross Rent

Gross Market Rates

### Allowance

Negotiable

### 2024 Op Costs & Taxes

\$17.00 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

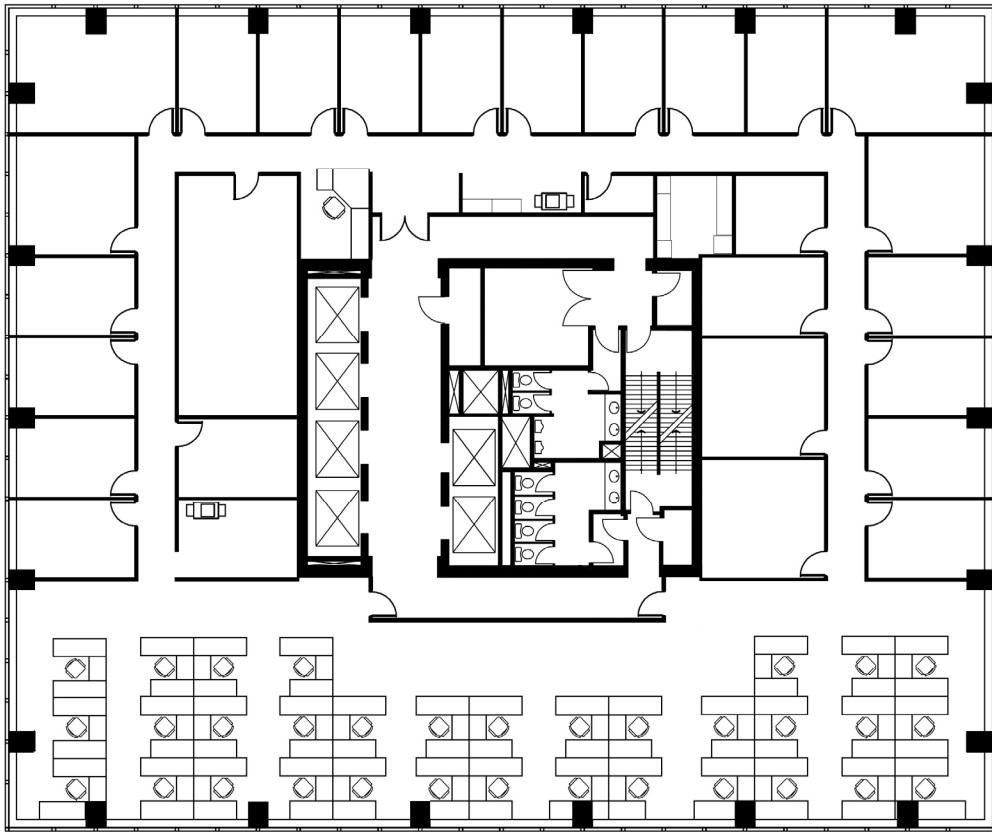
- On-site manned security
- Card access

# Floor Plans

## Suite 2000

11,353 SF

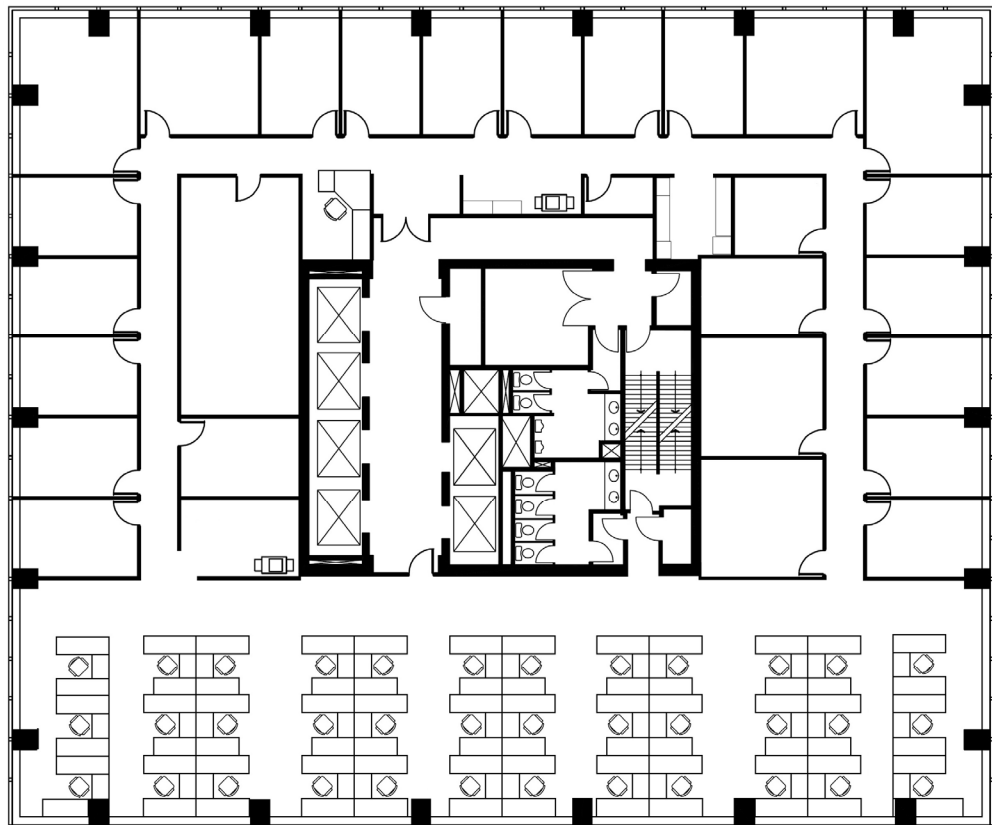
- + 20 exterior offices
- + 4 interior offices
- + ~33 workstations
- + Boardroom
- + Kitchen



## Suite 1900

11,353 SF

- + 20 exterior offices
- + 6 interior offices
- + ~36 workstations
- + Boardroom
- + 3 meeting rooms
- + Reception
- + Kitchen



# Floor Plans

## Suite 1250

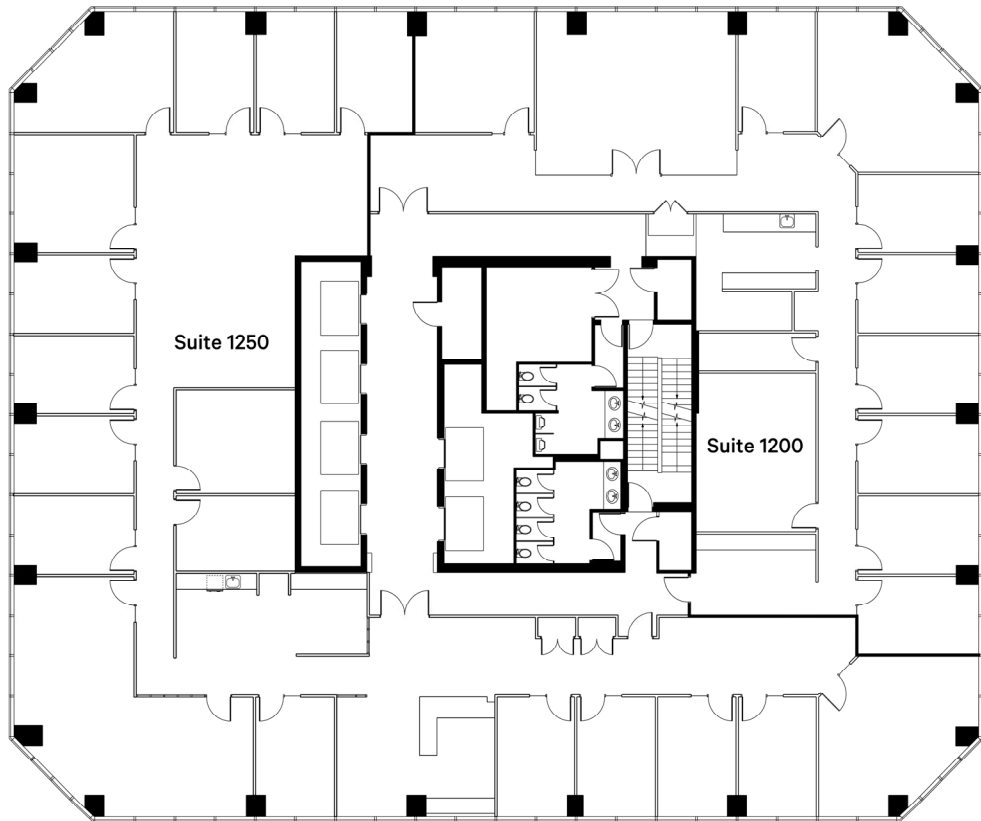
6,665 SF

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

## Suite 1200

4,500 SF

- + 9 exterior offices
- + 2 boardrooms
- + Kitchen
- + Server room



## Suite 1100

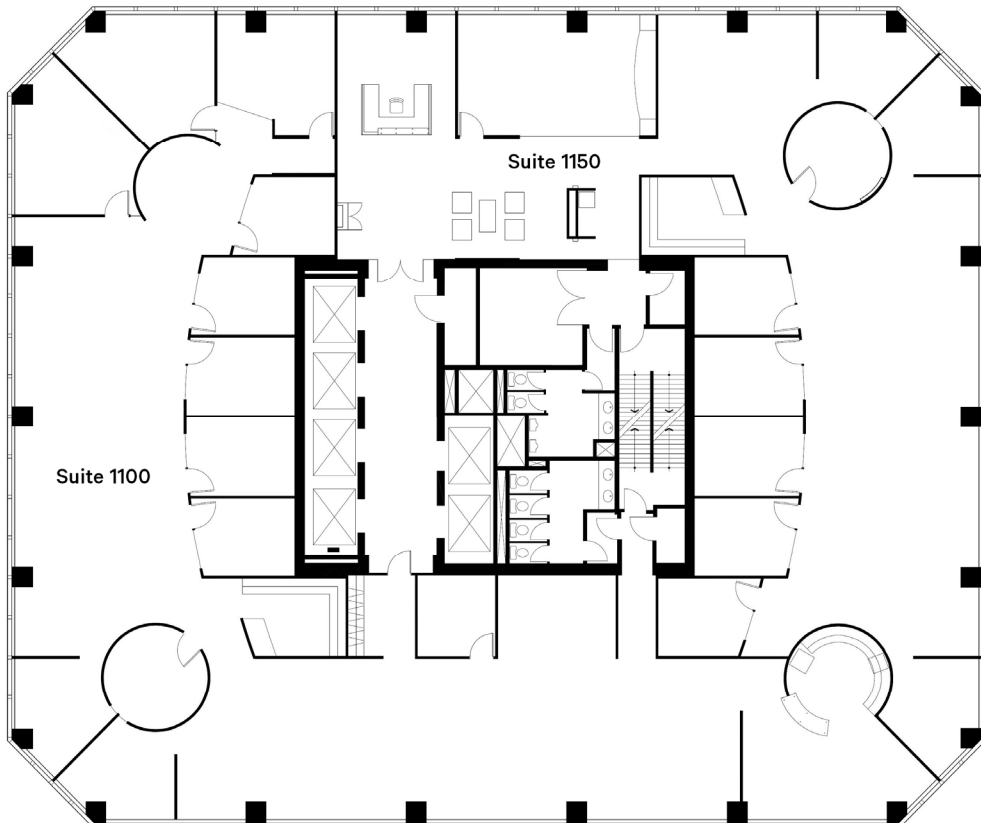
6,600 SF

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

## Suite 1150

4,565 SF

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

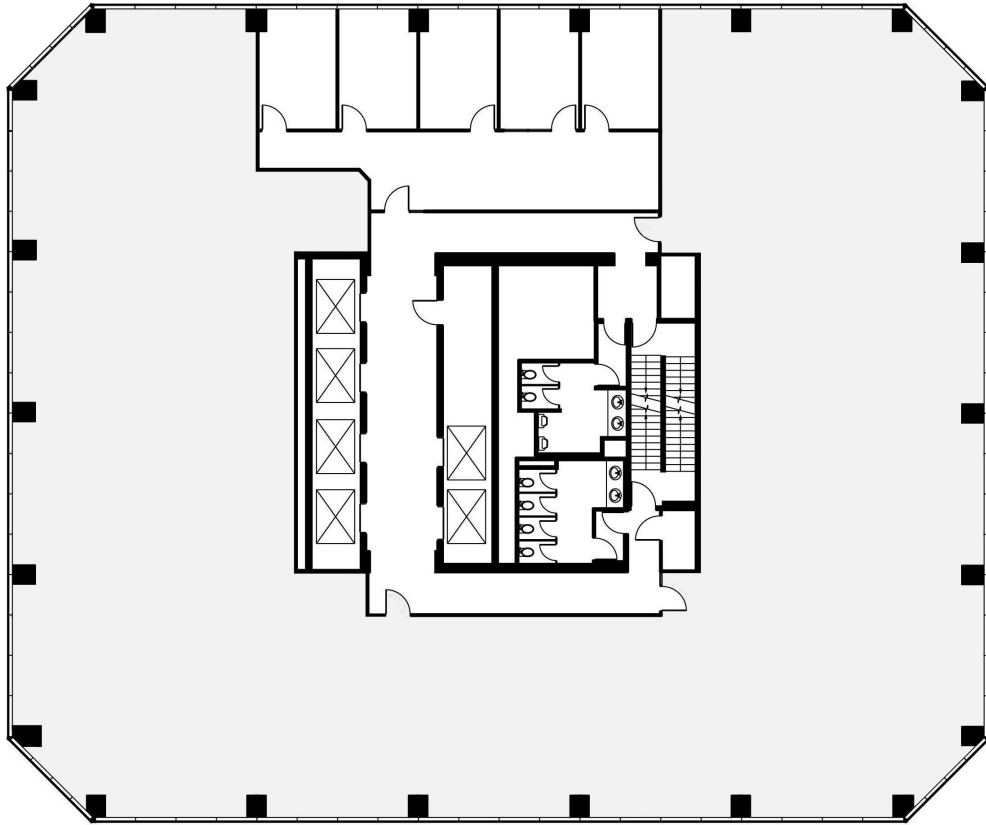


# Floor Plans

## Suite 900

1,777 SF

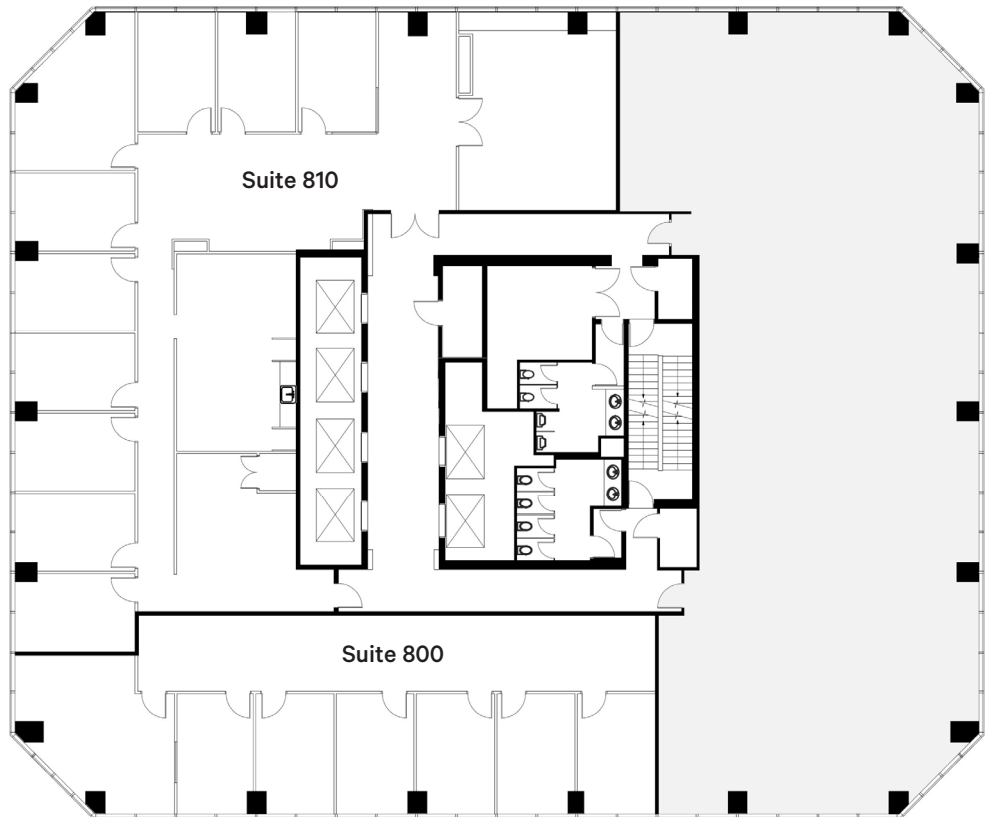
- + 5 exterior offices
- \*Needs to be demised



## Suite 810

4,401 SF

- + 10 exterior offices
- + Boardroom
- + Kitchen



## Suite 800

2,698 SF

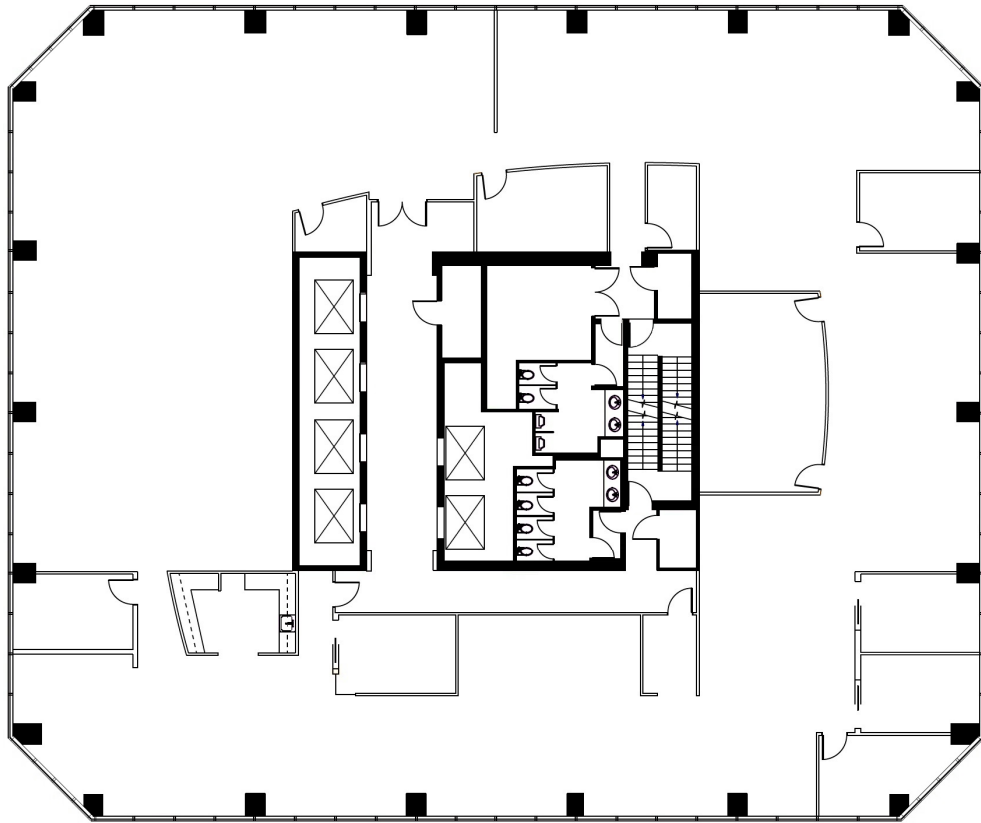
- + 7 exterior offices

# Floor Plans

## Suite 500

11,149 SF

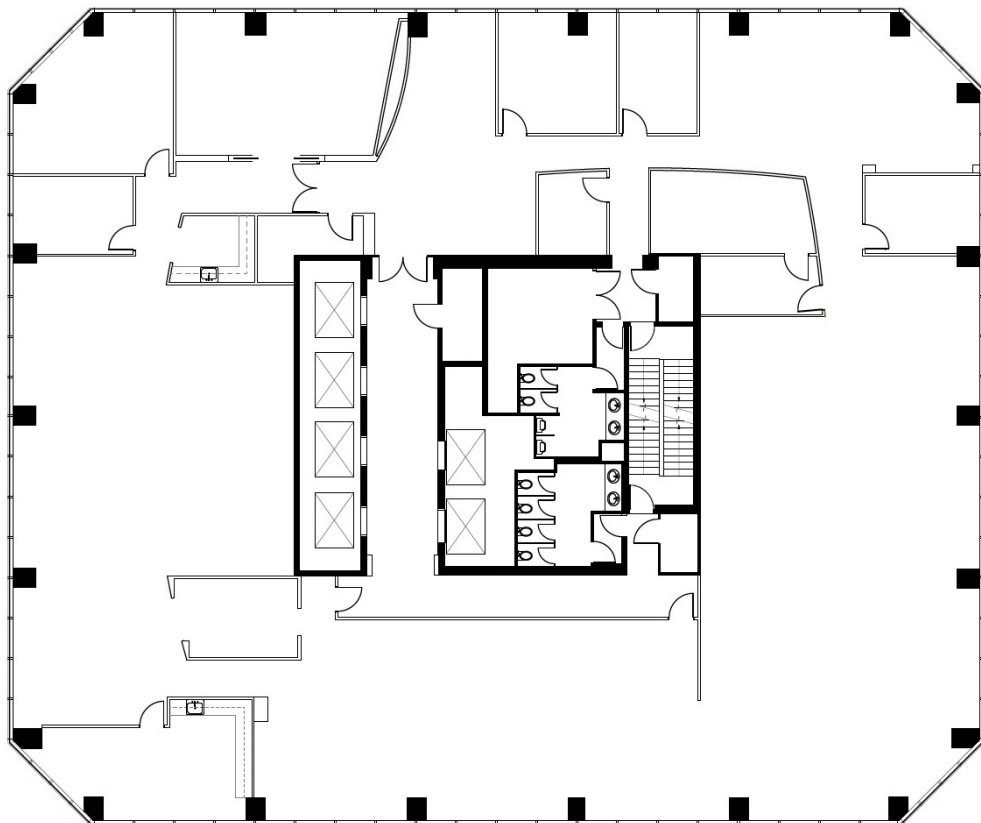
- + 5 exterior offices
- + Boardroom
- + Reception
- + Kitchen



## Suite 400

11,149 SF

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



# Floor Plan

## Suite 300

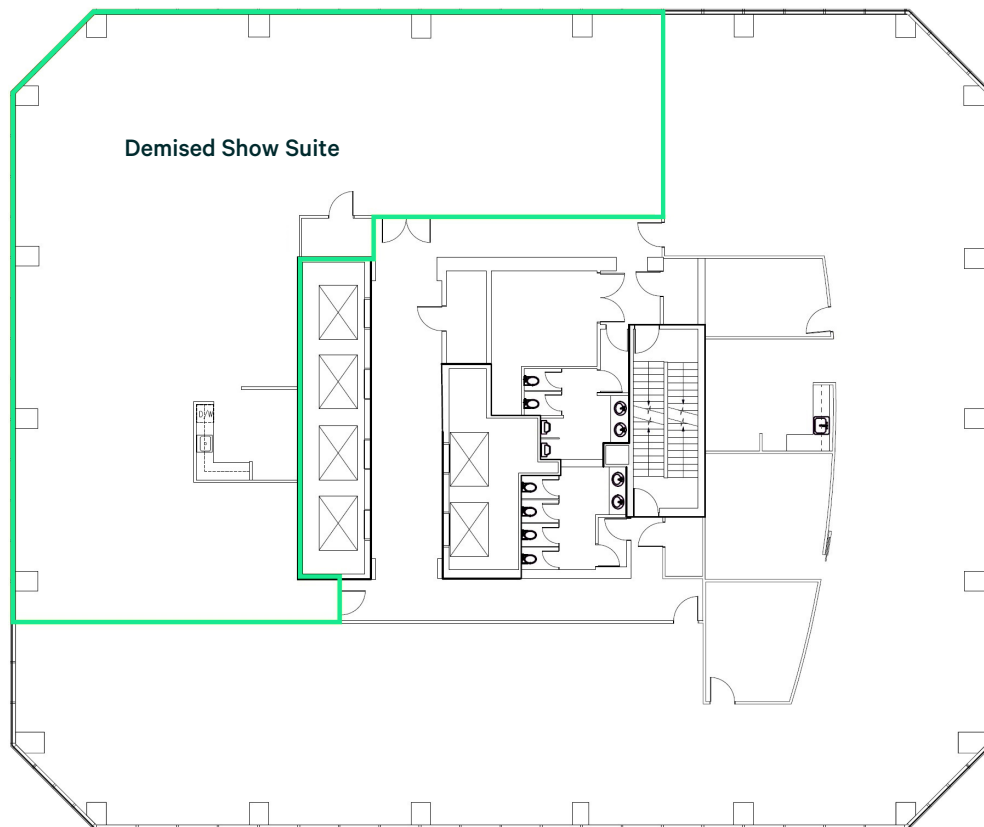
11,149 SF

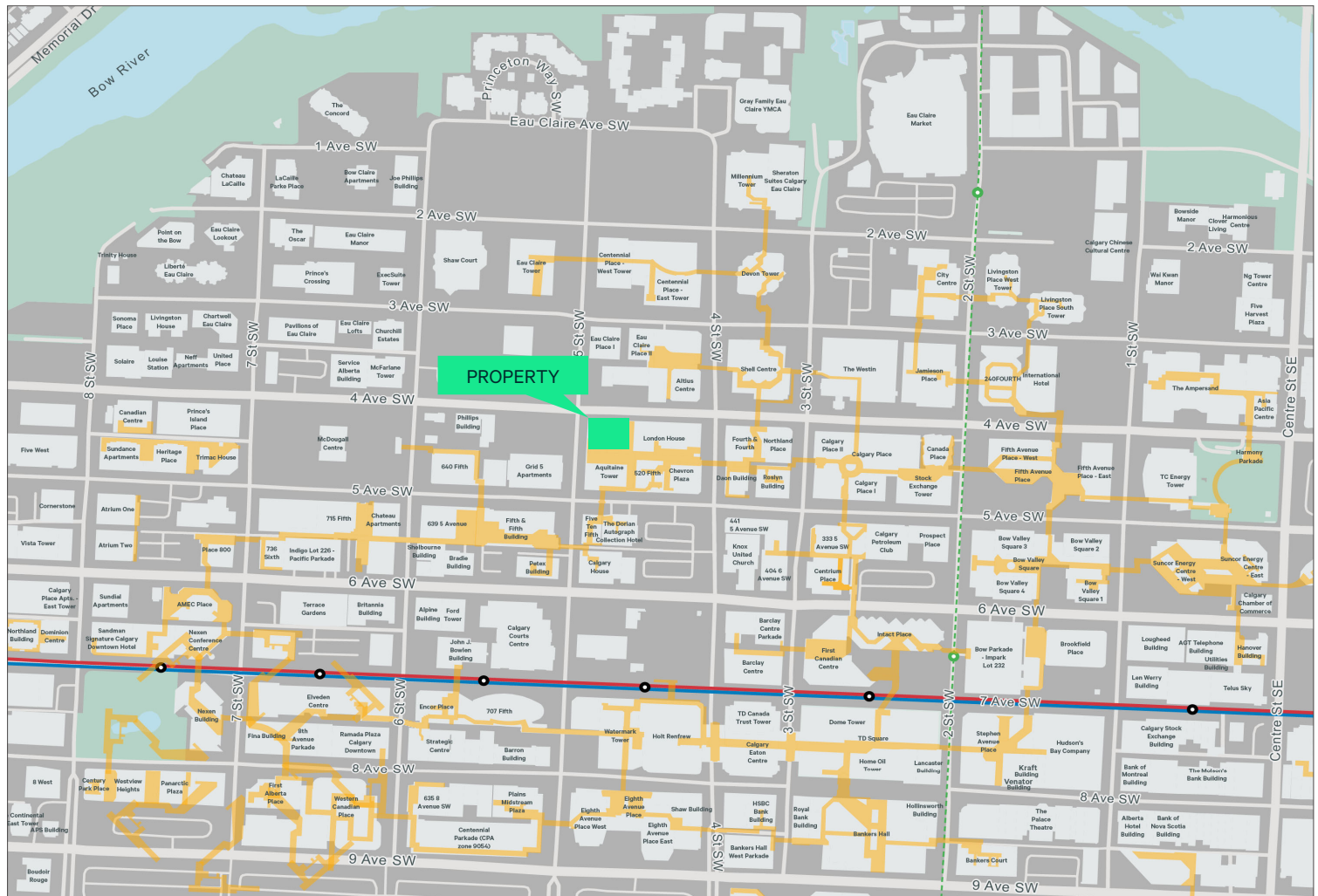
- + 1 exterior office
- + Boardroom
- + Meeting rooms
- + Reception
- + 2 kitchens

## 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

**Contact Us**

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