



# Atrium I

Office space for lease



839 5<sup>th</sup> Avenue SW, Calgary | Alberta

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## Building Information

### Building Details

<b>Constructed</b>	1978
<b>Rentable Area</b>	102,750 SF
<b>Average Floorplate</b>	13,615 SF
<b>Number of Floors</b>	8
<b>Landlord</b>	SCREO   Calgary Office Inc.
<b>HVAC</b>	Monday - Friday 7:00 am - 6:00 pm
<b>Annual Net Rent</b>	Market Rates
<b>Operating Costs &amp; Taxes</b>	\$14.46 per SF (2024 estimate)
	1:1,307 SF   Parkade Height: 6'2"
<b>Parking</b>	Reserved parking @ \$485/stall/month
	Tandem parking @ \$385/stall/month

### Highlights

- Recent building renovations include four new lobbies & refinished foyer
- Full height atrium provides natural light to interior offices
- Penthouse fitness centre and squash courts exclusive to tenants free of charge
- Three high speed glass enclosed elevators on the atrium
- Storage space available for lease to tenants
- Located one block from LRT line
- Fitwel Viral Response Certified

### Bike Storage

- Floor mounted bike racks and wall mounted wire are located in the parkade
- Non-reserved
- Total bike parking: 25



## Lease Information

Suite	SQ/FT	Availability
Suite 100	1,781 SF	Immediately
Suite 300	14,244 SF	Immediately
Suite 400	14,267 SF	Immediately
Suite 500	14,244 SF	Immediately
Suite 600	2,907 SF	Immediately
Suite 650	6,937 SF	Immediately
Suite 700*	7,511 SF	Immediately
Suite 780	6,750 SF	Immediately
Suite 800*	14,264 SF	Immediately

Contiguous for 42,755 SF

Contiguous for 9,844 SF

Contiguous for 28,525 SF

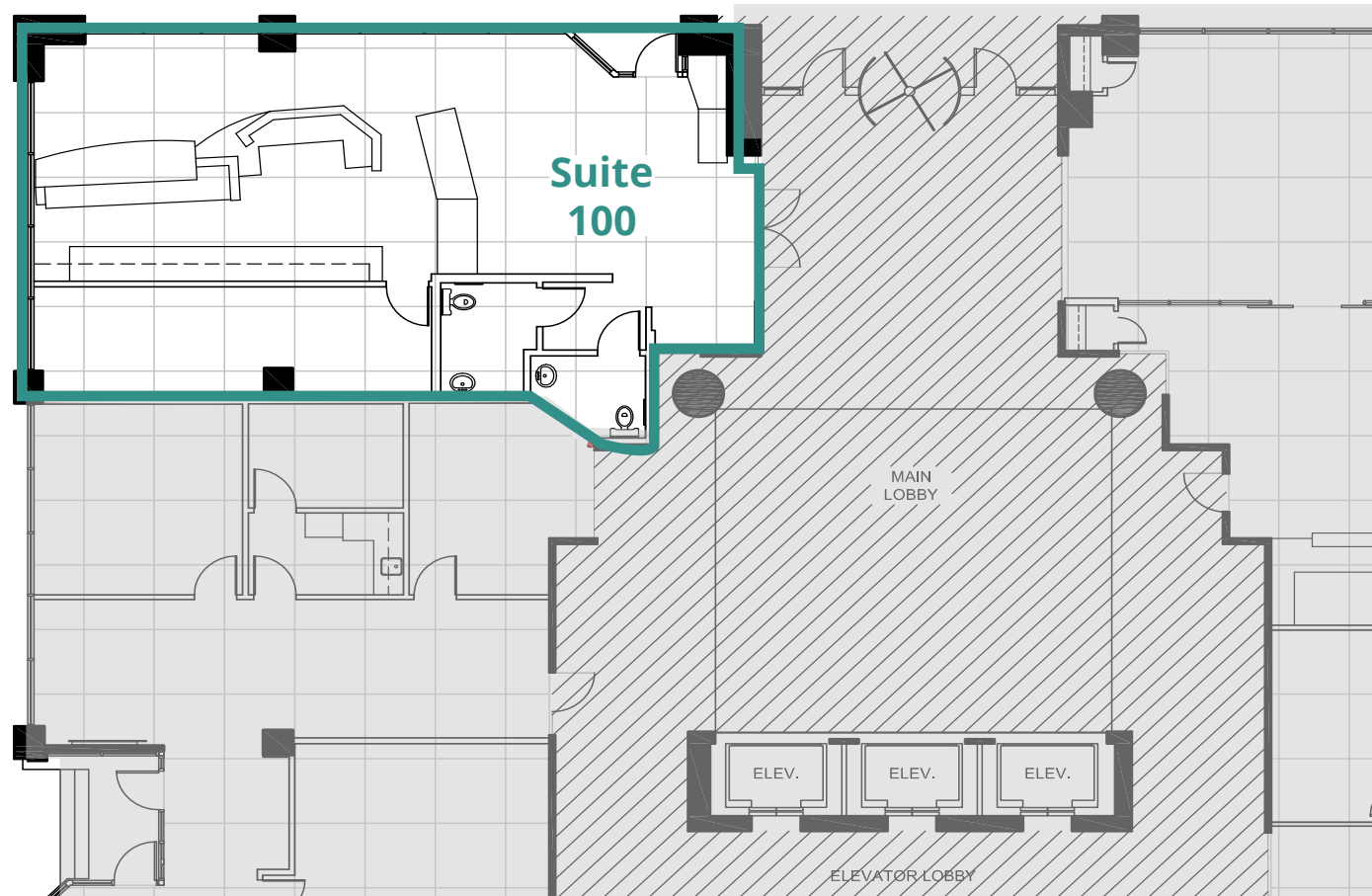
**\*Furnished**



# Floor Plans

## Floor 1

1,781 SF



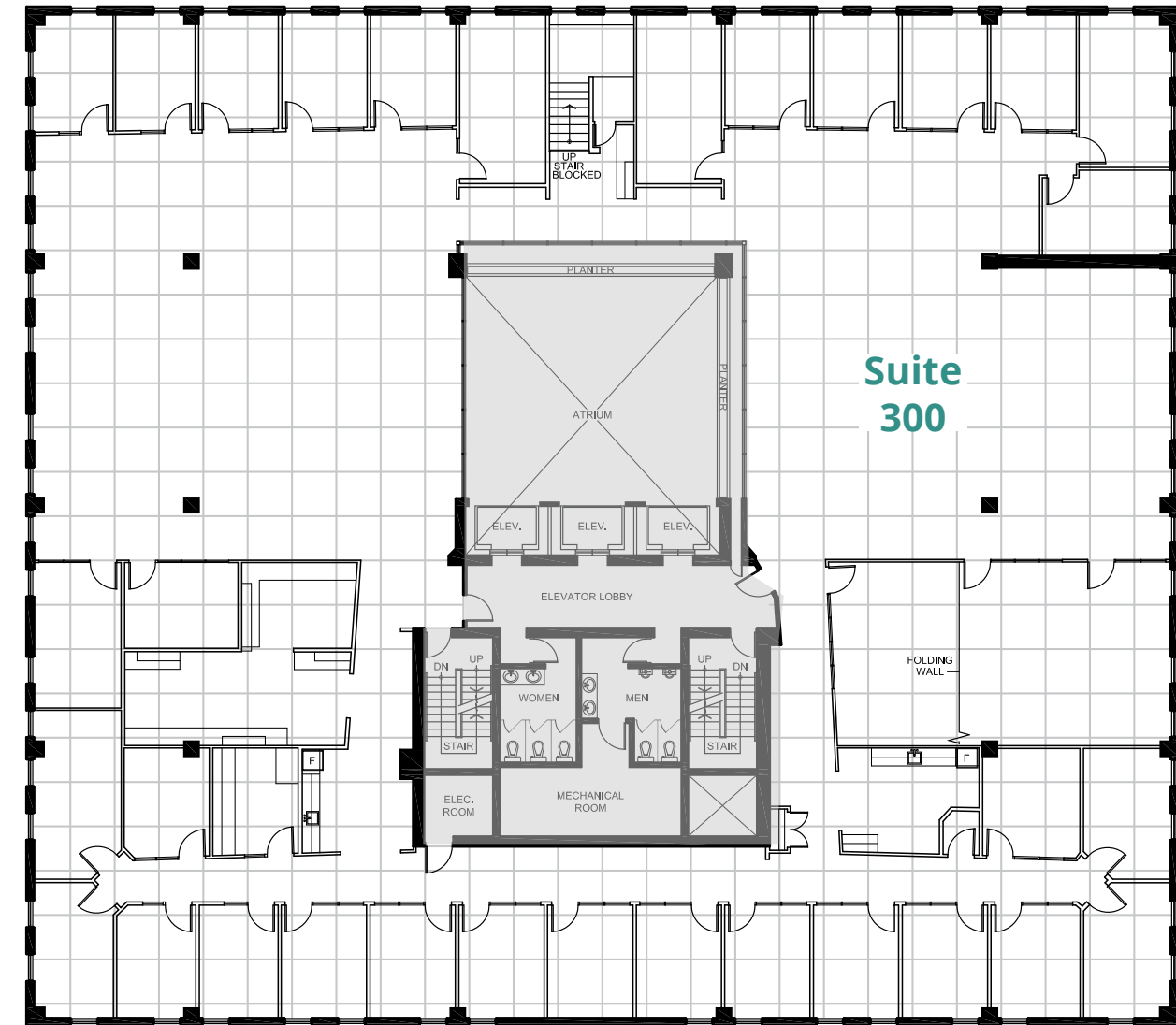
### Suite 100 | 1,781 SF

- Former coffee shop layout

# Floor Plans

## Floor 3

14,244 SF



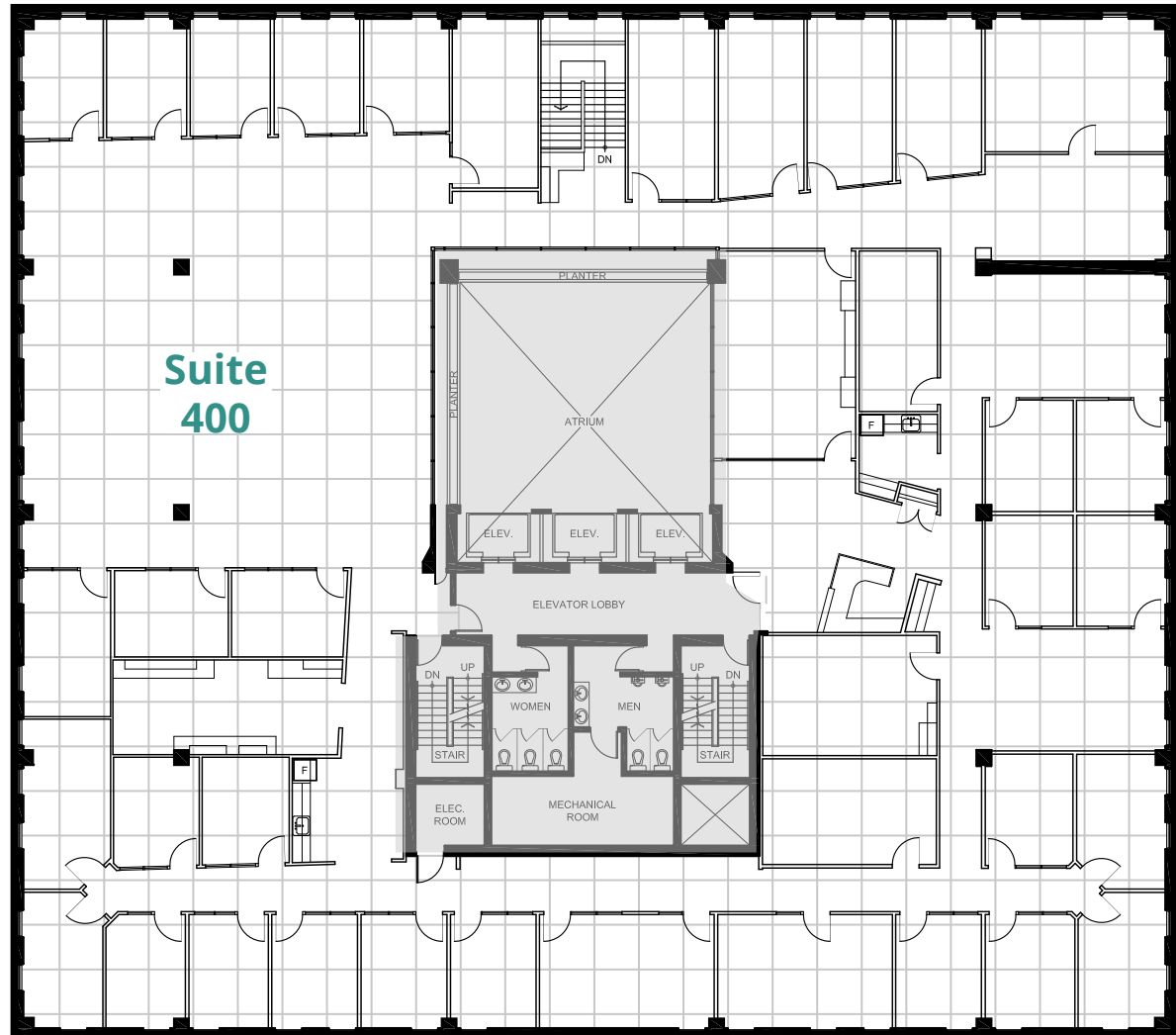
### Suite 300 | 14,244 SF

- 28 exterior offices
- 3 interior offices
- Boardroom
- 2 kitchens
- File/copy area
- Large open areas
- Internal stairwell connecting with Floor 4

# Floor Plans

## Floor 4

14,267 SF



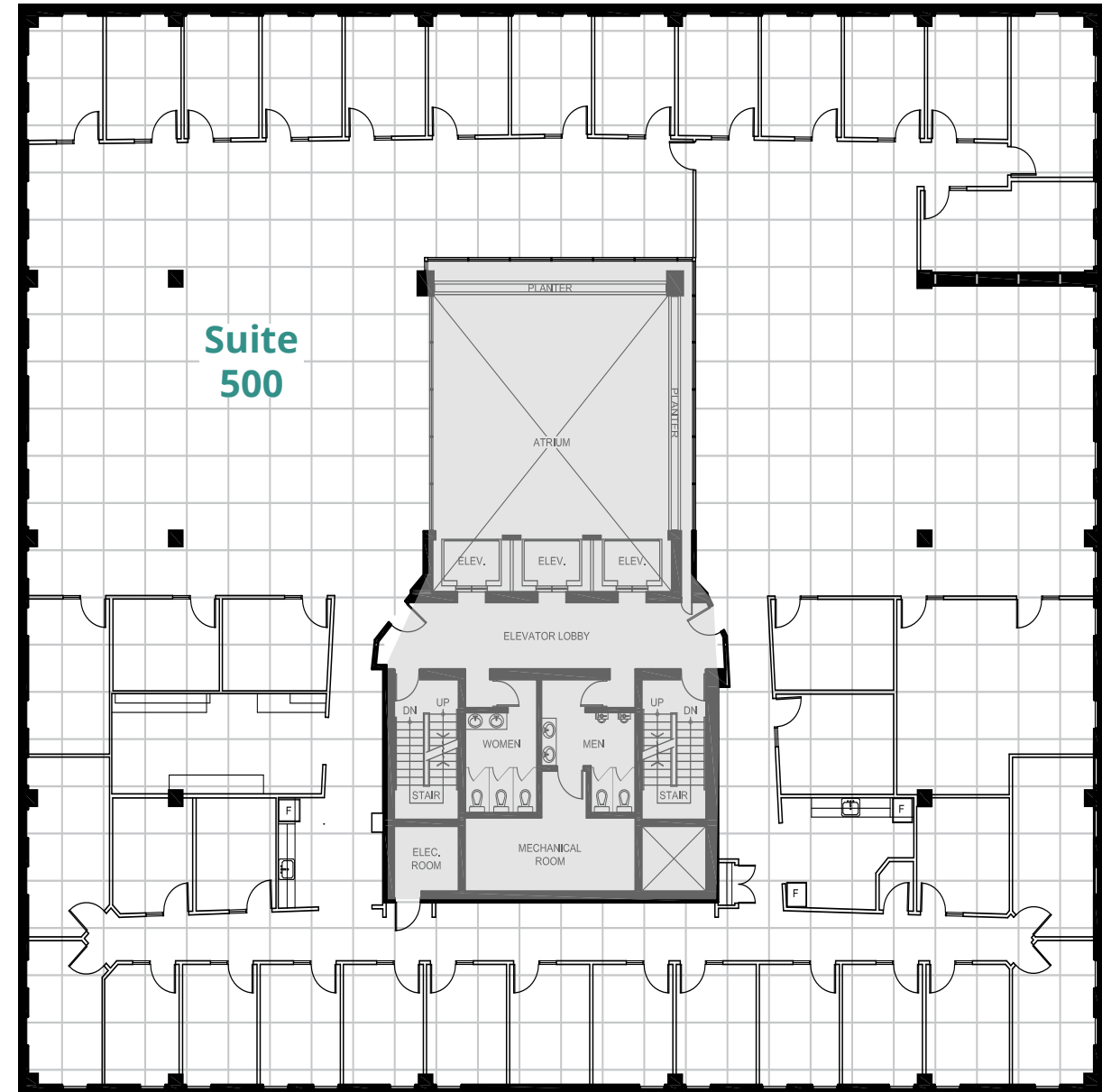
### Suite 400 | 14,267 SF

- 24 exterior offices
- 8 interior offices
- Reception
- 2 boardrooms
- 4 meeting rooms
- 2 kitchens
- Open space
- Internal stairwell connecting with Floor 3

# Floor Plans

## Floor 5

14,244 SF



### Suite 500 | 14,244 SF

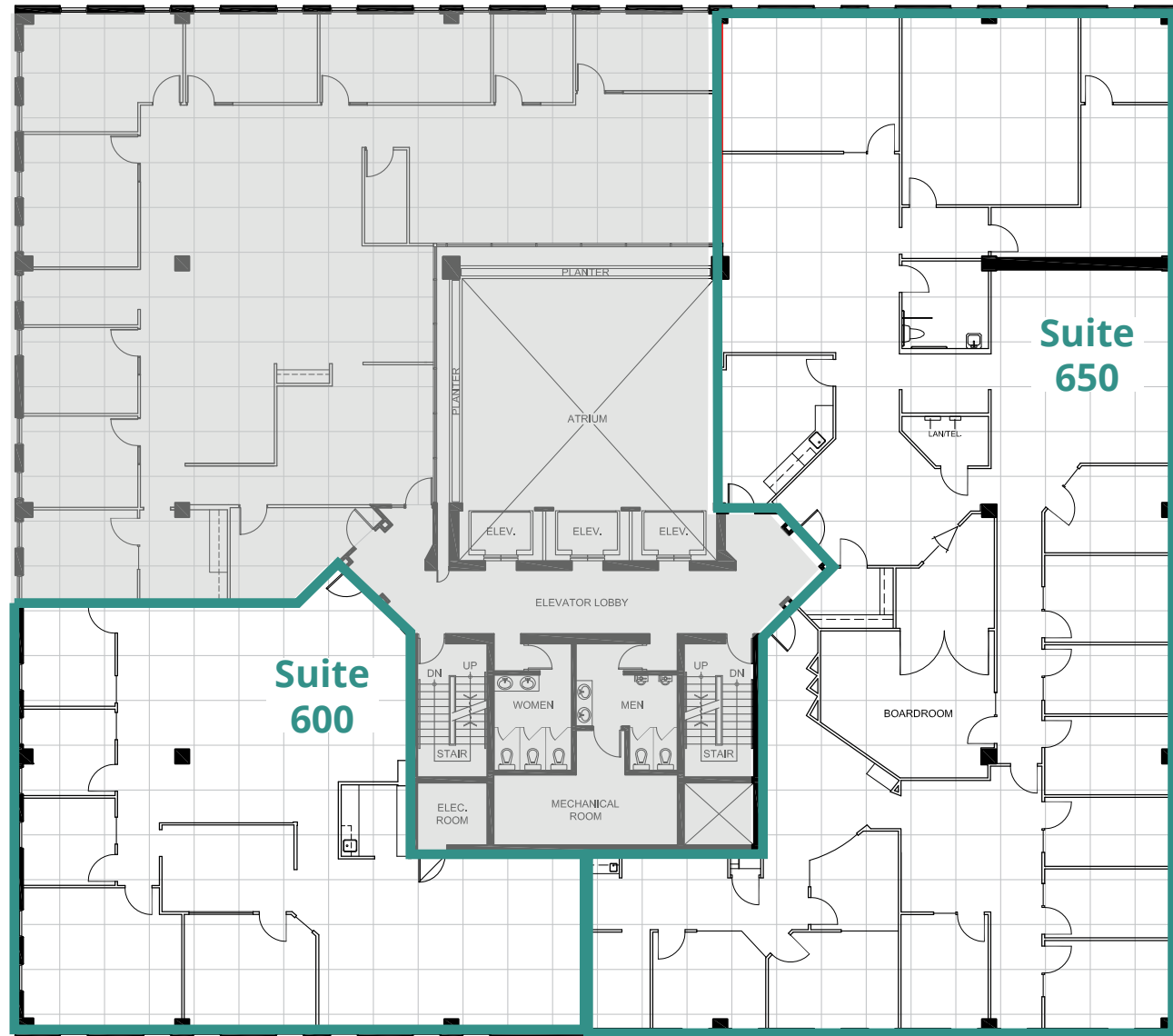
- 30 exterior offices
- 7 interior offices
- Exterior boardroom
- 2 kitchens
- Open space



# Floor Plans

## Floor 6

9,844 SF



### Suite 600 | 2,907 SF

- 5 exterior offices
- Copy/print area
- Kitchen
- 2 small open areas

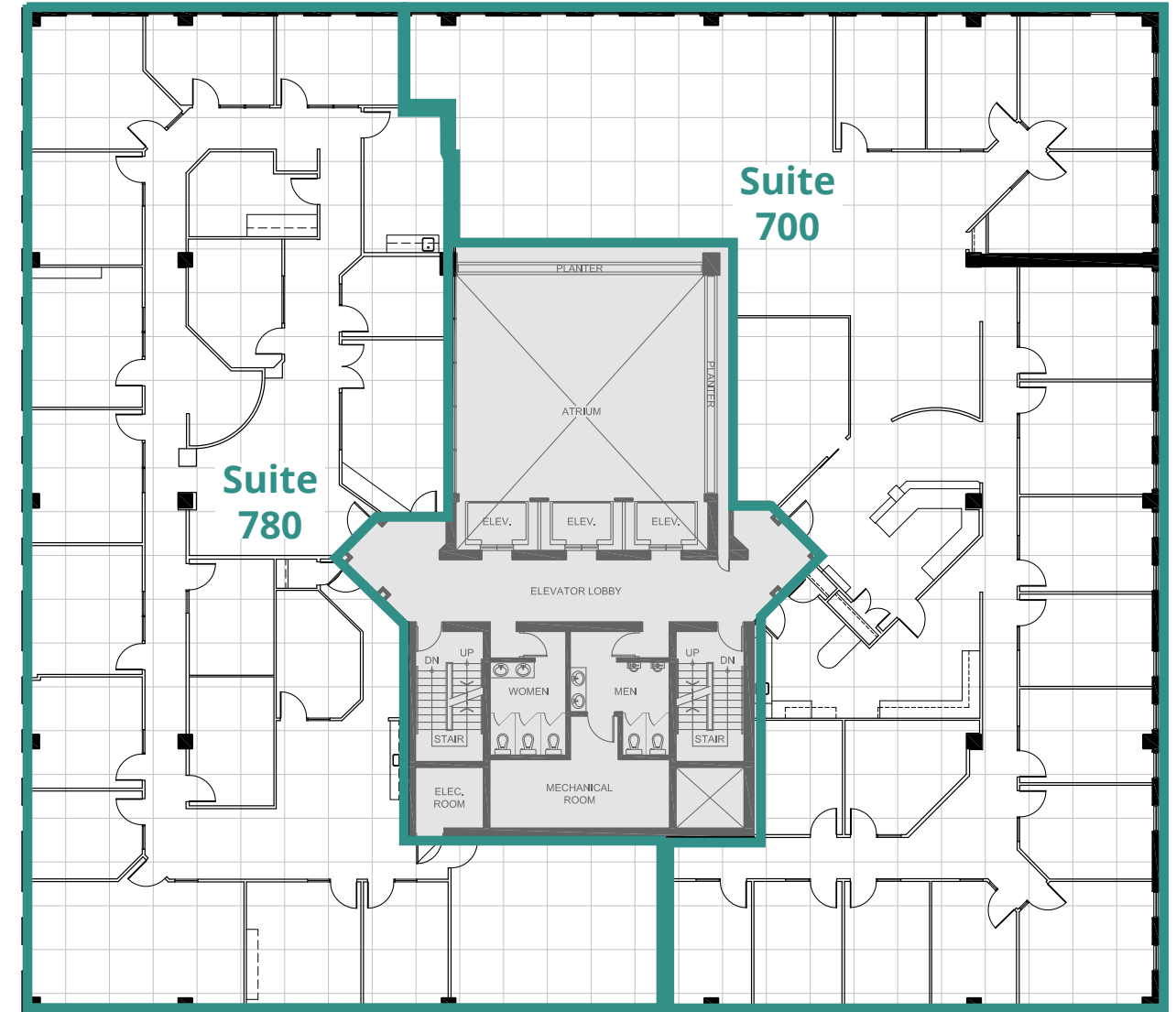
### Suite 650 | 6,937 SF

- 10 exterior offices
- 2 boardrooms
- Classroom
- Kitchen
- Reception
- Small open area

# Floor Plans

## Floor 7

14,261SF



### Suite 700 | 7,511 SF

- 15 exterior offices
- 2 interior offices
- Kitchen
- Boardroom
- Reception
- Open area
- \*Furnished

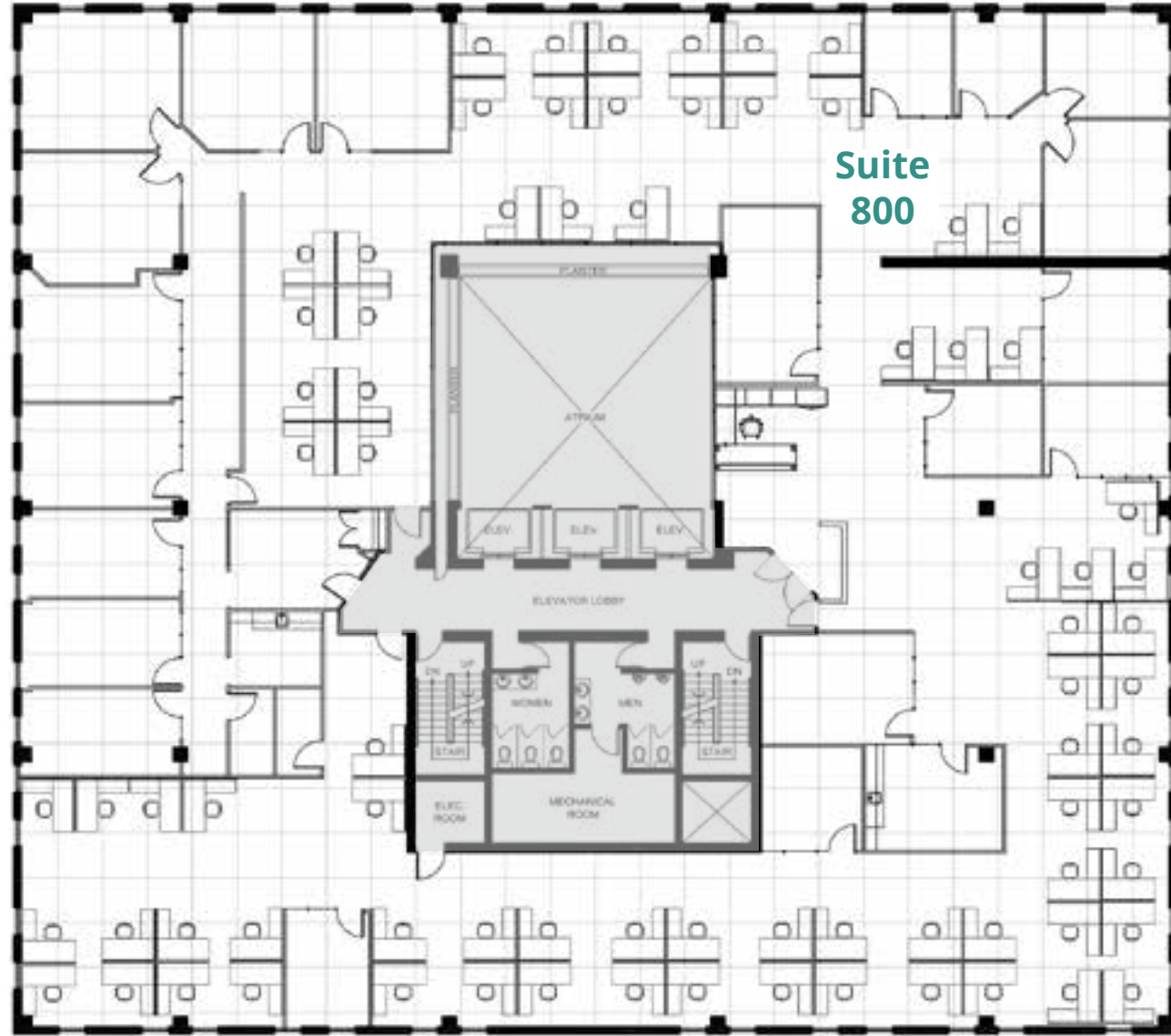
### Suite 780 | 6,750 SF

- 13 exterior offices
- 5 interior offices
- Boardroom
- 2 Kitchens
- Copy room
- Reception

# Floor Plans

## Floor 8

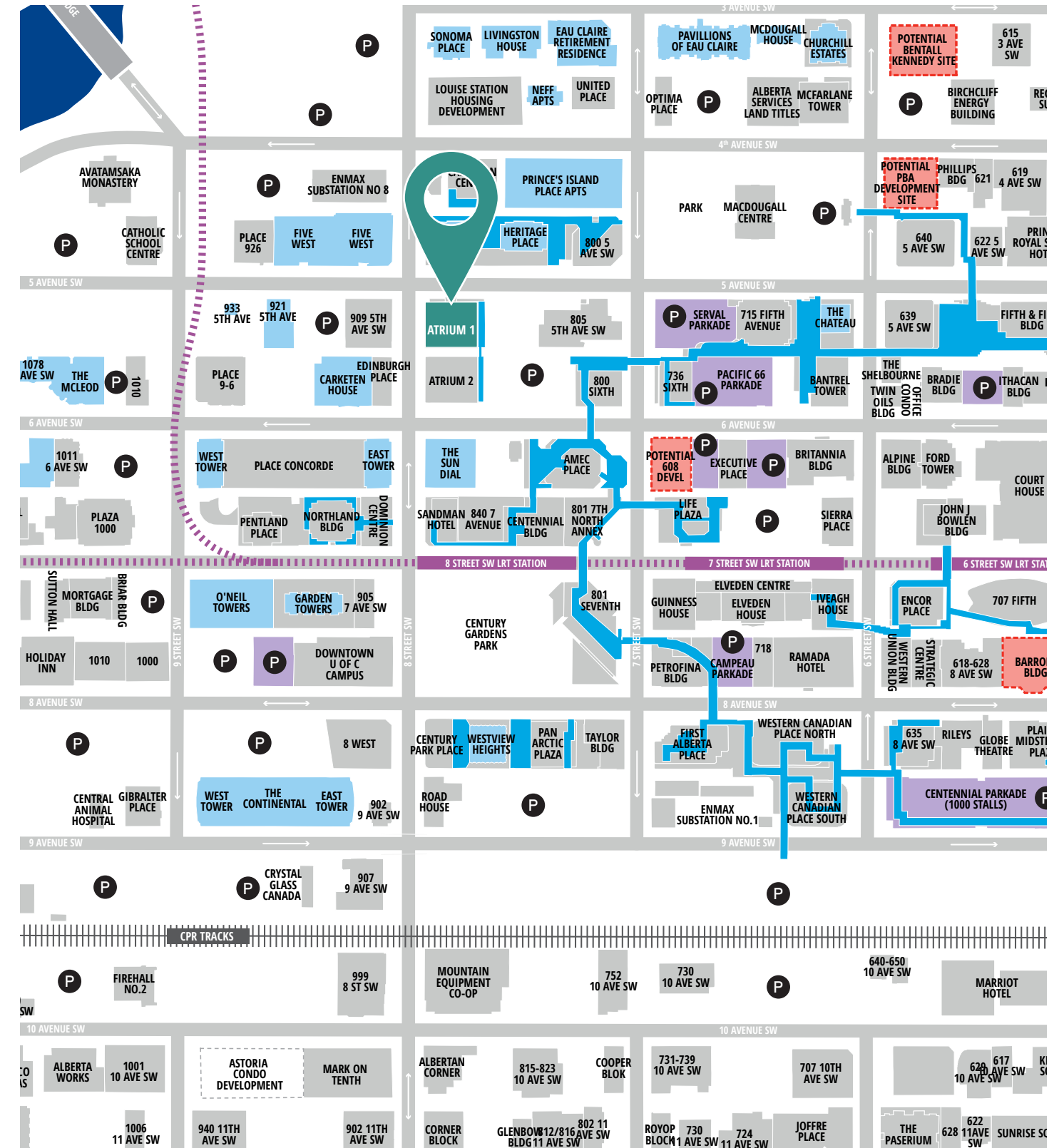
14,264 SF



### Suite 800 | 14,264 SF

- 16 exterior offices
- 2 interior offices
- 78 workstations
- Boardroom
- 2 kitchens
- Reception
- \*Furnished

# Surrounding Area





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