

SLATE

Colliers

# 441 Fifth

Office space for lease

441 5<sup>th</sup> Avenue SW, Calgary | Alberta

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## Lease Information

Suite	SQ/FT	Availability
Suite 100	3,163 SF	Immediately
Suite 200	3,637 SF	Immediately
Suite 250	2,078 SF	30 Days Notice
Suite 300	2,839 SF	Immediately
Suite 418	2,416 SF	Immediately
Suite 500	2,749 SF	Immediately
Suite 875	6,676 SF	Immediately
Suite 910 ***	3,623 SF	Immediately
Suite 1000	3,832 SF	Immediately

Contiguous for  
5,715 SF

\*\*\* Furnished



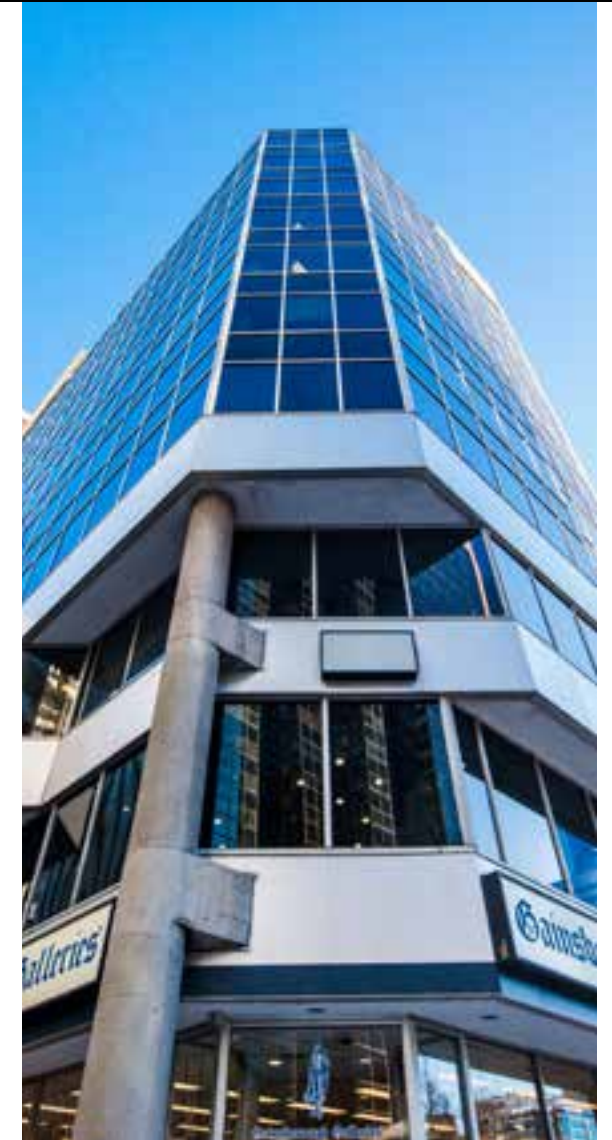
## Building Information

### Building Details

<b>Constructed</b>	1973
<b>Rentable Area</b>	63,115 SF
<b>Average Floorplate</b>	6,200 SF
<b>Number of Floors</b>	10
<b>Landlord</b>	SCREO   Calgary Office Inc.
<b>HVAC</b>	Monday - Friday   6:00 am - 6:00 pm
<b>Annual Net Rent</b>	Market Rates
<b>Operating Costs &amp; Taxes</b>	\$17.12 per SF (2024 estimate)

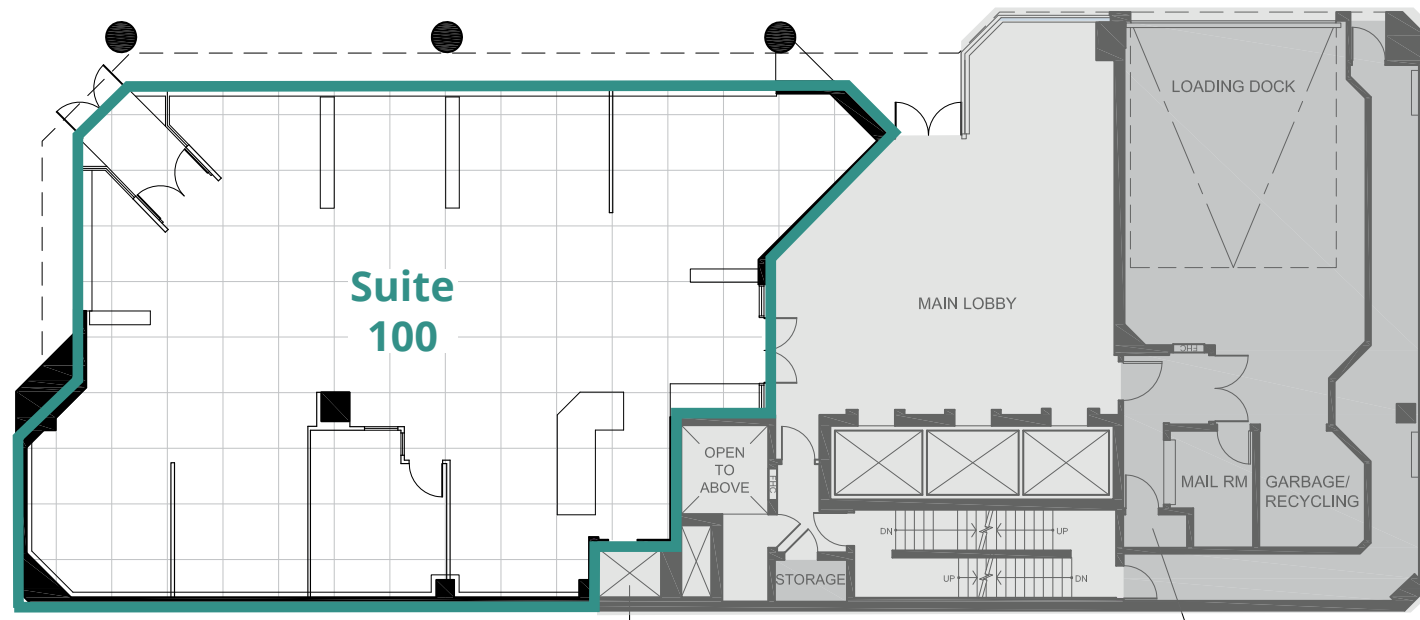
### Highlights

- Small floor plates provide excellent elevator exposure and excellent window to floor area
- This ten storey office building is centrally located in the downtown core
- +15 connection is one building over in 505 Third
- All common areas were renovated in 2013
- Fitwel Viral Response Certified



# Floor Plans

## Floor 1 3,163 SF

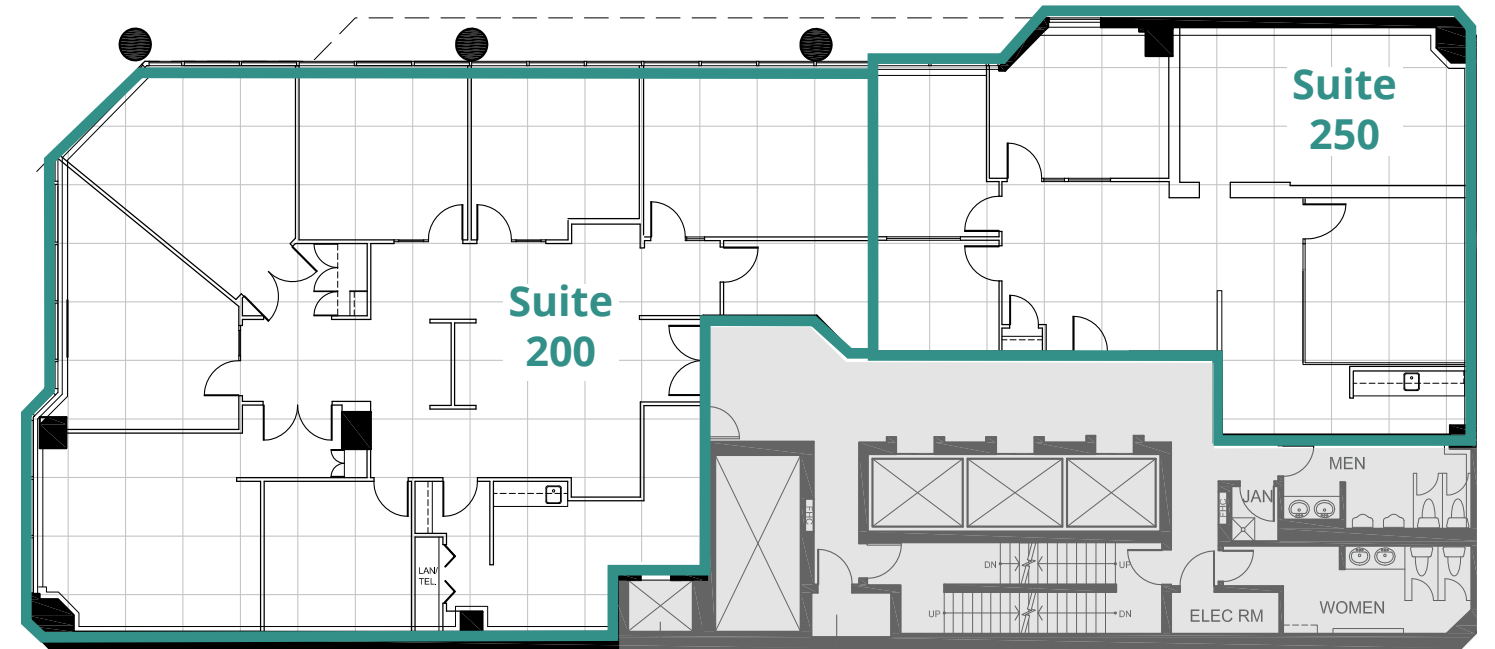


### Suite 100 | 3,163 SF

- 1 interior office
- open area

# Floor Plans

## Floor 2 5,715 SF



### Suite 200 | 3,637 SF

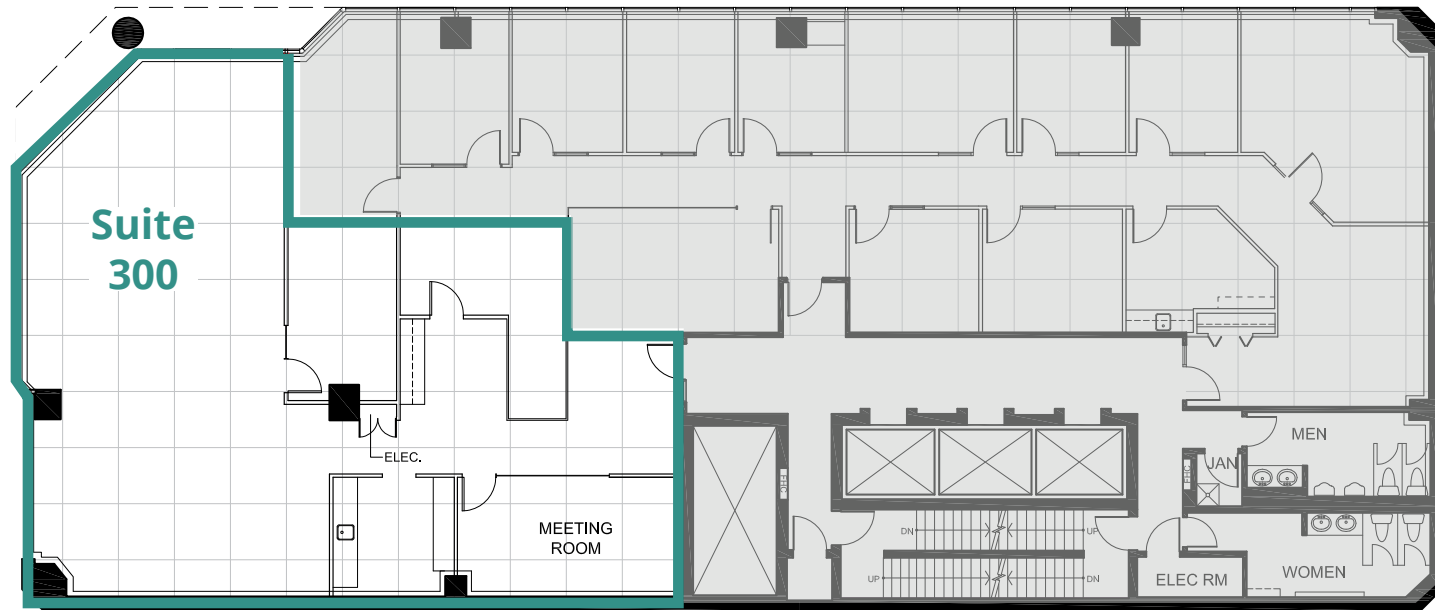
- 5 exterior offices
- 1 interior office
- boardroom
- reception
- kitchen

### Suite 250 | 2,078 SF

- 2 exterior offices
- 1 interior office
- meeting room
- large storage room
- reception
- kitchen

# Floor Plans

## Floor 3 2,839 SF

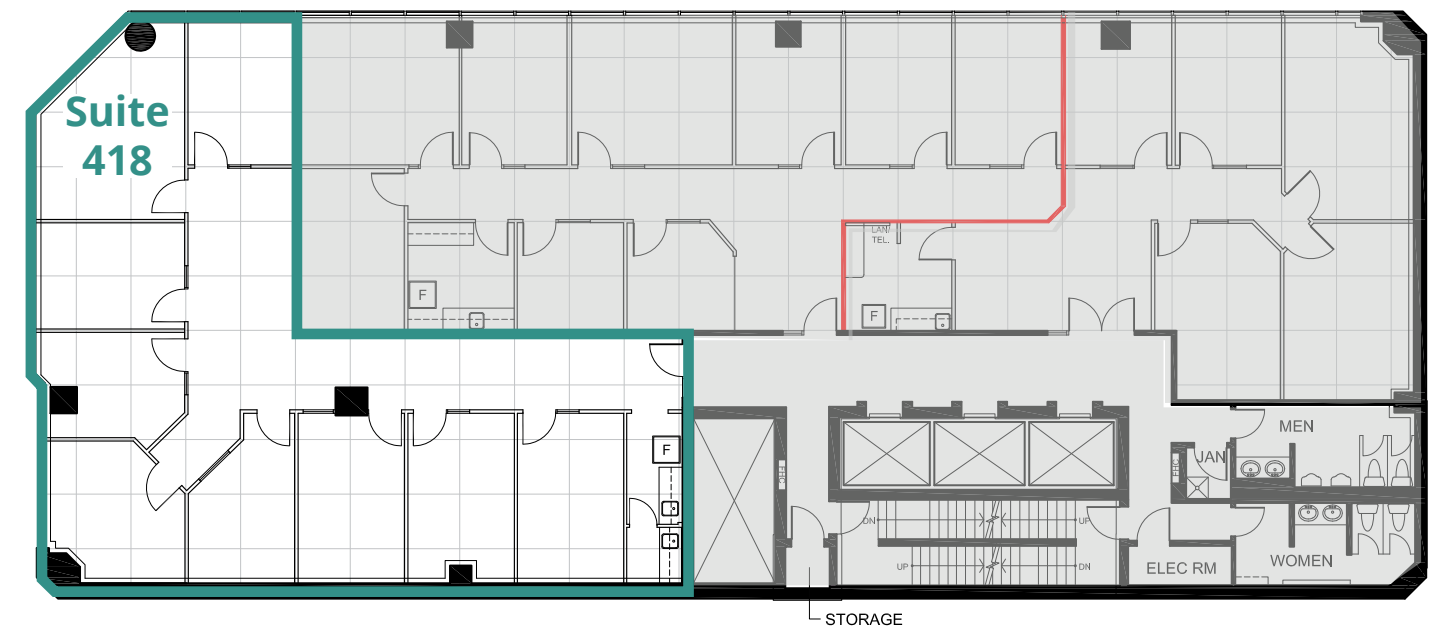


### Suite 300 | 2,839 SF

- 1 interior office
- meeting room
- kitchen
- server/storage room
- open area for workstations

# Floor Plans

## Floor 4 2,416 SF



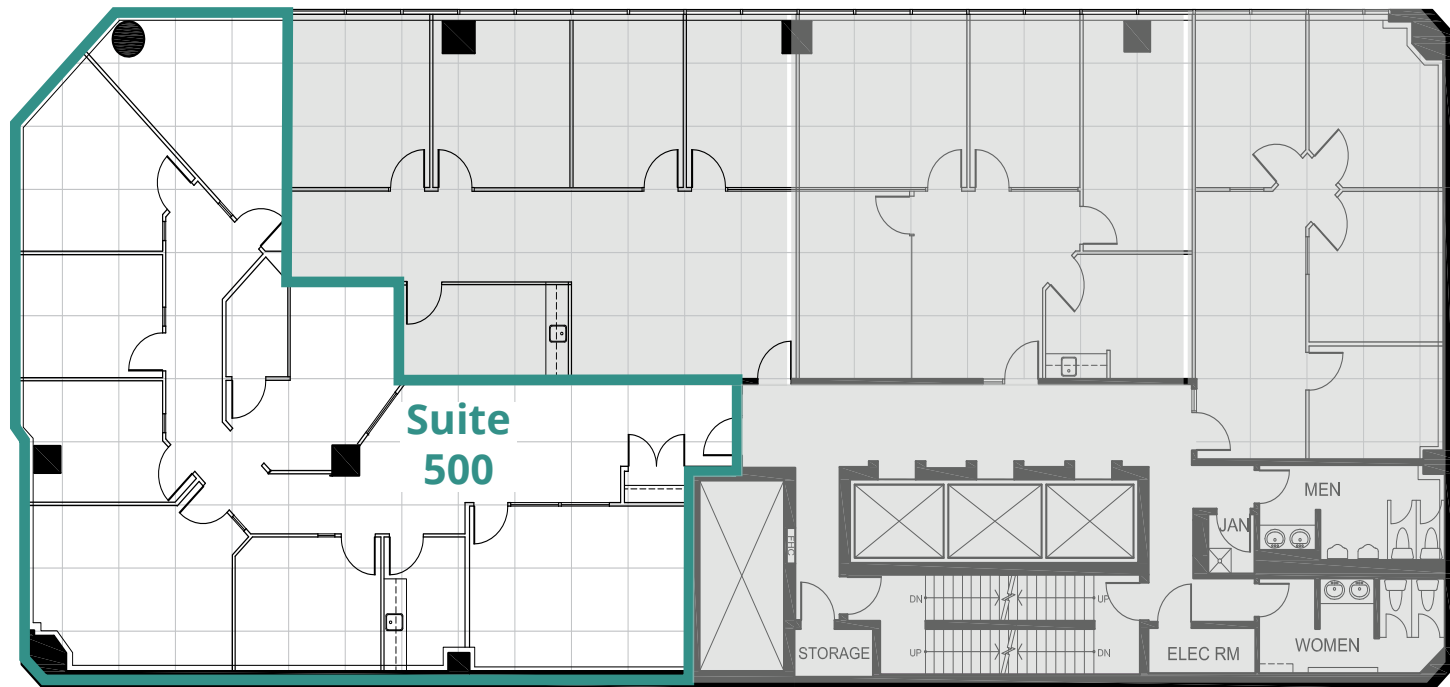
### Suite 418 | 2,416 SF

- 5 exterior offices
- 4 interior offices
- kitchenette

# Floor Plans

## Floor 5

2,749 SF



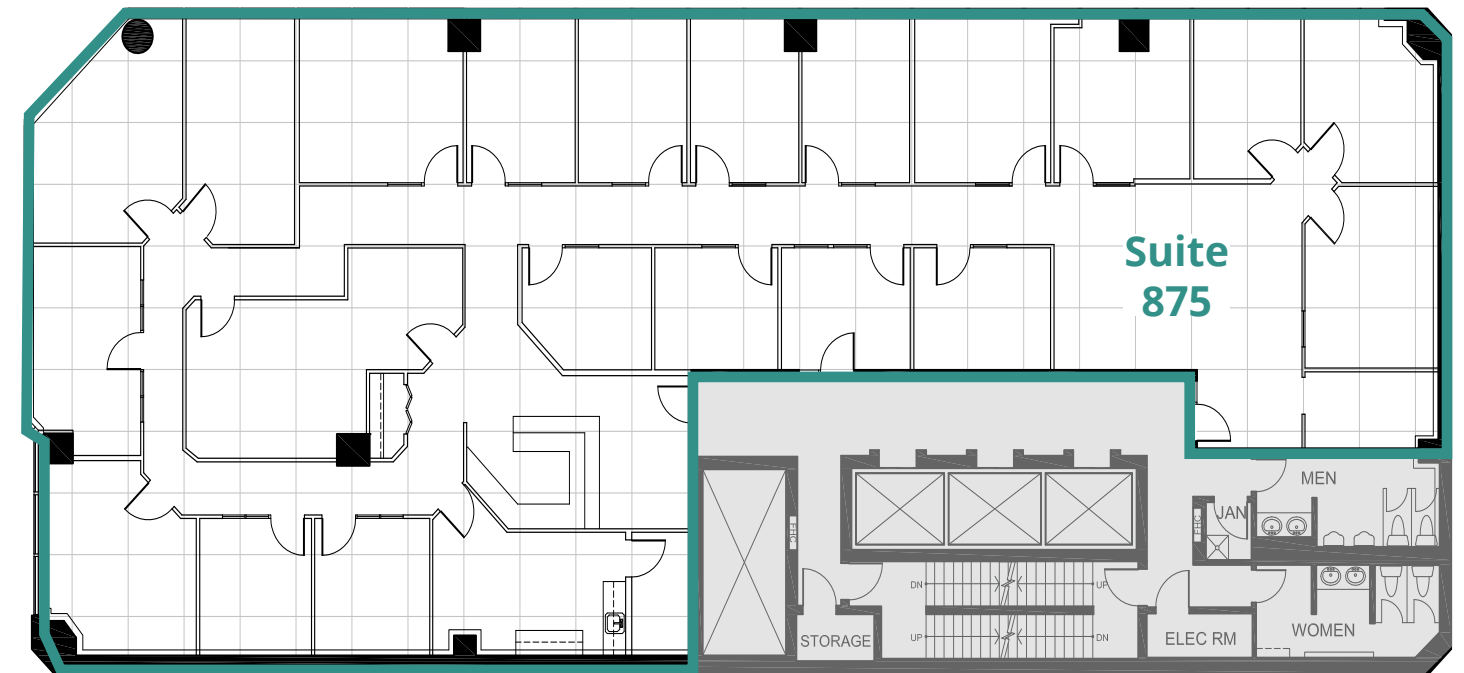
### Suite 500 | 2,749 SF

- 3 exterior offices
- 1 interior office
- 3 meeting rooms
- kitchen
- copy room

# Floor Plans

## Floor 8

6,676 SF



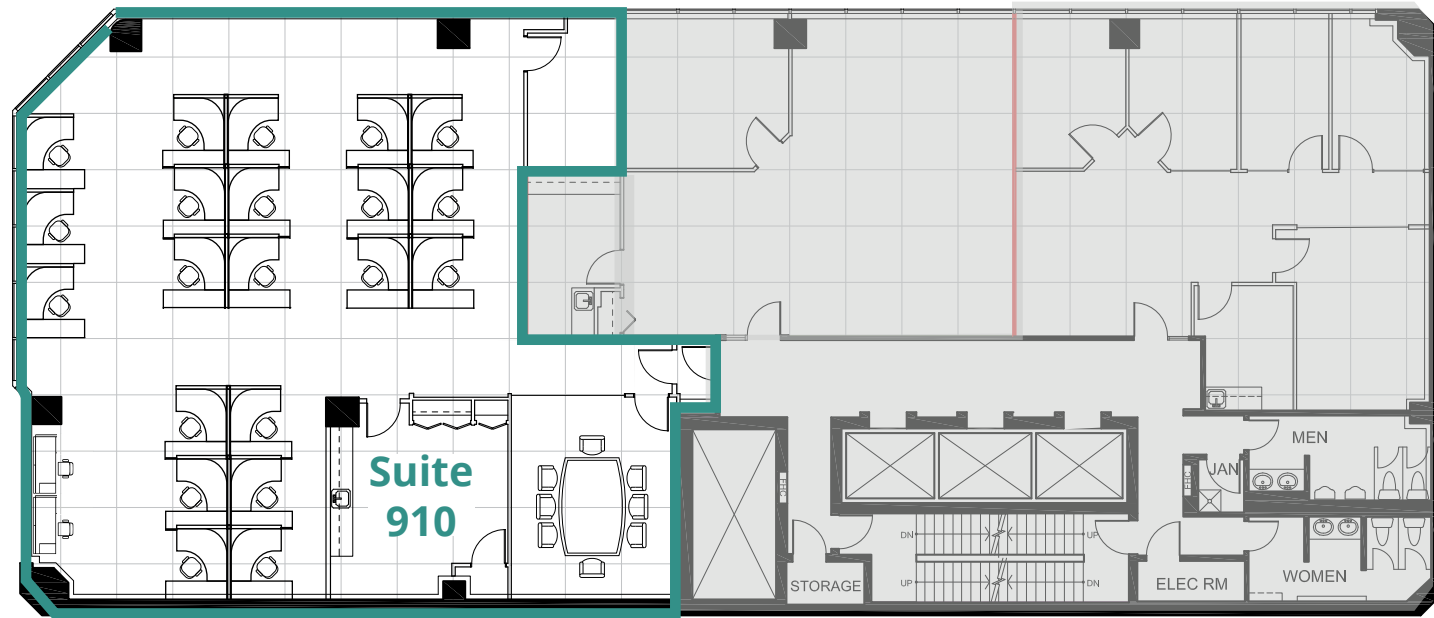
### Suite 875 | 6,676 SF

- 13 exterior offices
- 6 interior offices
- boardroom
- reception
- kitchen
- storage/file room
- small open area

# Floor Plans

## Floor 9

3,623 SF



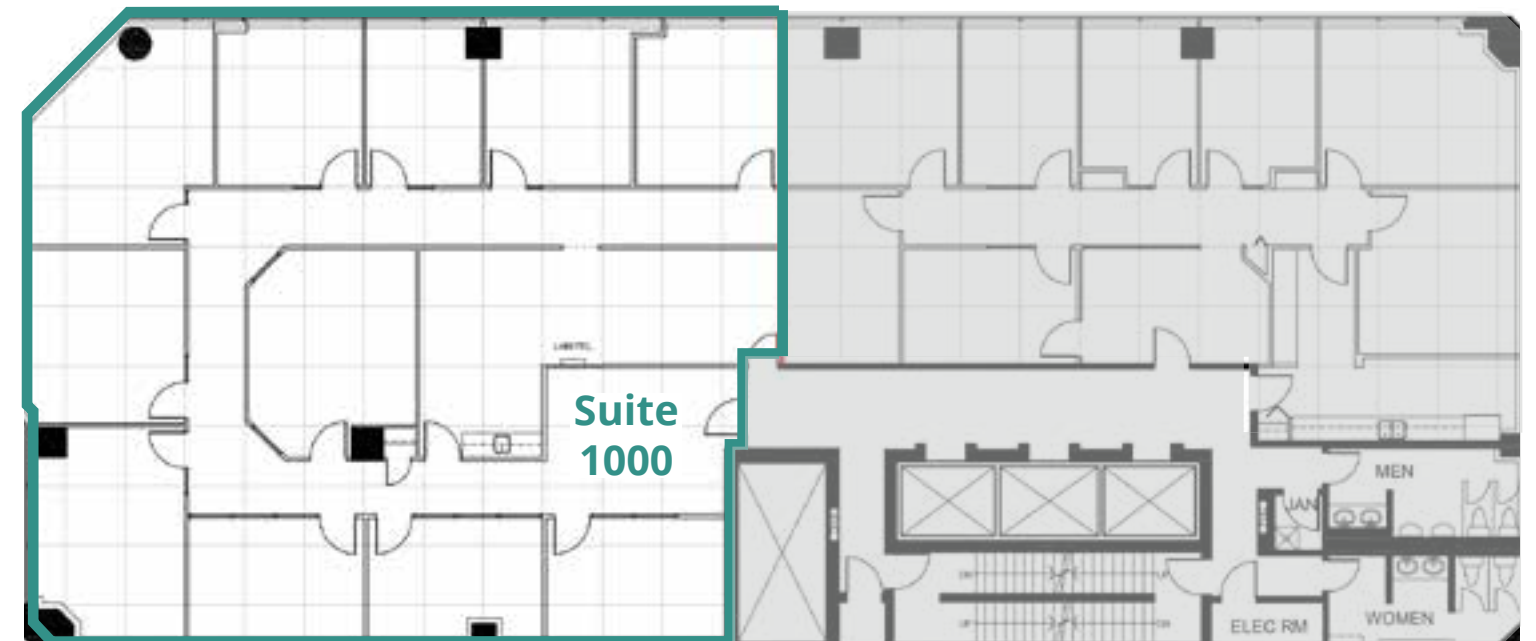
### Suite 910 | 3,623 SF | Furnished

- 1 boardroom
- open area for ~23 workstations
- kitchen/copy room
- server room

# Floor Plans

## Floor 10

3,832 SF



### Suite 1000 | 3,832 SF

- 7 exterior offices
- 3 interior offices
- meeting room
- internal file/storage
- kitchen/lounge
- reception

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