

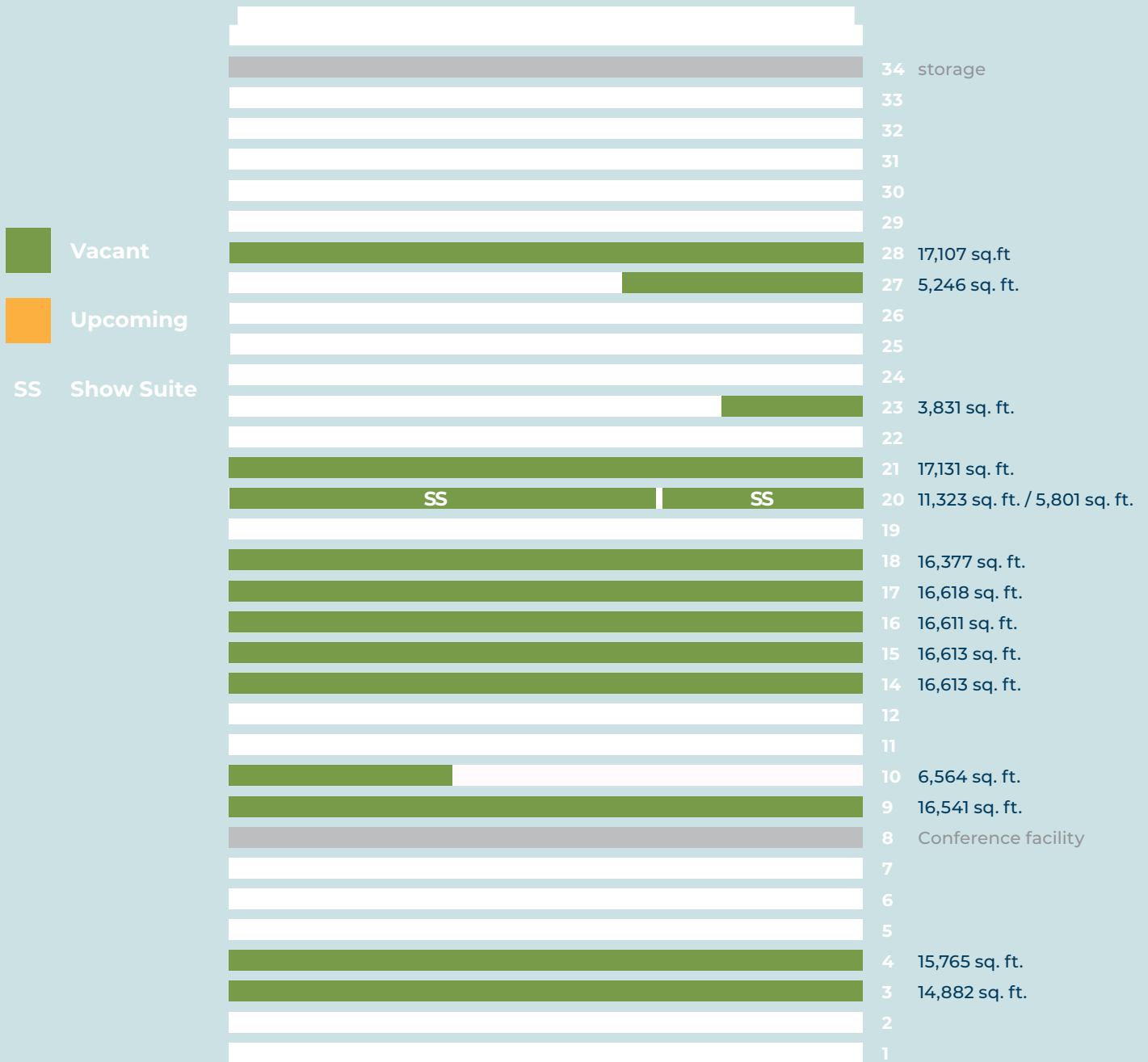


GWL REALTY
ADVISORS

605 5 Ave SW
Calgary, AB

FIFTH & FIFTH

FIFTH & FIFTH



STACKING PLAN



FEATURES

YEAR BUILT

1979 / 2015

COMPLETE ADDRESS

605 5 Avenue SW

PROPERTY TYPE

Class A

BUILDING SIZE

520,000 sq. ft.

TYPICAL FLOOR PLATE

17,000 sq. ft.

NUMBER OF FLOORS

34 Floors

CEILING HEIGHT

Low-Rise: 8' 3"

High-Rise: 8' 6"

Retail: 10' 2"

HOURS OF OPERATION

6:00 am – 6:00 pm

Monday – Friday

PARKING RATIO

1:2200

Underground Heated Parking

Max Vehicle Height: 6' 1"

ANNUAL NET RENT

Market Rates

OP COSTS & TAXES

\$22.49 per sq. ft. (2024 est.)

CERTIFICATION

BOMA BEST Platinum

TECHNICAL

POWER

3 watts / sq. ft.

ELEVATORS

5 Low-Rise Elevators servicing 1 – 17 (700 FPM)

5 High-Rise Elevators servicing 18 – 33 (1,000 FPM)

HVAC

6:00 am – 6:00 pm Monday – Friday

LIGHTING

LED Luminaries (new spec)

SECURITY

24/7 Building Access and Security

Card Access System

AMENITIES

New Fitness Centre

New Conference Centre

Secure Bike Room with tools and bike wash

On-site Security and Operations

SafeWalk Program

LRT Station within 2 blocks

+15 Connections to North, South, East, and West

Two levels of retail and services including ATM, food court, dentist, dry-cleaning, barber shop, convenience store, jewelry store, etc.

Online Tenant Services Platform for Conference Room Reservations, Service Requests, and Additional Resources

FIFTH & FIFTH

Fifth & Fifth is ideally located in the heart of downtown Calgary. Soaring 34 stories high, this Class A building has amazing views of the Bow River, Eau Claire, and the mountains. Inside the building, you will find a variety of attractive amenities and services. The building boasts a brand new fitness and bike facility, conference centre, concierge service, food court, and two levels of retail and services.

It also has ample parking and a secure bike cage in a heated underground parkade, and access Calgary's +15 pedestrian system in all directions. These +15 walkways not only give your business access to thousands of pedestrians each day but will also easily connect you and your employees to a number of restaurants, retail shops, and hotels in the area.

Nestled at the crossroads of two major downtown roads, this building has easy access into and out of the downtown core. It is also easily accessible via Calgary's LRT system, which is only two blocks away.

Fifth & Fifth is also committed to environmental sustainability. This building has achieved BOMA BEST Platinum certification.







SAMPLE SHOW SUITE



**SAMPLE
SHOW SUITE**

NEW FITNESS CENTRE

FIFTH & FIT





END OF TRIP FACILITY

BIKE STORAGE & BIKE WASH



LUCAS BECK
Director, Leasing
Tel. 403.777.5898
gwlr.com

SAMPLE OFFICE PLAN

20% CLOSED
NO RECEPTION

24 Offices

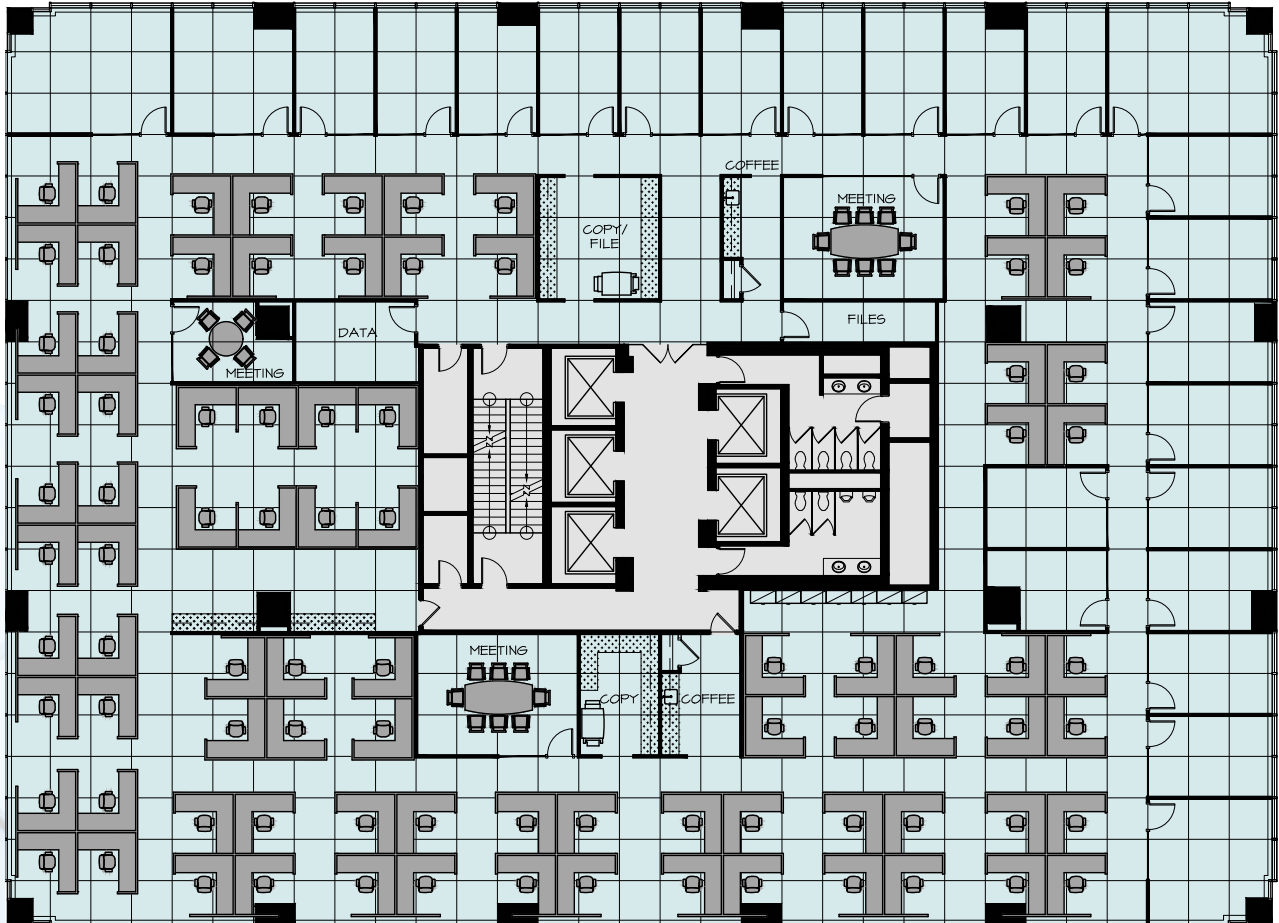
88 Workstations

3 Meeting Rooms

File Room

2 Print/Copy Rooms

2 Kitchens



SAMPLE OFFICE PLAN

80% CLOSED
NO RECEPTION

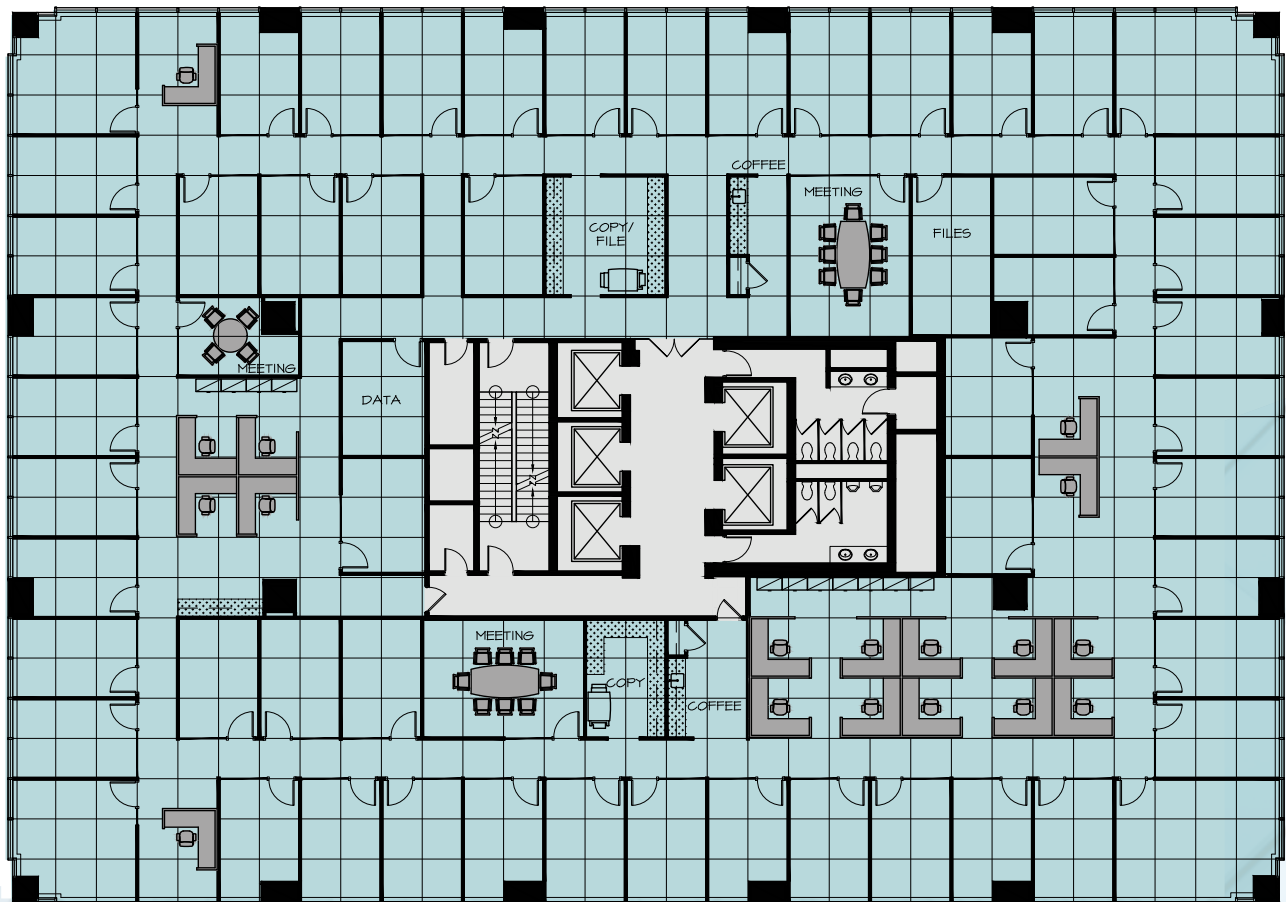
54 Offices

18 Workstations

3 Meeting Rooms

2 Print/Copy Rooms

2 Kitchens



SAMPLE OFFICE PLAN

20% CLOSED
WITH RECEPTION

18 Offices

64 Workstations

Boardroom

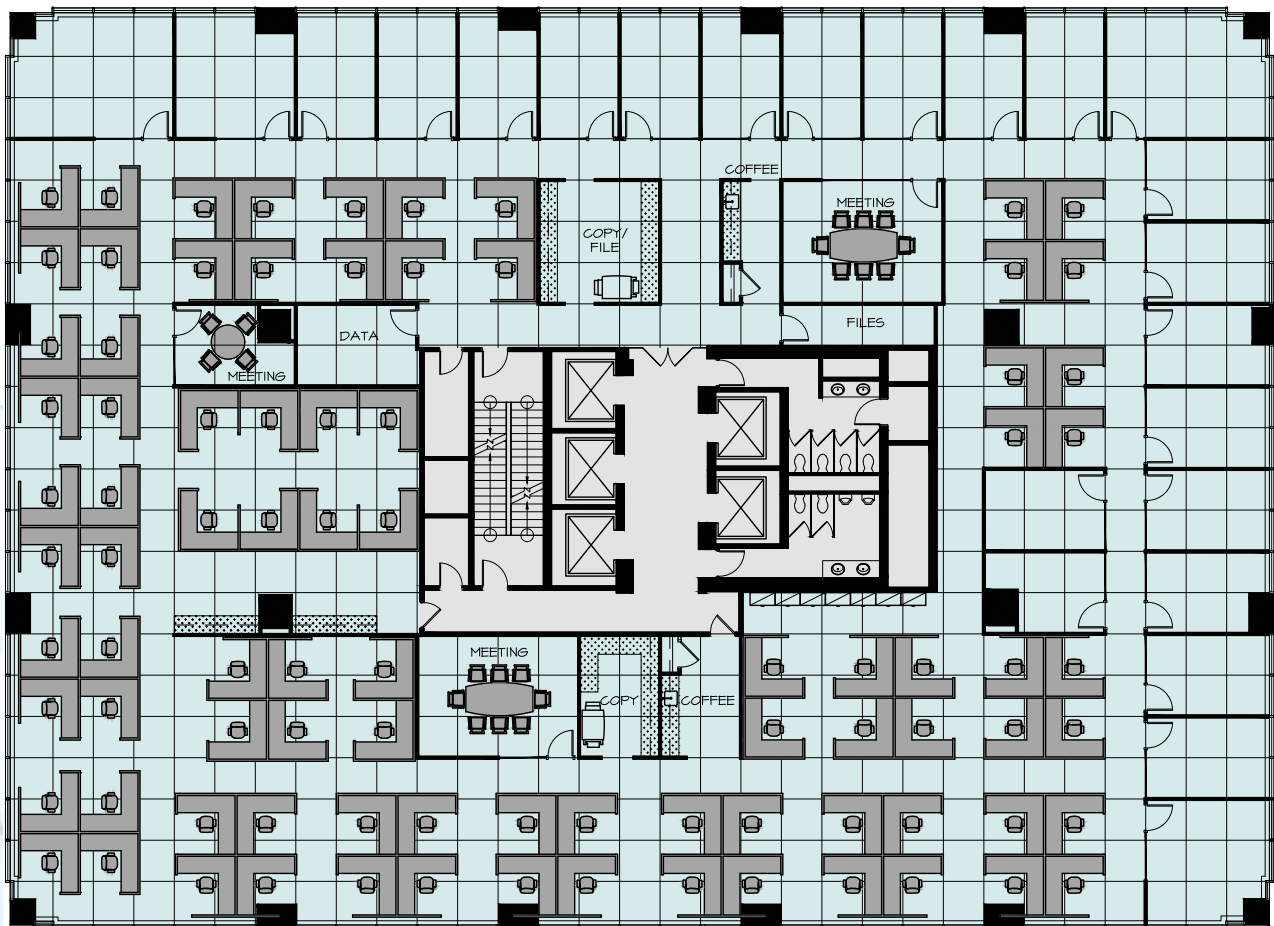
3 Meeting Rooms

File Room

2 Print/Copy Rooms

2 Kitchens

Reception



SAMPLE OFFICE PLAN

80% CLOSED
WITH RECEPTION

44 Offices

16 Workstations

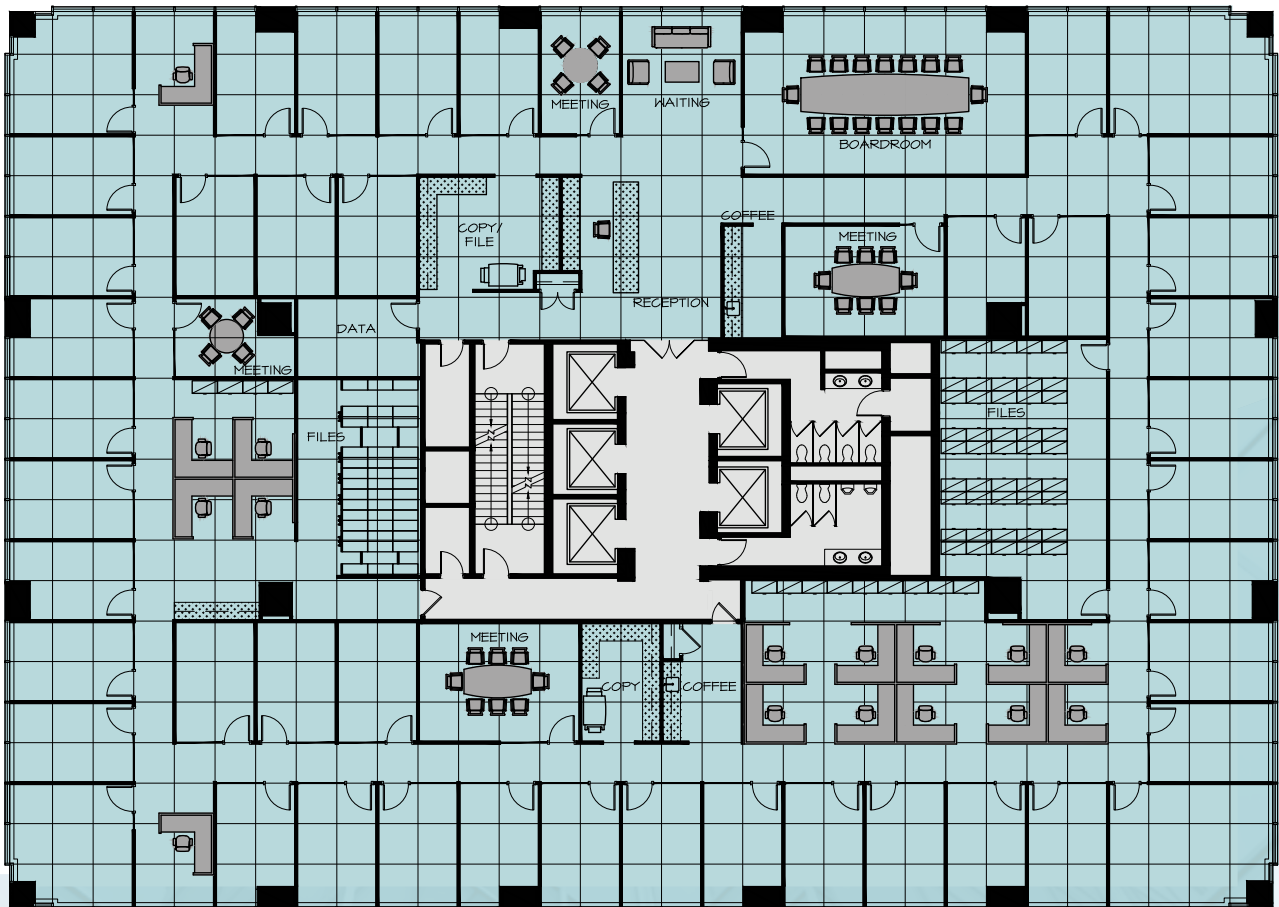
Boardroom

3 Meeting Rooms

File Room

2 Print/Copy Rooms

Reception





ANDREW BAIRD
Vice President, Leasing
Tel. 403.777.4294
gwlra.com



ABOUT GWL REALTY ADVISORS

Year over year, GWL Realty Advisors has experienced portfolio growth, a tribute to sound investment counsel, strong client relationships and innovative thinking. Our teams have extensive experience in all facets of real estate investment, management and development across the office, multi-residential, industrial and retail classes.

As a trusted real estate investment advisor, we are known for delivering results, strong corporate governance, management of clients' assets, and a commitment to sustainability and outstanding customer service. The breadth of our expertise is reflected in the full complement of investment, development and real estate management services we offer.

We earn and maintain the trust of our clients by understanding their investment objectives and helping them to reach their goals by leveraging the power of our collective real estate knowledge. Our diverse teams located in core markets work together to understand and meet our clients' objectives.



WATERMARK



STOCK
EXCHANGE
TOWER



1900, 530 8 Avenue SW | Tel. 403.777.0410 | Fax. 403.269.3266 | gwIra.com





For further information visit gwlra.com or contact:

ANDREW BAIRD *Vice President, Leasing*

andrew.baird@gwlra.com

Tel: 403.777.4294

LUCAS BECK *Director, Leasing*

lucas.beck@gwlra.com

Tel: 403.777.5898



gwlra.com