



# AVISON YOUNG

## 715 5<sup>th</sup> Avenue SW

### Renovated office space in the west end of Downtown

- Located at 5th Avenue & 7th Street SW overlooking McDougall Centre Park
- Building amenities include 24/7 manned security desk, Fifth Avenue Fitness Club, coffee bar and renovated 3,000 SF conference facility
- +15 Connected to Place 800 and 639 5<sup>th</sup> Ave SW
- 2 Blocks to the LRT and food court
- Newly renovated common areas, washrooms and elevator lobbies
- Floor to ceiling windows offer excellent views throughout the building
- **NEW** Building lobby & elevator renovations
- New outdoor tenant patio on the second floor



24/7  
On-site security



24/7  
Exclusive health club



Conference center and  
shared meeting spaces



Secure underground  
and covered parking

**Get more  
information**

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Associate  
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# For Lease

715 - 5<sup>th</sup> Avenue SW  
Calgary, AB

## Building Details

### Building Size:

- 399,563 SF (32 Floors)

### Parking Ratio:

- 1:3,000 SF underground
- 1:1,500 SF rooftop & covered

### Parking Rates:

- Underground \$415/Stall/Month
- Covered \$350/Stall/Month
- Roof \$250 - \$290 with plug-in  
Stall/Month

### Net Asking Rate:

- Market

### Op. Costs:

- \$15.55 PSF (2024 est.)

Fifth Avenue Fitness Club

### Secure Bike Storage:

- \$25/Month

## Available Space

Suite	Size (SF)	Divisible	Show Suite	Available
Main Floor Retail - 1	1,273			Immediately
Suite 330	2,071			Immediately
Suite 340	1,610		*	June 1, 2024
Suite 400	3,865			Immediately
Suite 410	2,217			Immediately
Suite 510	Individual offices			Immediately
Suite 600	4,801	*		Immediately
Suite 700	12,469	*		Immediately
Suite 900	6,768			Immediately
Suite 1000 <b>FURNISHED</b>	12,491	*		Immediately
Suite 1100	8,614			Immediately
Suite 1200	4,818			June 1, 2024
Suite 1210	3,719			Immediately
Suite 1220	4,000			Immediately
Suite 1420	4,948			Immediately
Suite 2010	3,969			Immediately
Suite 2100 <b>FURNISHED</b>	12,552	*		Immediately
Suite 2200	12,687	*		Immediately
Suite 2420	3,906			Immediately
Suite 2600	6,644	*		Immediately
Suite 3010	6,379			Immediately
Suite 3200	7,441			September 1, 2024

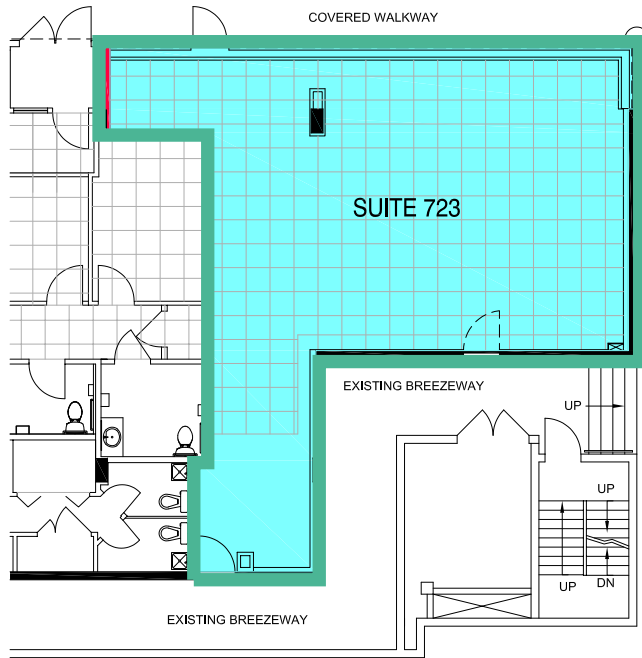
## New Lobby



# Renovated Building Common Areas & Suites

Main Floor Lobby | Elevators | Floor Lobbies | Conference Facility | Patio





**Main Floor Retail**

Main Floor Retail - 1 : 1,273 SF



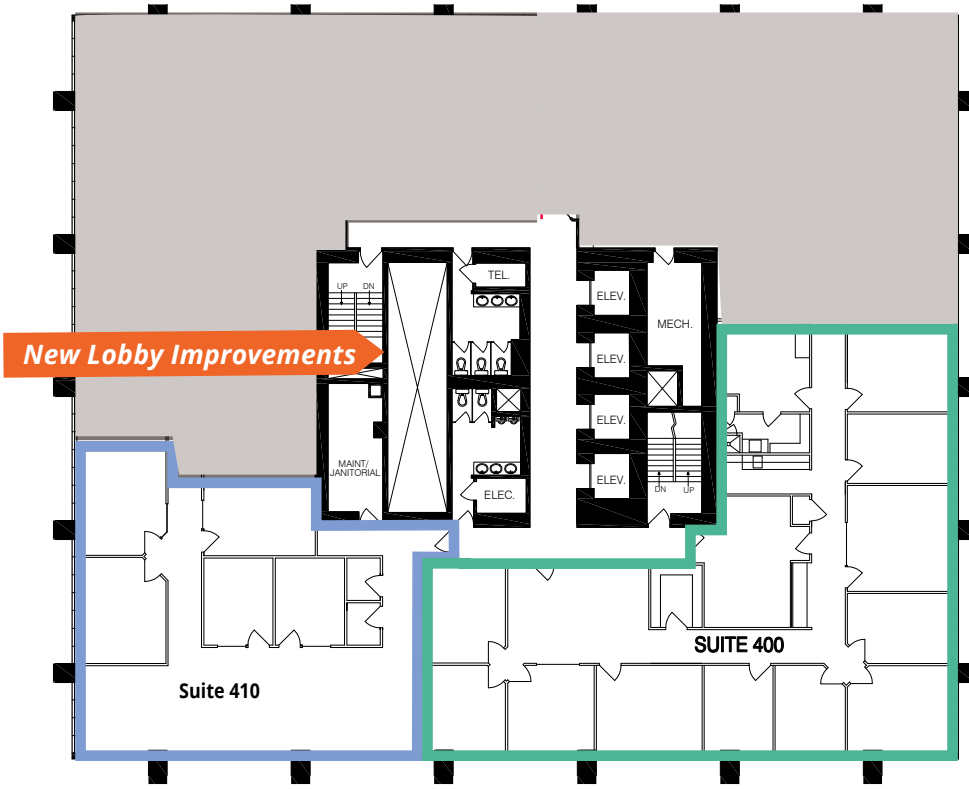
Suite 330 - 2,071 SF

Suite 340 - 1,610 SF

**Show Suite**

Suite 400 - 3,865 SF  
Suite 410 - 2,217 SF

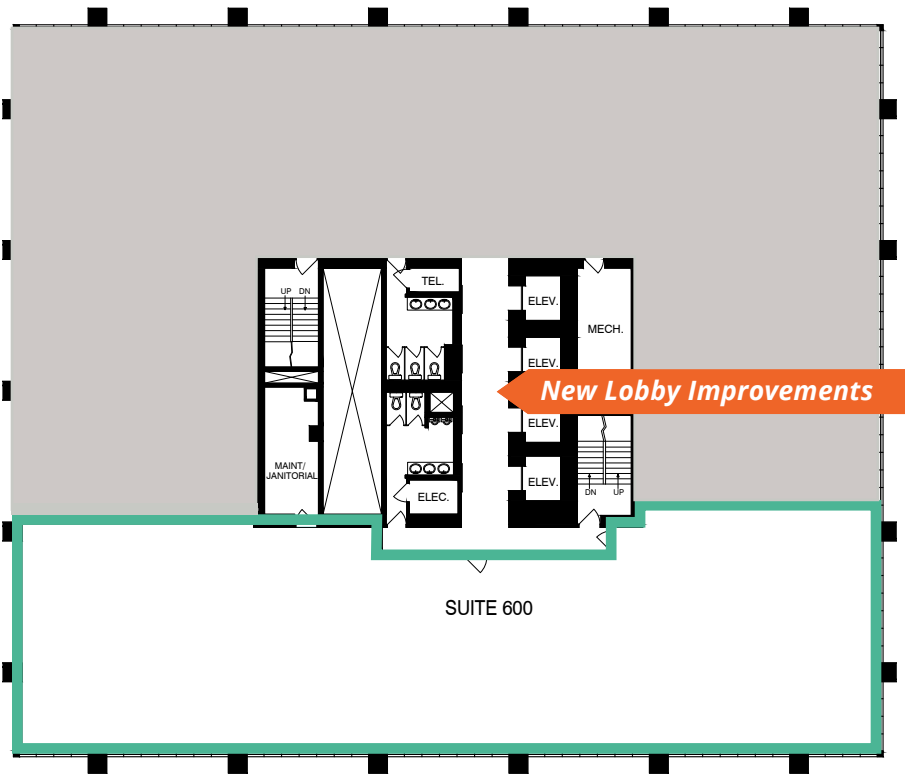
\* Contiguous to 6,082 SF



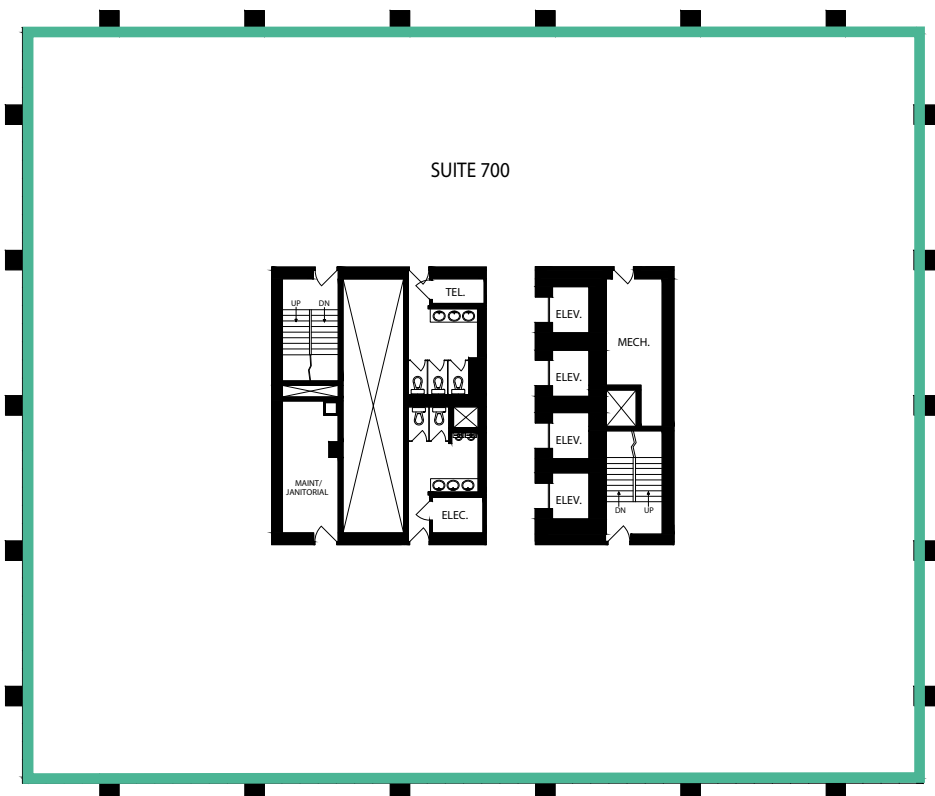
Suite 510 - 8,561 SF  
INDIVIDUAL OFFICES  
AVAILABLE FOR RENT  
\$400 - \$450 / Month

X = Occupied

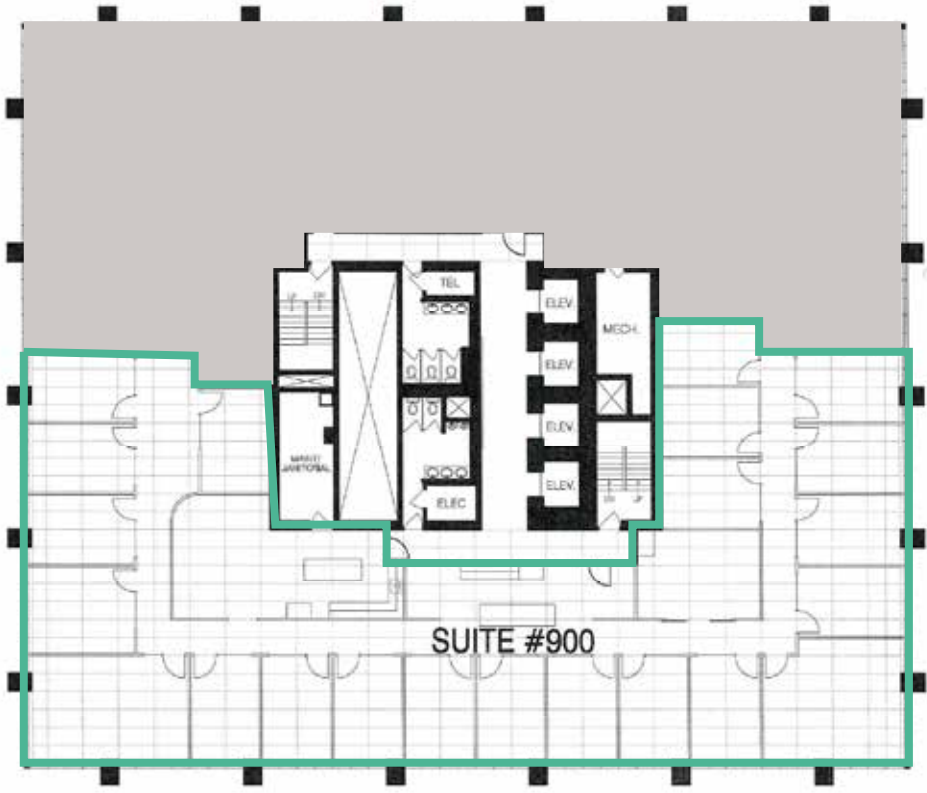
**Suite 600 - 4,801 SF**  
**Base Building Condition**



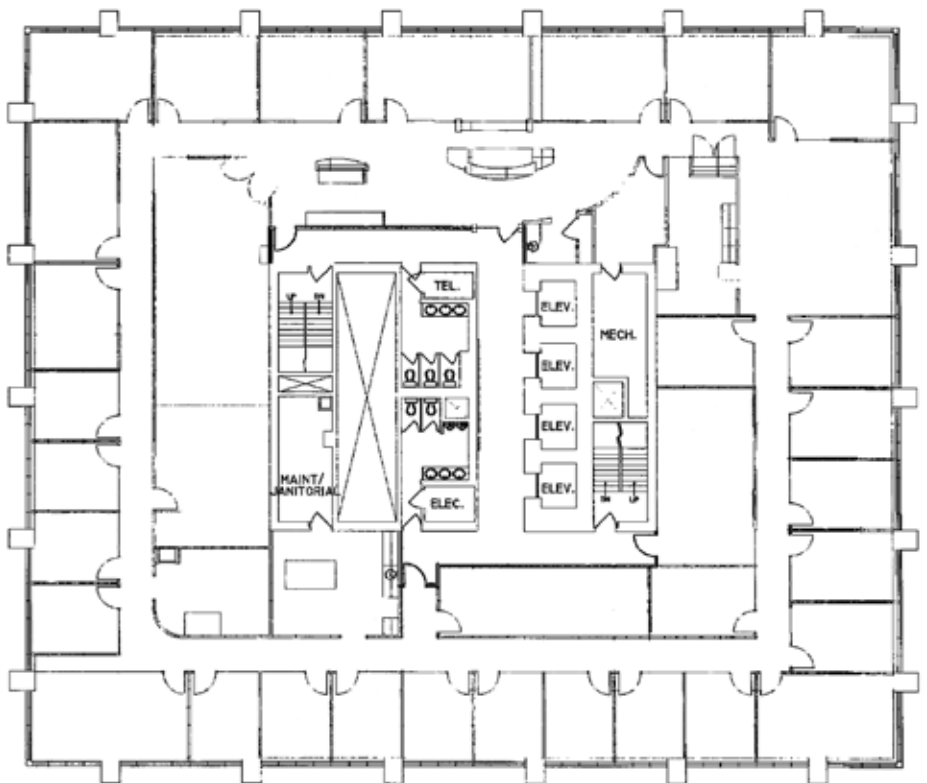
**Suite 700 - 12,469 SF**  
**Base Building Condition**



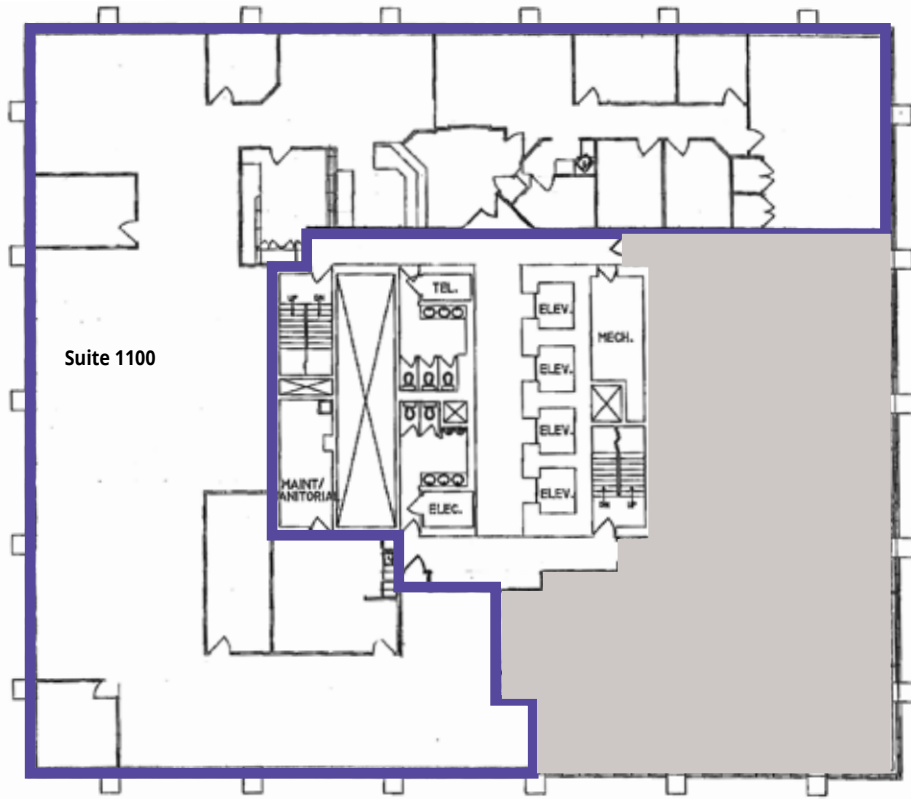
Suite 900 - 6,768 SF



Suite 1000 - 12,491 SF  
**Furniture available**



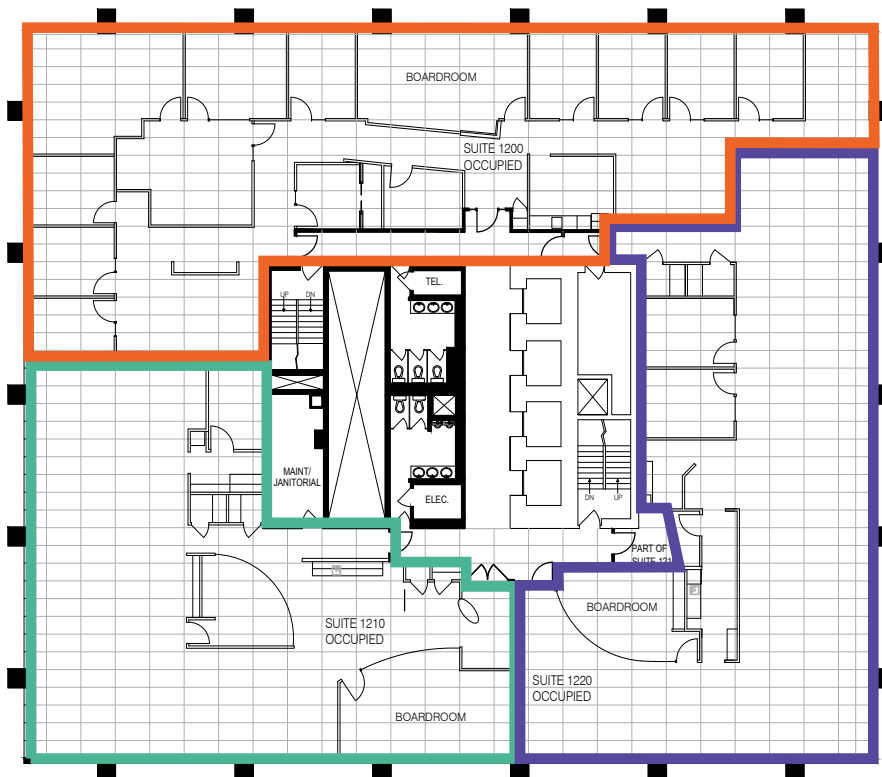
Suite 1100 - 8,614 SF



Suite 1200 - 4,818 SF

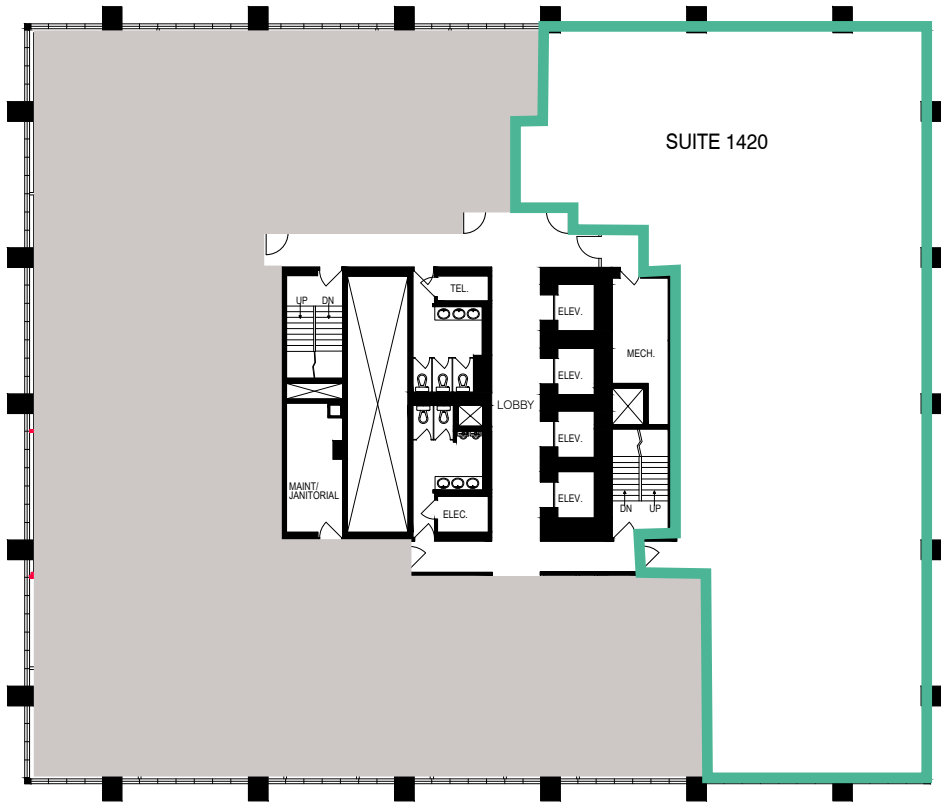
Suite 1210 - 3,719 SF

Suite 1220 - 4,000 SF

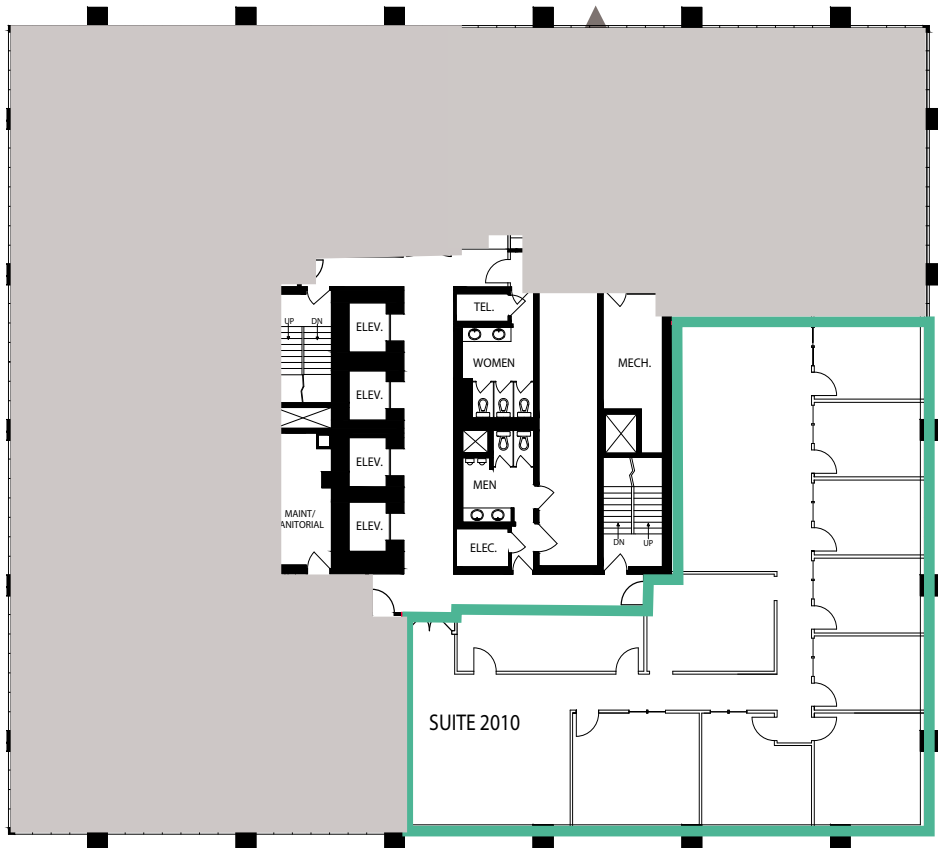




**Suite 1420 - 4,948 SF**  
**Base Building Condition**

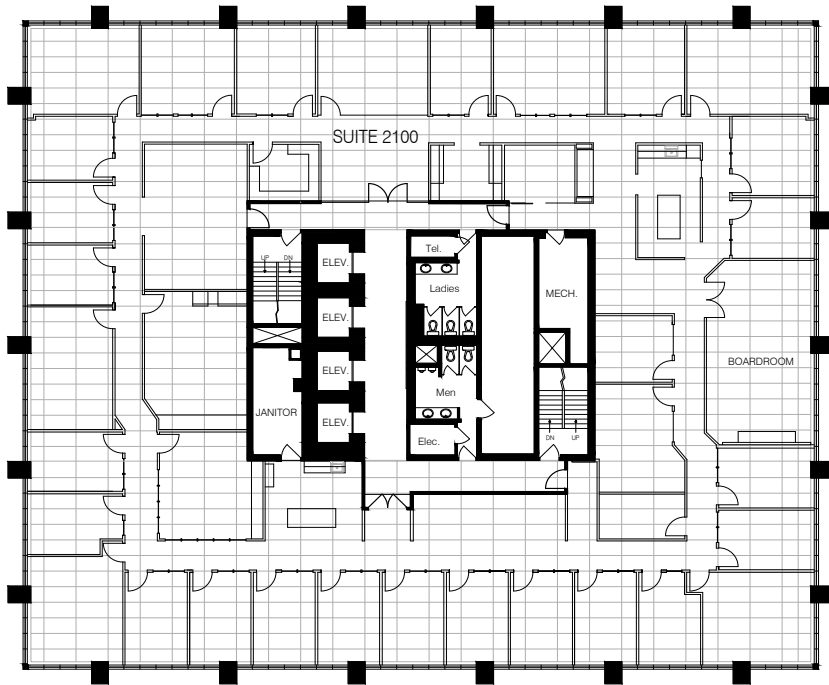


**Suite 2010 - 3,969 SF**



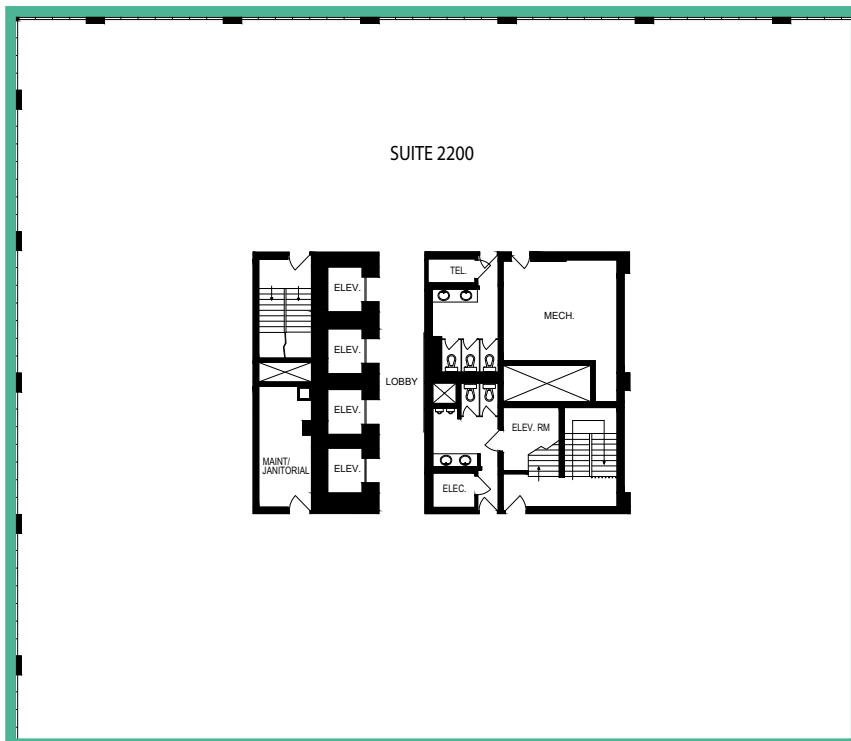
Suite 2100 - 12,552 SF

**Furniture available**

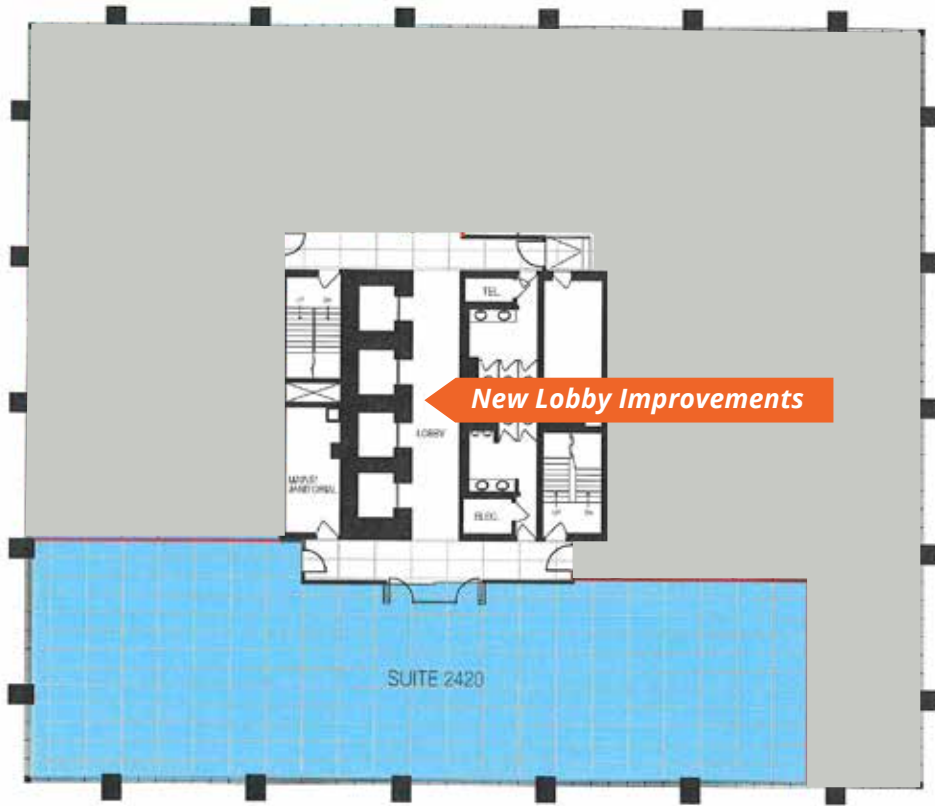


Suite 2200 - 12,687 SF

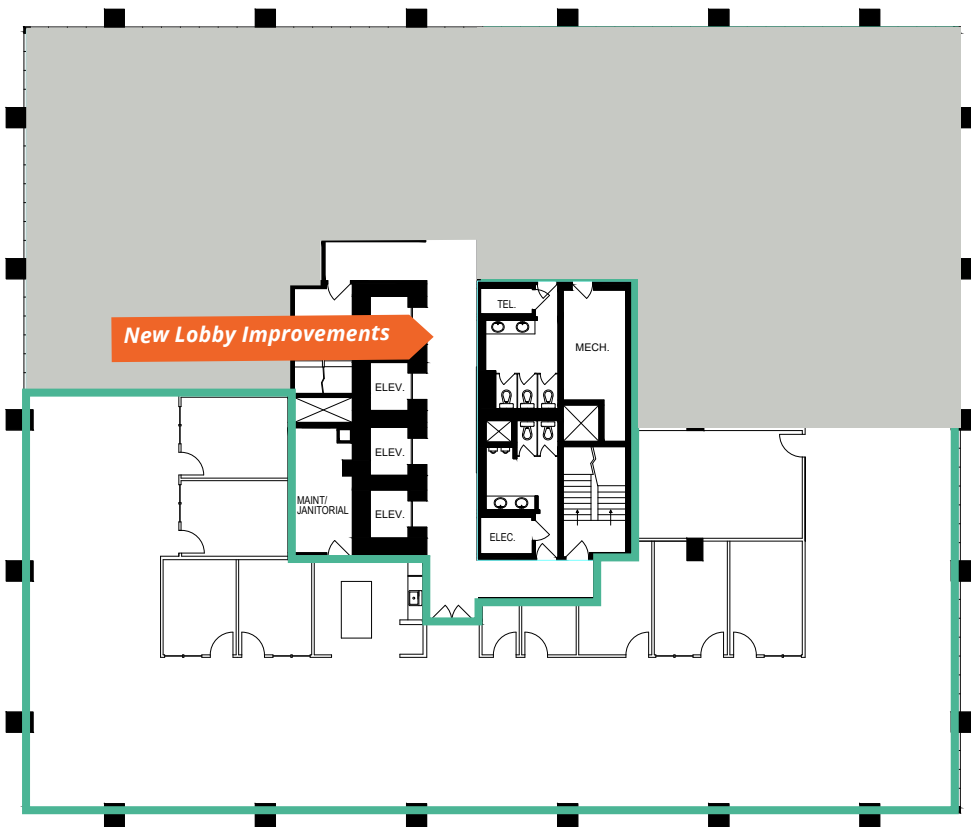
**Base Building Condition**



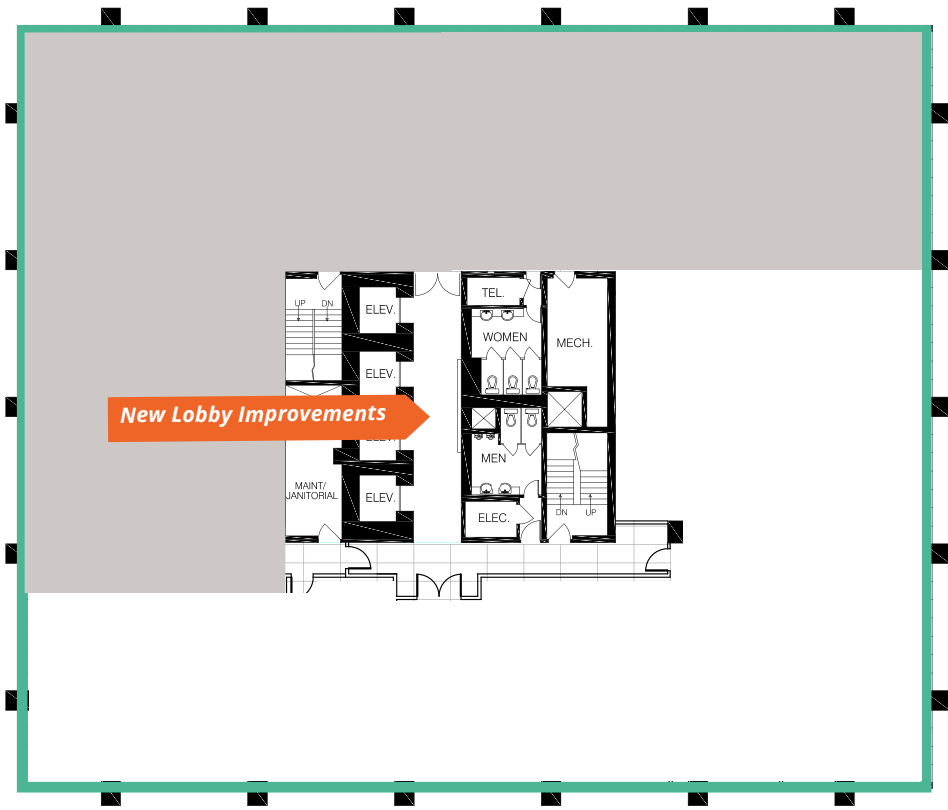
**Suite 2420 - 3,906 SF**  
**Base Building Condition**



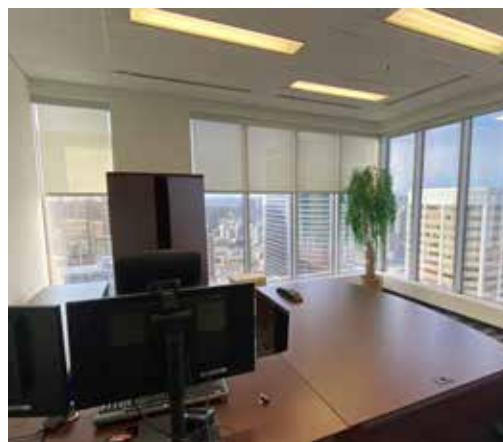
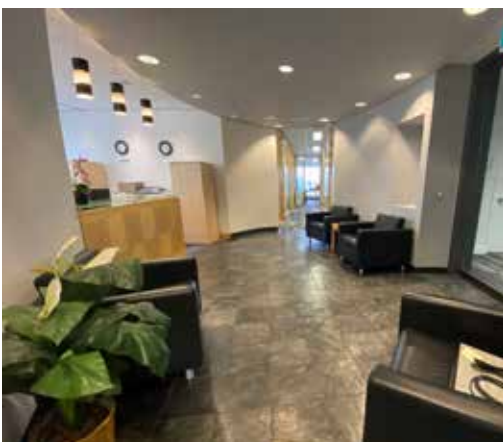
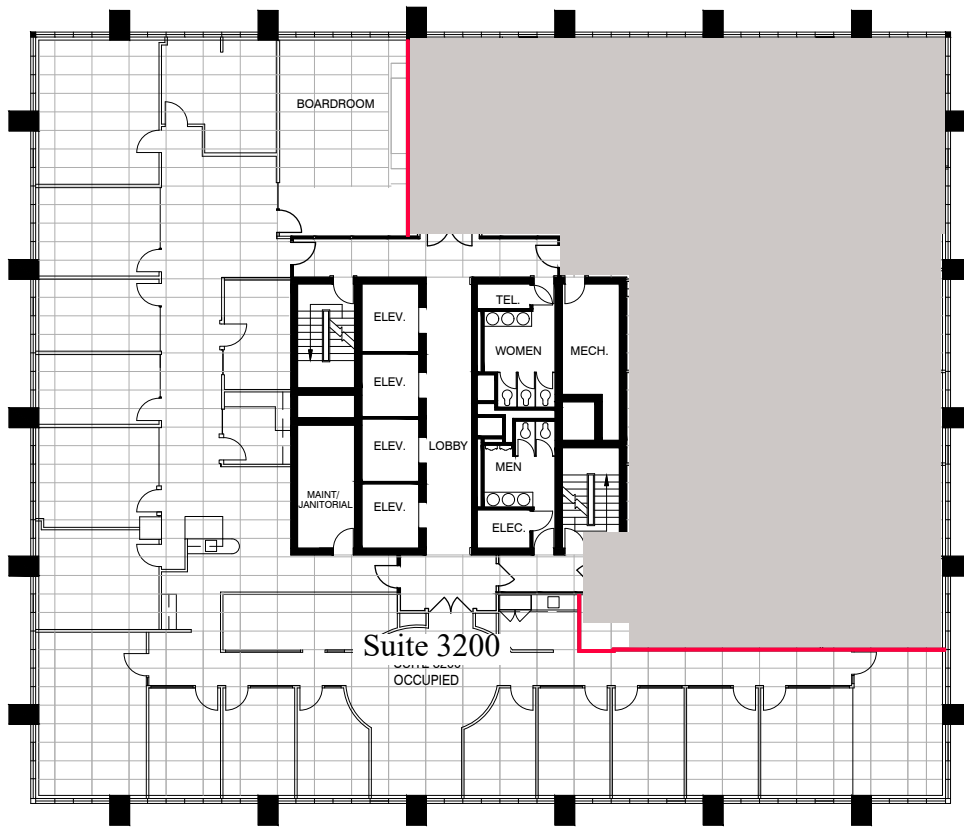
**Suite 2600 - 6,644 SF**



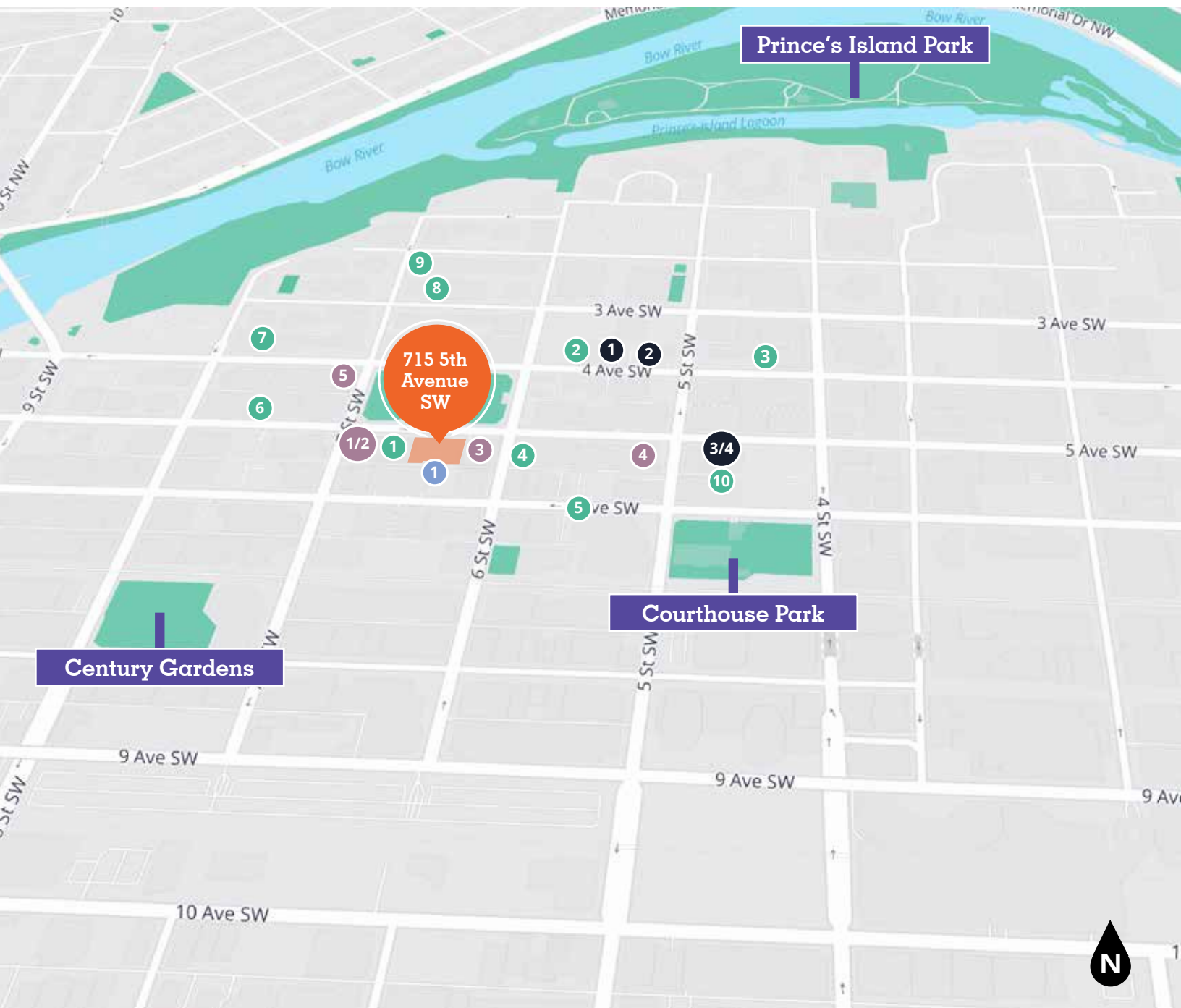
**Suite 3010 - 6,379 SF**  
**Base Building Condition**



Suite 3200 - 7,441 SF



# Location & amenities



## Food & Dining

1. Sushi Hiro
2. Fonda Fora
3. Caesar's Steakhouse
4. Gogi Korean Kitchen
5. Ola Poke
6. Spicy Amigos
7. The Street Eatery
8. Buchanan's Chop House
9. Alforno Bakery & Cafe
10. The Wilde

## Fitness & Gyms

1. Fifth Avenue Club

## Retail Services

1. Dry cleaning
2. Sassy Nails
3. Convenience store
4. Best of Seven Barbers
5. Wine Tales

## Hotels

1. The Westley
2. Coast Calgary Downtown
3. Marriott
4. The Dorian





Subject  
Property

## Get more info.

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