

Office | For Lease

CBRE

639 Fifth Avenue

639 5 Avenue SW
Calgary, AB



Flexible and Convenient

Recently renovated, Class B office building located in the west end of the downtown core

In house conference centre, fitness facility with showers and towel service available for exclusive tenant use, are just some of the key features available to tenants of the building. In addition, the building is Plus 15 connected to Fifth & Fifth, 715 5 Avenue SW, 700 6 Avenue SW and 640 5 Avenue SW. GOGI Korean Kitchen, Gentlemen's Choice barbershop and Canada Post are located on the main floor.

Committed to environmental sustainability, 639 5 Avenue SW is BOMA BEST Platinum certified.



Availability

Available Space

Suite 1550	1,051 square feet
Suite 1410	2,367 square feet
Suite 1050	2,840 square feet
Suite 900	4,896 square feet
Suite 800	4,717 square feet
Suite 700	12,030 square feet
Suite 600	12,029 square feet
Suite 520	5,063 square feet
Suite 400	12,037 square feet

Availability

September 1, 2024 (Suite 1050)
Immediate (All other suites)

Term

3 – 5 years

Parking

1 stall per 3,600 square feet

Net Rent

Market Rates

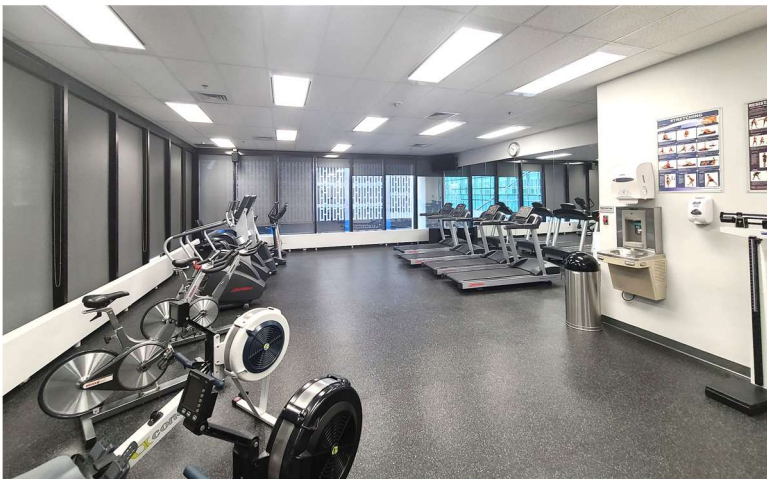
Allowance

Negotiable

2023 Op Costs & Taxes

\$15.58 per square foot

Building Details



Year Built

1970, renovated 2018

Building Class

B

Number of Floors

25

Average Floor Plate

12,000 square feet

Building Size

280,047 square feet

Property Manager

Equium Group

Building Amenities

- Fitness centre with shower and towel service
- Conference centre
- Daycare
- Bike storage and repair station
- Plus 15 connected
- GOGI Korean Kitchen, Gentlemen's Choice barbershop and Canada Post

Parking

- 1 stall per 3,600 sf, underground
- \$450.00 per month, per stall
- Month-to-month stalls available
- 6' parkade clearance

Elevators

- 5 high rise
- 4 low rise

HVAC

7:00 am to 6:00 pm, Monday to Friday

Security

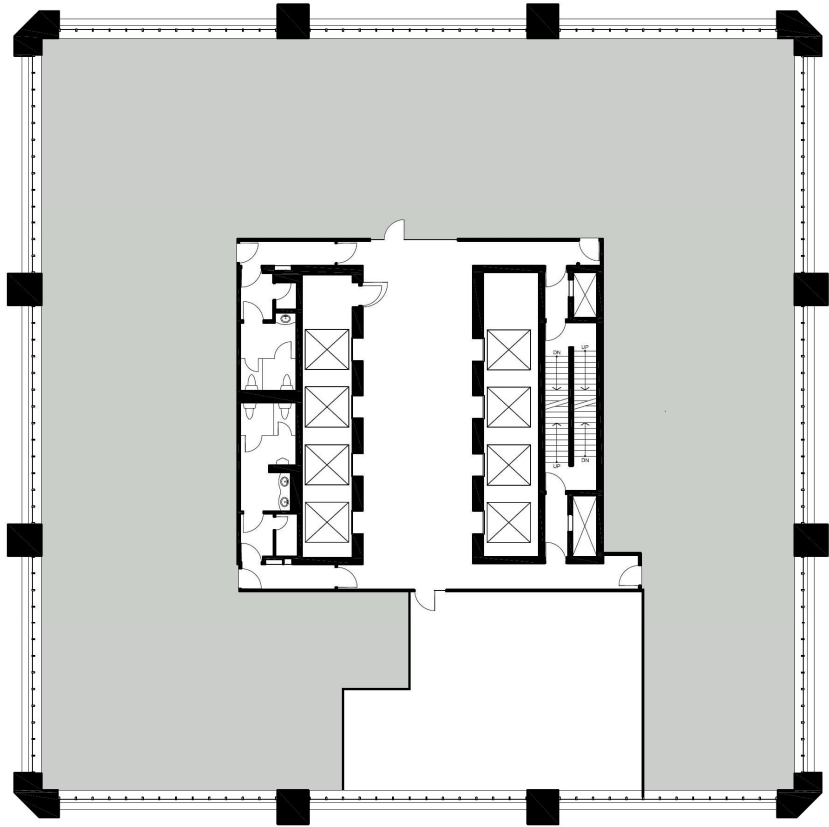
- 24-hour manned security
- Card access
- Video surveillance

Floor Plans

Suite 1550

1,051 SF

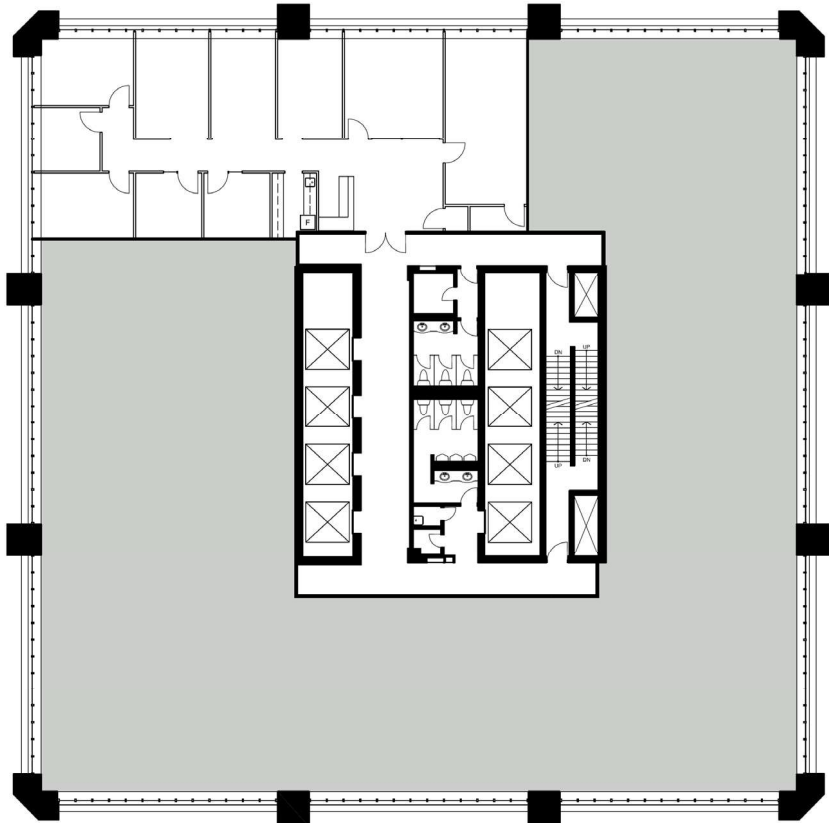
Currently undeveloped



Suite 1410

2,367 SF

- + 4 exterior offices
- + 2 interior offices
- + Meeting room
- + Kitchen
- + Reception

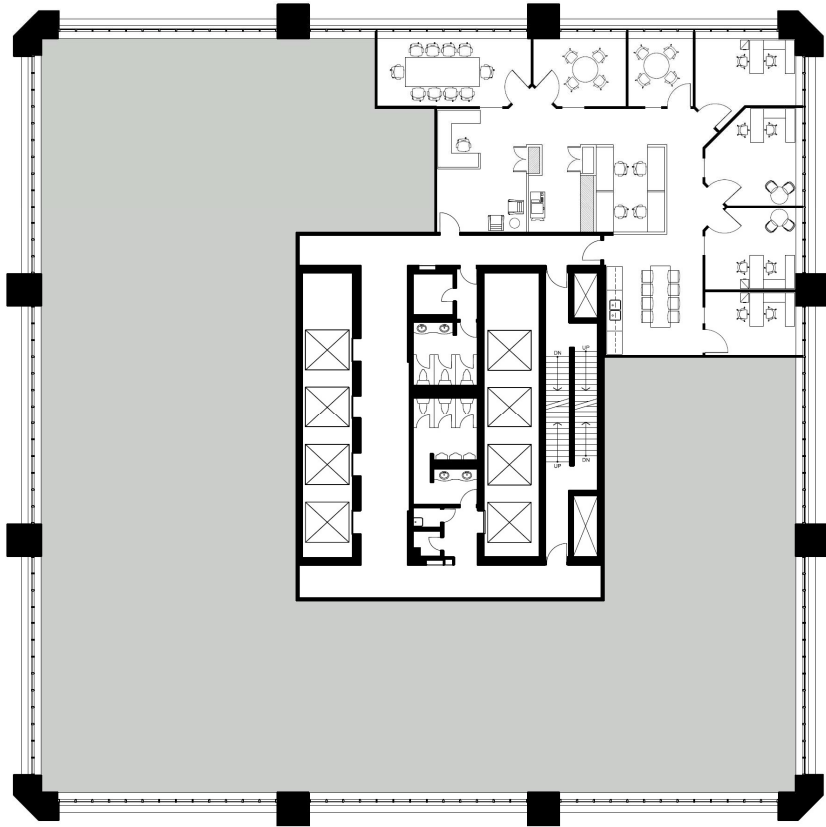


Floor Plans

Suite 1050

2,840 SF

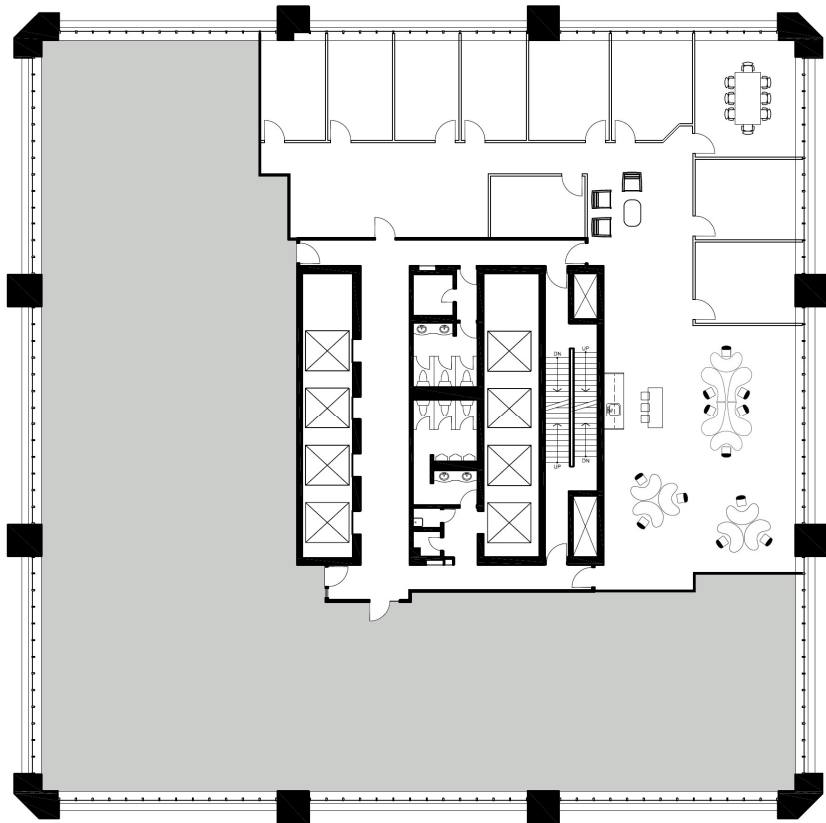
- + 4 exterior offices
- + 4 workstations
- + Boardroom
- + 2 meeting rooms
- + Kitchen
- + Reception
- + Copy area



Suite 900

4,896 SF

- + 8 exterior offices
- + Interior office
- + 12 workstations
- + Meeting room
- + Kitchen
- + Reception
- + Copy/filing area

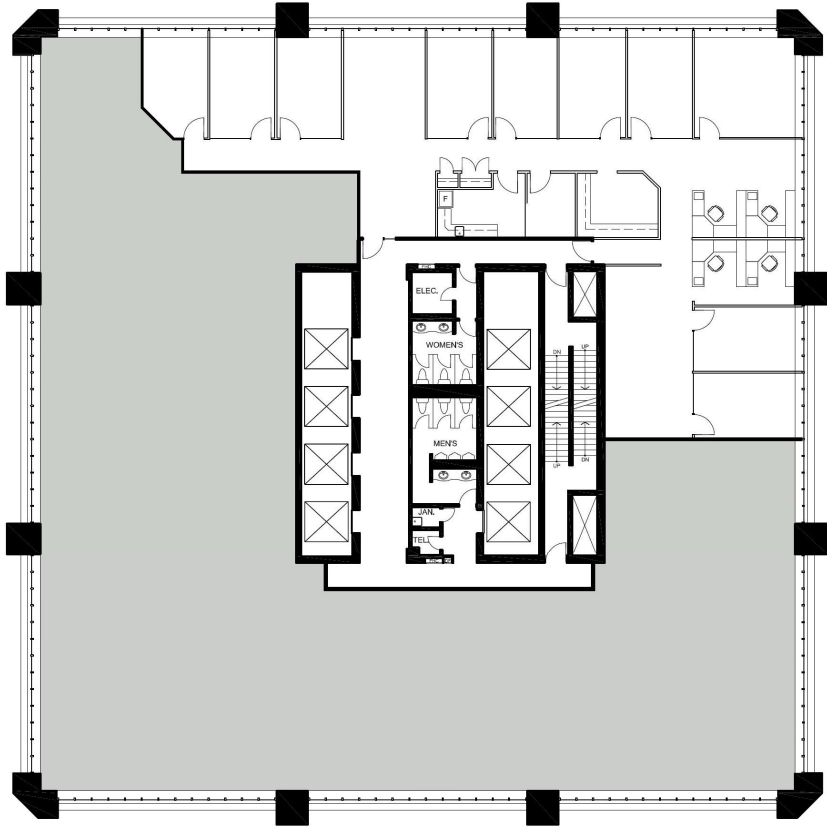


Floor Plans

Suite 800

4,717 SF

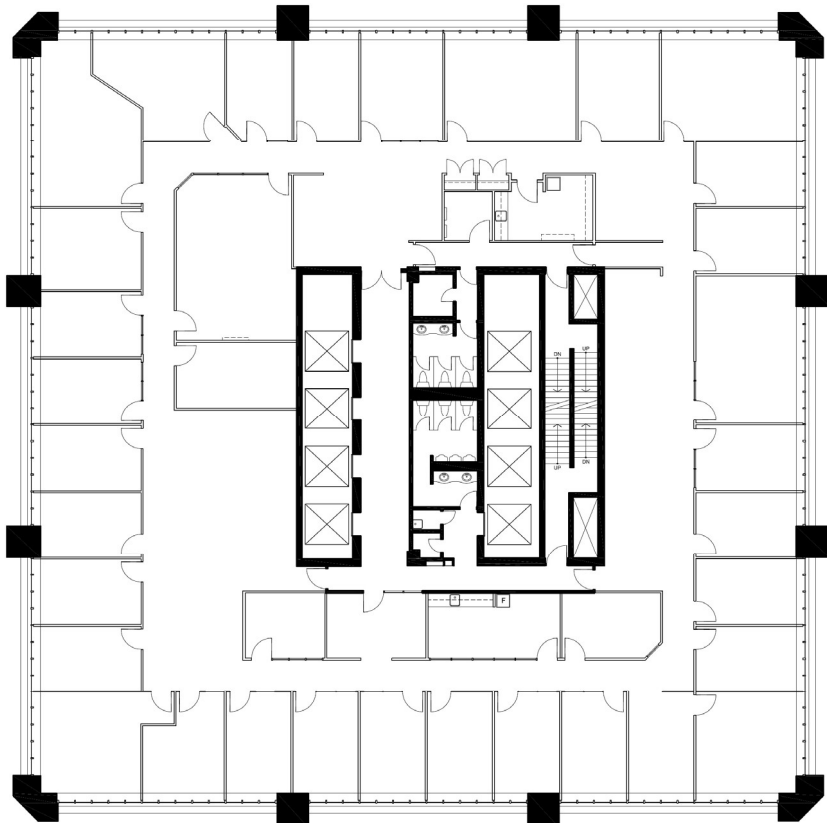
- + 10 exterior offices
- + 4 workstations
- + Kitchen
- + Reception
- + Server room
- + Filing room



Suite 700

12,030 SF

- + 31 exterior offices
- + 5 interior offices
- + Boardroom
- + Kitchen
- + Reception
- + Copy/filing areas
- + Storage

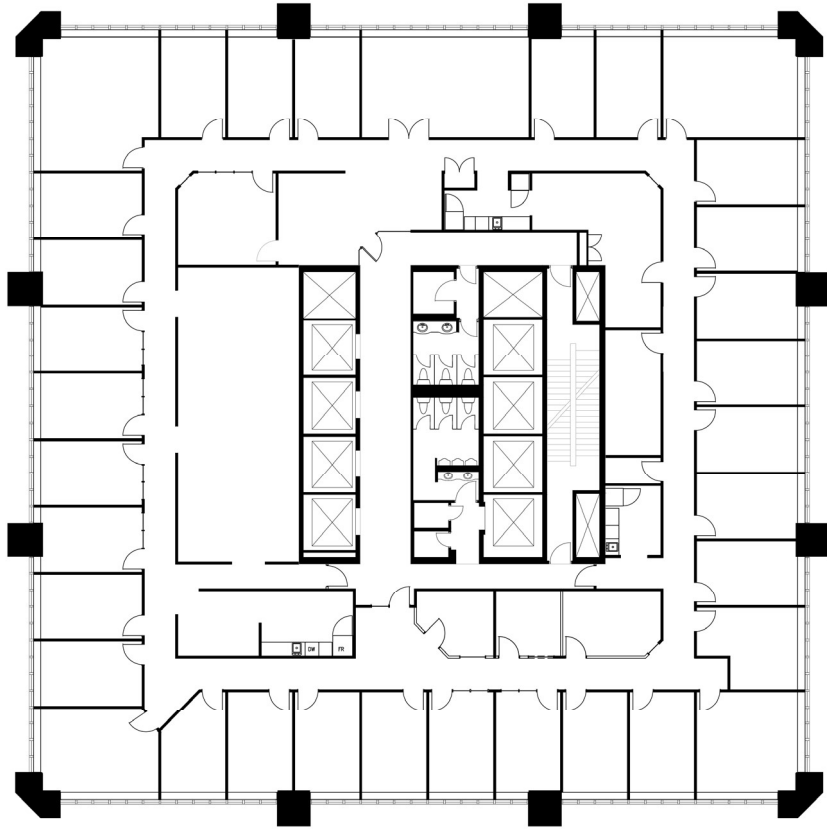


Floor Plans

Suite 600

12,029 SF

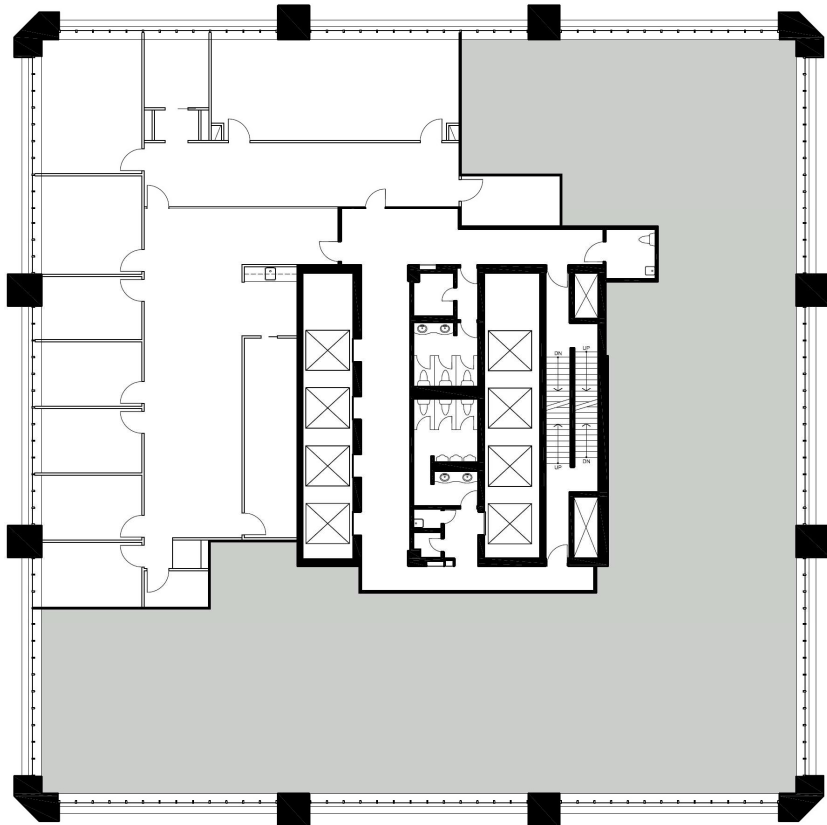
- + 33 exterior offices
- + 3 interior offices
- + Boardroom
- + 2 meeting rooms
- + Kitchen
- + Coffee station
- + Reception
- + Server room
- + Copy/filing areas



Suite 520

5,063 SF

- + 7 exterior offices
- + 1 interior office
- + Large boardroom
- + Kitchen

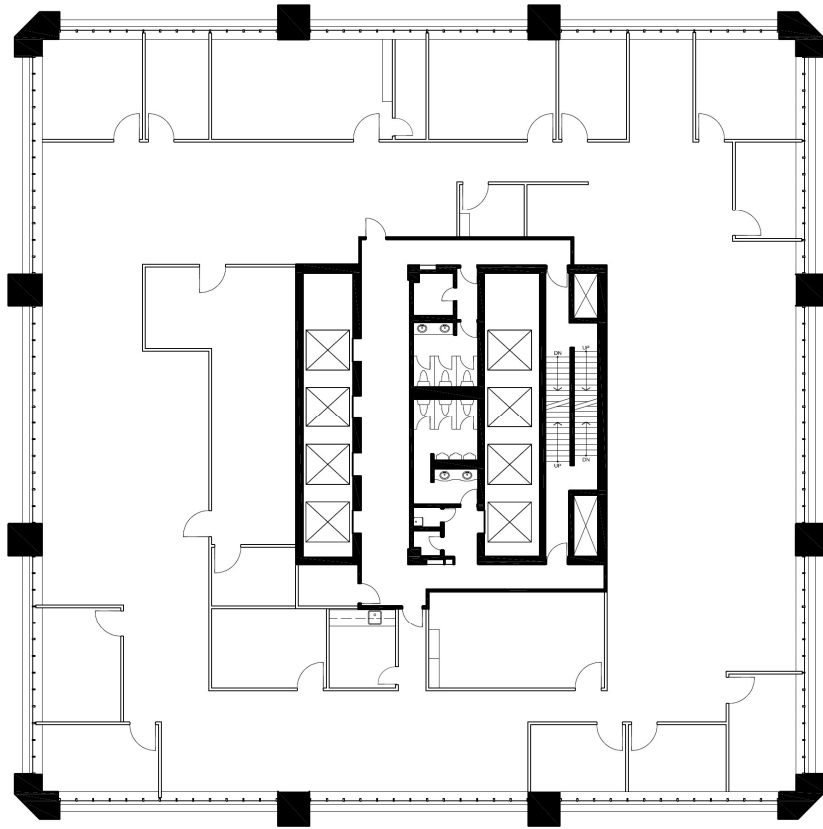


Floor Plans

Suite 400

12,037 SF

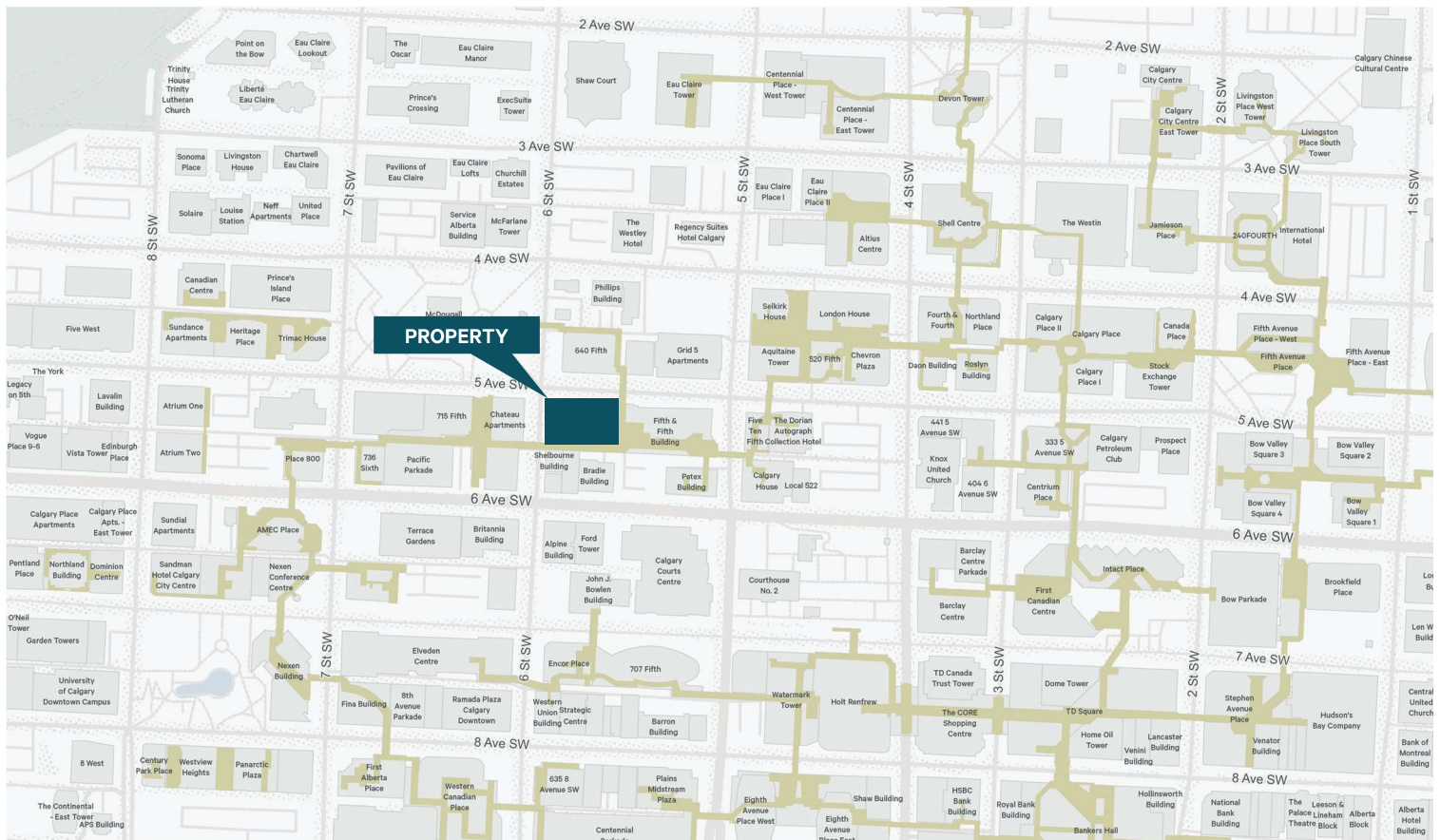
- + 12 exterior offices
- + 2 interior offices
- + Open areas for workstations
- + 2 boardrooms
- + Kitchen



Area Map

Convenient Downtown Location

- + Plus 15 connected to Fifth & Fifth, 715 5 Avenue SW, 700 6 Avenue SW and 640 5 Avenue SW
- + Fitness facility & conference centre available for exclusive tenant use
- + Daycare located on the Plus 15 level
- + GOGI Korean BBQ, Gentlemen's Choice Barber Shop and Canada Post located on the main floor
- + Heated, underground parking
- + Secure bike storage and repair station
- + Convenient access to bus routes and the LRT
- + Abundant amenities in the immediate area including restaurants, shopping and services



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For Lease



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