

For Lease

# 707 FIFTH

707 5<sup>th</sup> Street SW, Calgary, Alberta



 **Manulife**  
Investment Management

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Accelerating success.



# Property Overview

<b>Address</b>	707 5 <sup>th</sup> Street SW						
<b>Location</b>	707 Fifth is located directly on the LRT line and is +15 connected to Encor Place and Watermark Tower. The building is a 3 minute walk to the CORE Shopping Mall and Stephen Avenue pedestrian mall featuring various retail, shopping, and dining amenities.						
<b>Year Built</b>	2017						
<b>Typical Floorplate</b>	22,000 SF						
<b>Parking</b>	One (1) underground stall per 1,700 square feet leased at \$440 per unreserved stall per month and \$550 per reserved stall per month.						
<b>Rentable Area</b>	553,039 SF						
<b>Number of Floors</b>	27						
<b>Landlord</b>	Manulife Investment Management						
<b>HVAC</b>	Monday to Friday: 6:00am - 6:00pm						
<b>Annual Net Rent (PSF)</b>	Market Rates						
<b>Operating Costs &amp; Taxes (est. 2024) (PSF)</b>	<table border="0"> <tr> <td>Operating Costs:</td> <td>\$11.14</td> </tr> <tr> <td>Taxes:</td> <td>\$7.32</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$18.46</b></td> </tr> </table>	Operating Costs:	\$11.14	Taxes:	\$7.32	<b>Total:</b>	<b>\$18.46</b>
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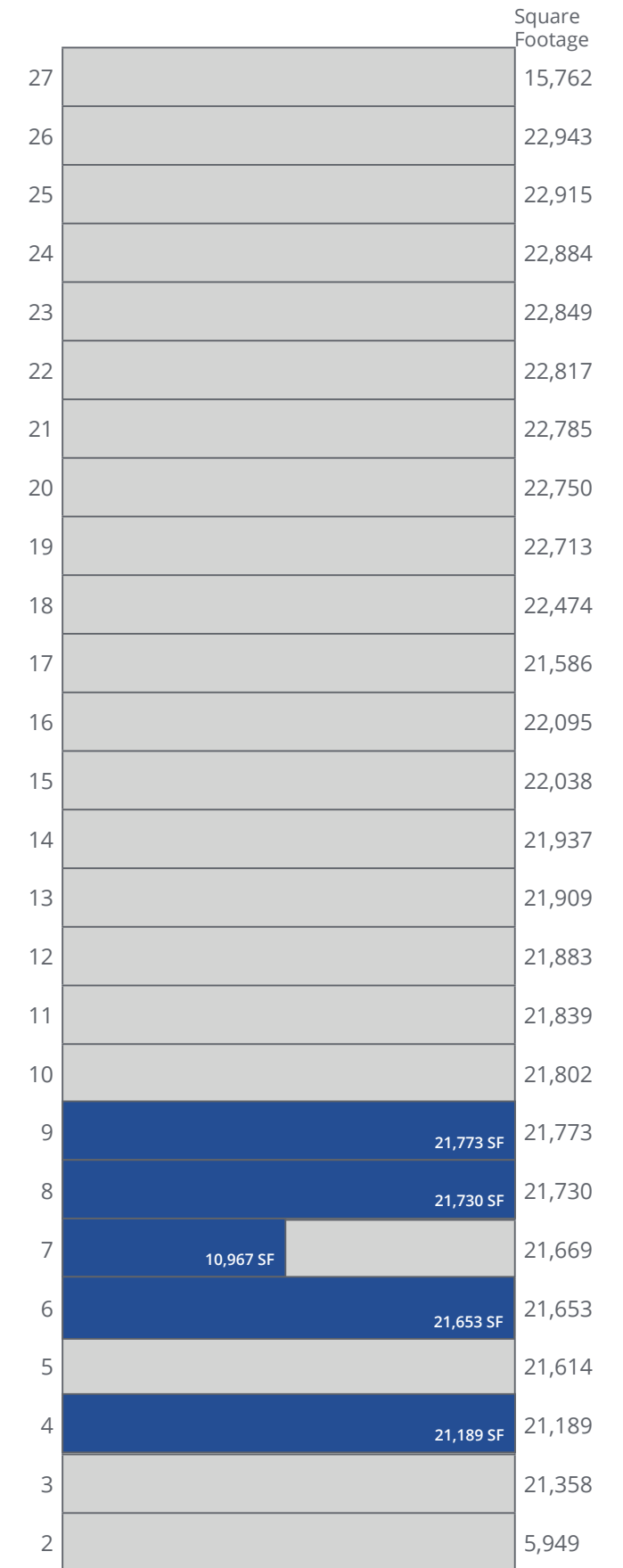
## Key Highlights

-  Tenant-only fitness facility on-site
-  Tenant-only conference facility on-site
-  Landscaped winter garden in main atrium
-  Located directly on the LRT line
-  +15 connected to Encor Place and Watermark Tower
-  Short walk from The CORE Shopping Mall and Stephen Avenue pedestrian mall
-  Various retail, shopping and dining amenities within surrounding area
-  LEED Gold Certified
-  On-site 24/7 security
-  Bicycle parking available in parkade and end of trip facilities available
-  Electric vehicle charging stations
-  LED Lights
-  11' Perimeter Glazing
-  Column-Free Floorplate

# Available Space

Suite	SF	Availability
Suite 1500	22,038	Leased
Suite 1400	21,937	Leased
Suite 1300	21,909	Leased
Suite 1200	21,883	Leased
Suite 1100	21,839	Leased
Suite 1000	21,802	Leased
Suite 900	21,773	Immediate
Suite 800	21,730	Immediate
Suite 700 <a href="#">Show Suite</a>	10,967	March 2024
Suite 600	21,653	Immediate
Suite 400	21,189	Immediate

Headlease
Leased





## Fitness Facility

- 7,600 SF, club quality, tenant-only fitness facility
- Showers, lockers and towel service available
- 24/7 access for tenants via swipe card

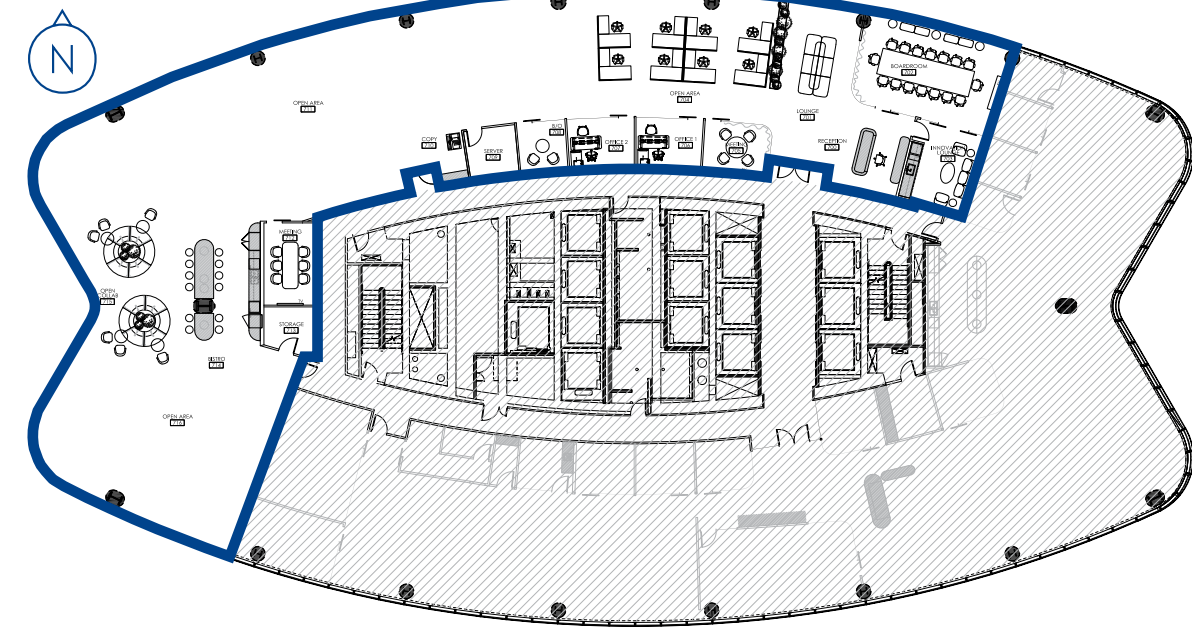
## Conference Facility

- 8,100 SF conference facility that can accommodate up to 272 people
- State-of-the-art audio/visual capabilities
- Bookings available on a first come first serve basis
- Property management able to rearrange furniture throughout in order to accommodate various event style set-ups (ie: board meeting, cocktail reception, etc.)
- Servery to accommodate catering

# Floor Plans

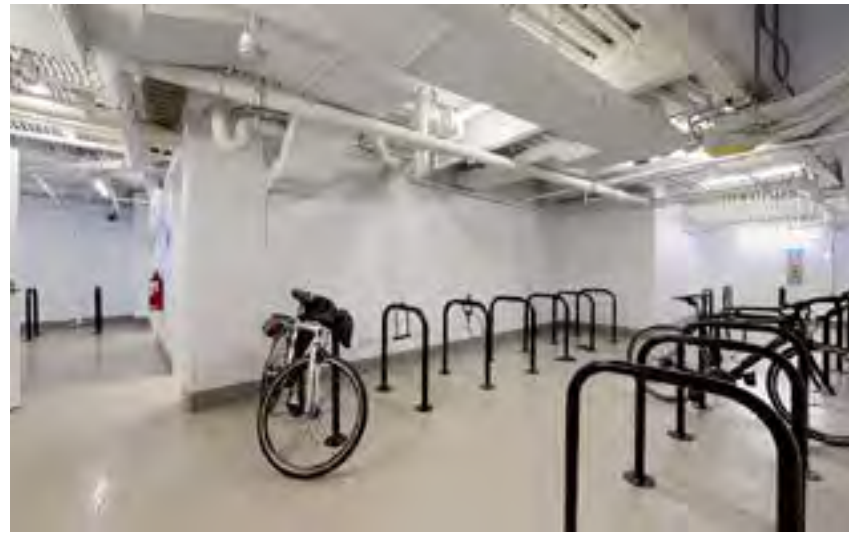
## Show Suite - Half Floor

\*Available March 2024



**Suite 700**  
10,967 SF

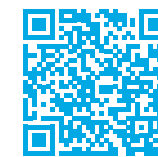
- 8 Workstations
- Large Open Area
- 2 Interior Offices
- 2 Meeting Rooms
- Breakout Room
- Boardroom
- Storage
- Training Room
- Staff Lounge/ Kitchen
- Reception
- Able to accommodate offices or workstations throughout space



## AA Class Amenities

- Winter Garden with a 30-foot tall lobby provides additional informal meeting space and breakout area for tenants
- Bicycle storage with direct street access
- Direct +15 access into the CORE Shopping Centre
- End of trip facilities (showers/lockers)

360°  
Scan for the  
Virtual Tour



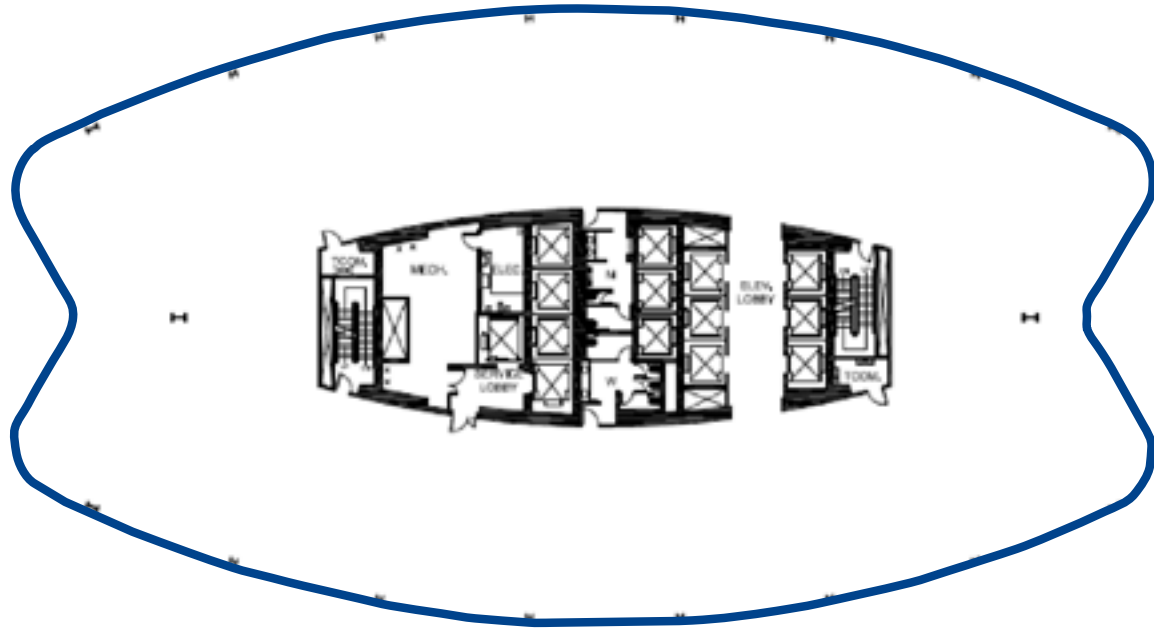
Show suites completed by: **SHEARER**

# Show Suite Photos



# Floor Plans

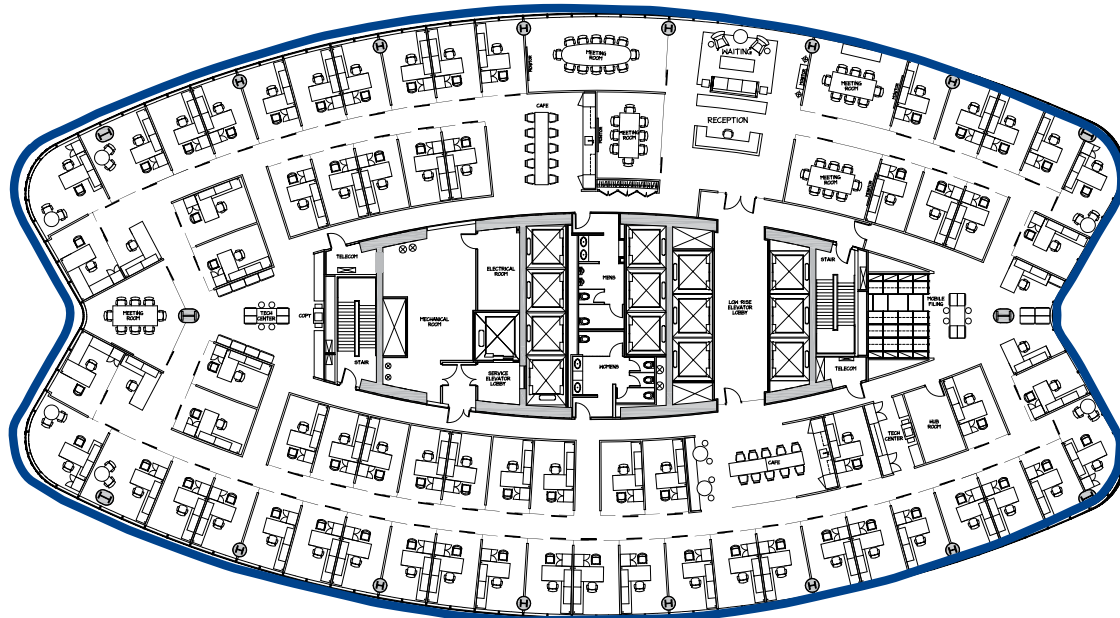
## Typical Base Building Plan



Average Floorplate of ~22,000 SF

- Base Building Condition
- Column Free Layout
- 40' Core Depth

## Conceptual Office Intensive Layout



Average Floorplate ~22,000 SF

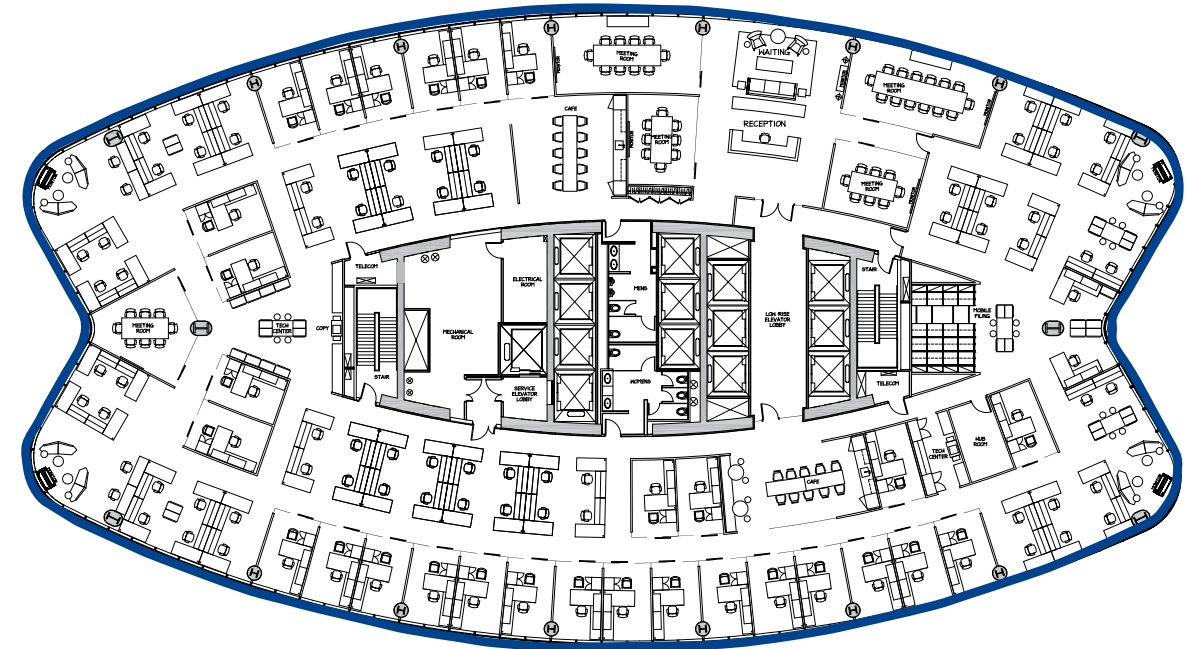
- 42 Exterior Offices
- 23 Interior Offices
- 4 Workstations
- Boardroom
- 4 Meeting Rooms
- 2 Kitchen/Staff Lounges
- 2 Copy/Filing Areas
- Reception

69 Occupants  
1 person per 319 SF

# Floor Plans



## Conceptual Mixed Plan Layout

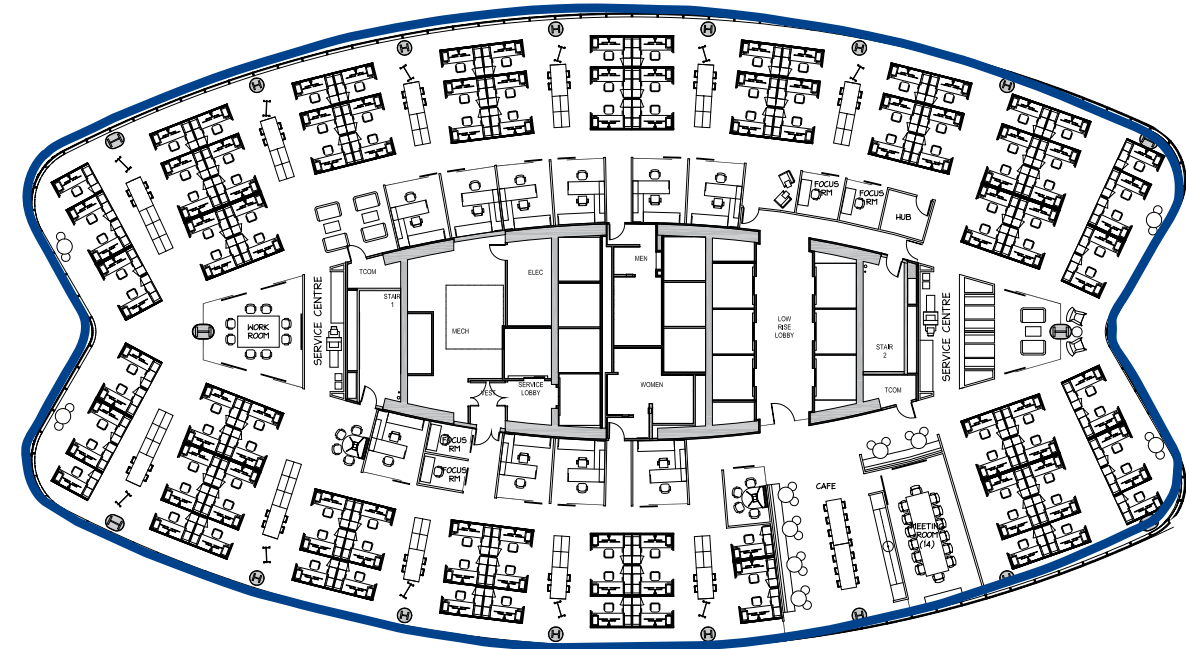


Average Floorplate ~22,000 SF

- 21 exterior offices
- 8 interior offices
- 74 workstations
- 4 meeting rooms
- Boardroom
- 2 Kitchen/Staff lounges
- 2 copy/filing areas
- Reception

103 Occupants  
1 person per 214 SF

## Conceptual Open Plan Layout

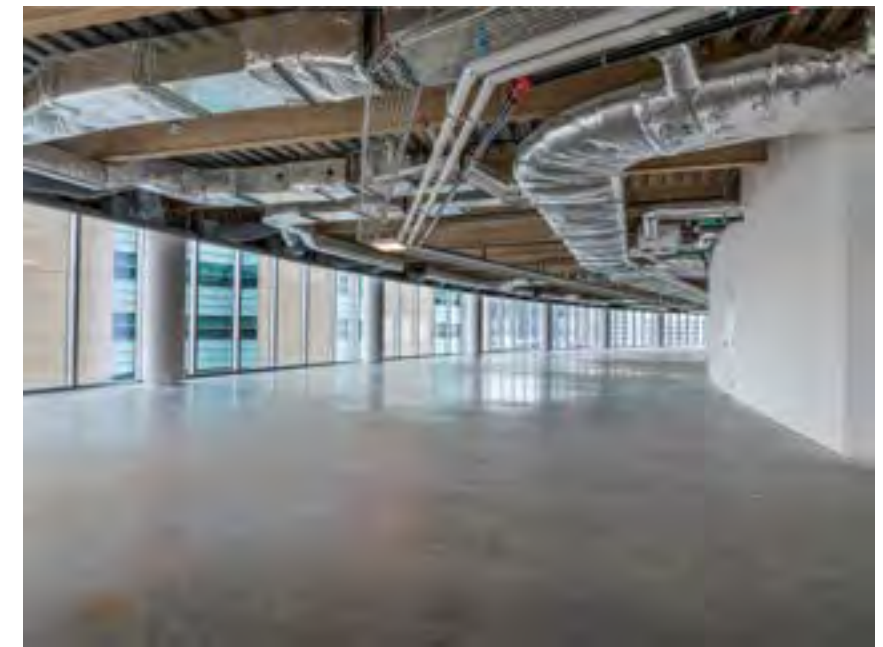


Average Floorplate ~22,000 SF

- 10 interior offices
- 111 workstations
- 4 focus rooms
- Work room
- Meeting room
- Boardroom
- Kitchen/Staff lounge
- 2 copy/filing areas
- Breakout areas

121 Occupants  
1 person per 182 SF

# Photos



# Surrounding Amenities

## Food / Retail

- 1 Freshii in EAP
- 2 The Derrick Gin Mill & Kitchen
- 3 The Rooftop
- 4 Deville Coffee
- 5 The CORE Shopping Centre
- 6 Barcelona Tavern
- 7 Earls Kitchen + Bar
- 8 Calgary Courthouse
- 9 Olly Fresco's
- 10 The Wilde on 27
- 11 Tim Hortons
- 12 Holt Renfrew
- 13 Sunterra
- 14 Caffe Artigiano in Watermark
- 15 Starbucks in EAP
- 16 Hy's Steakhouse
- 17 EAT

 Parking

 Hotel







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