



Atrium I

Office space for lease



839 5th Avenue SW, Calgary | Alberta

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Building Information

Building Details

Constructed	1978
Rentable Area	102,750 SF
Average Floorplate	13,615 SF
Number of Floors	8
Landlord	SCREO Calgary Office Inc.
HVAC	Monday - Friday 7:00 am - 6:00 pm
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$14.46 per SF (2024 estimate)
	1:1,307 SF Parkade Height: 6'2"
Parking	Reserved parking @ \$485/stall/month
	Tandem parking @ \$385/stall/month

Highlights

- Recent building renovations include four new lobbies & refinished foyer
- Full height atrium provides natural light to interior offices
- Penthouse fitness centre and squash courts exclusive to tenants free of charge
- Three high speed glass enclosed elevators on the atrium
- Storage space available for lease to tenants
- Located one block from LRT line
- Fitwel Viral Response Certified

Bike Storage

- Floor mounted bike racks and wall mounted wire are located in the parkade
- Non-reserved
- Total bike parking: 25



Lease Information

Suite	SQ/FT	Availability
Suite 100	1,781 SF	Immediately
Suite 300	14,244 SF	Immediately
Suite 400	14,267 SF	Immediately
Suite 500	14,244 SF	Immediately
Suite 600	2,907 SF	Immediately
Suite 650	6,937 SF	Immediately
Suite 700*	7,511 SF	Immediately
Suite 780	6,750 SF	Immediately
Suite 800*	14,264 SF	Immediately

Contiguous for 42,755 SF

Contiguous for 9,844 SF

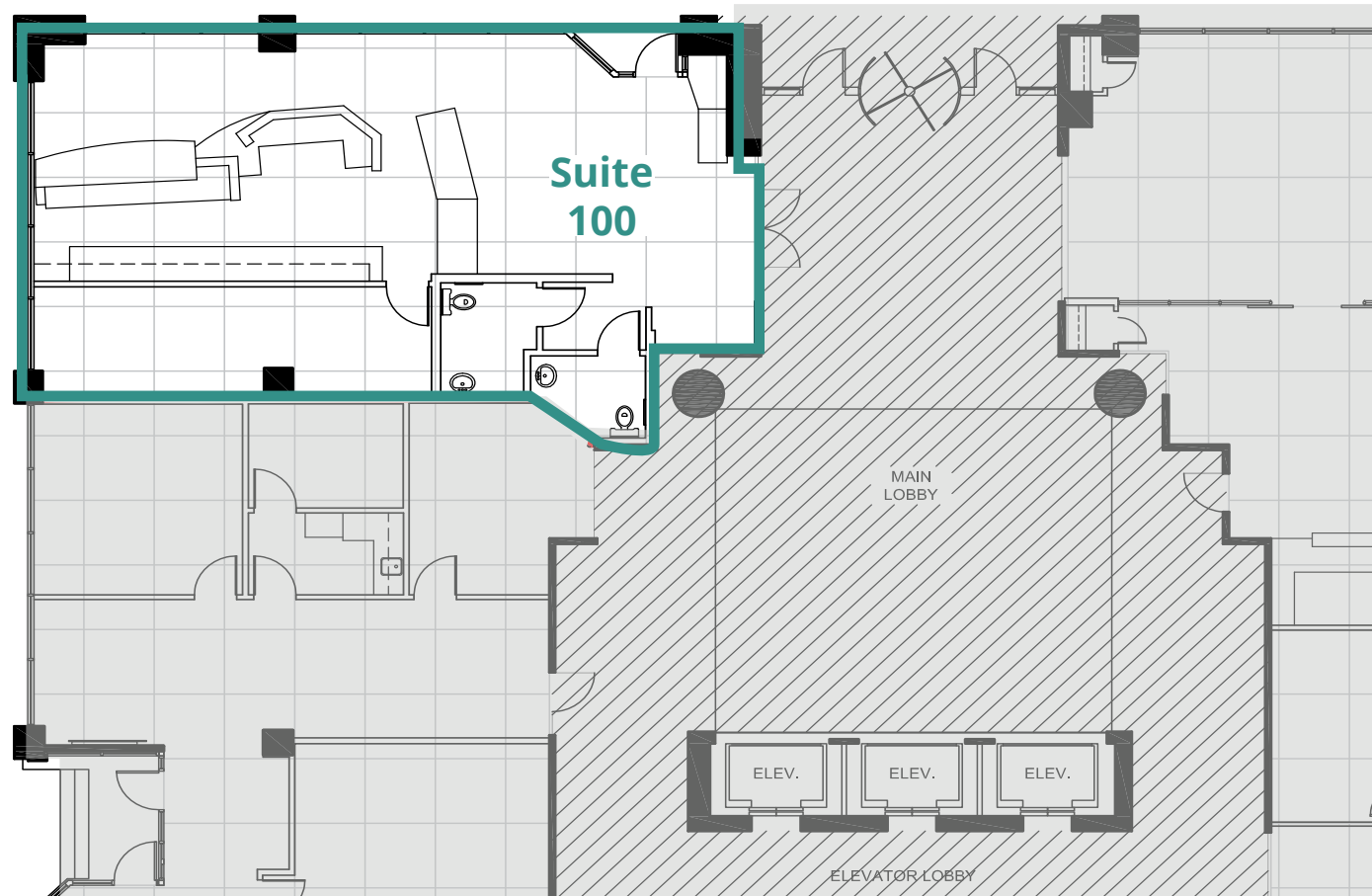
Contiguous for 28,525 SF

***Furnished**



Floor Plans

Floor 1 1,781 SF

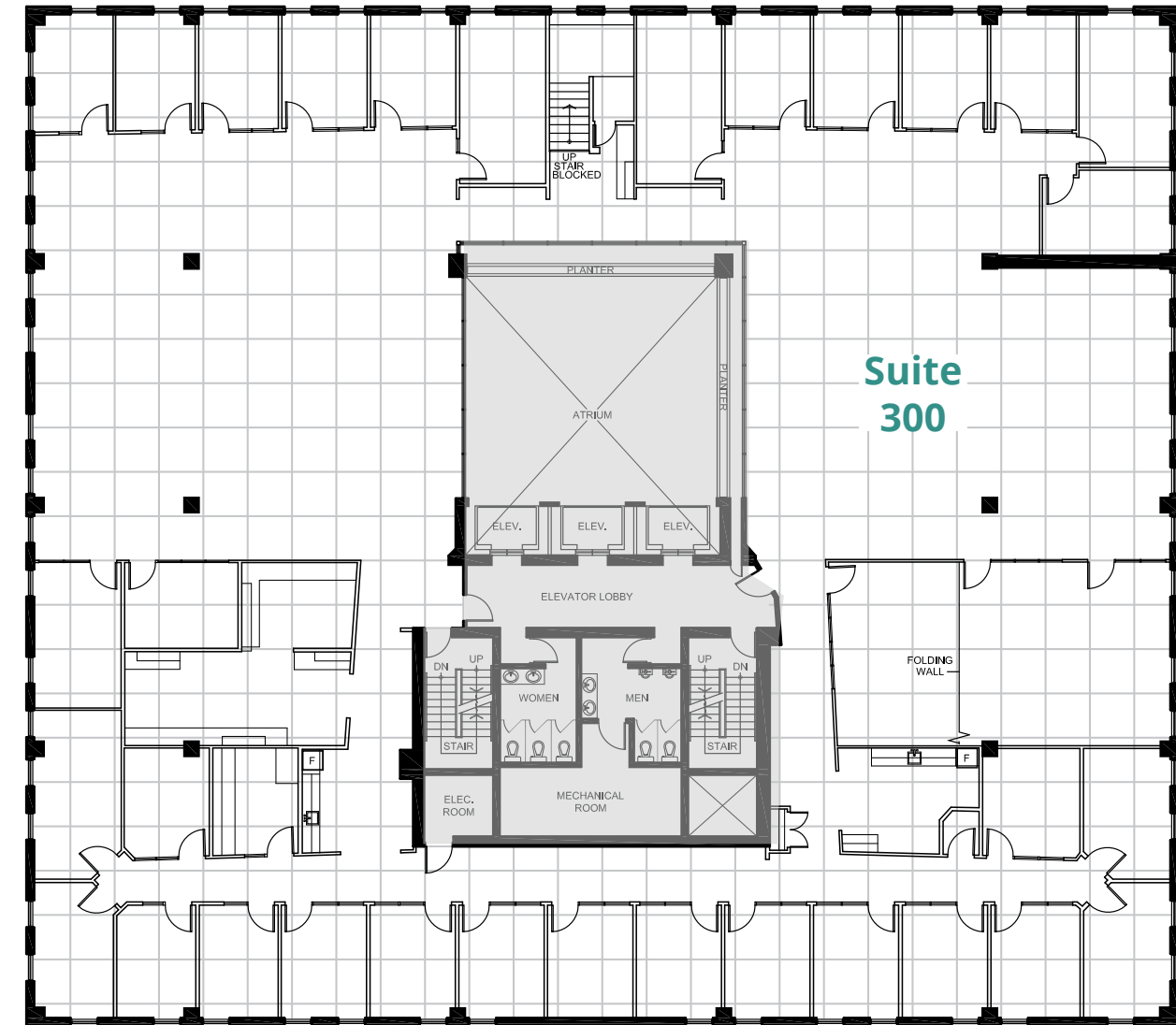


Suite 100 | 1,781 SF

- Former coffee shop layout

Floor Plans

Floor 3 14,244 SF



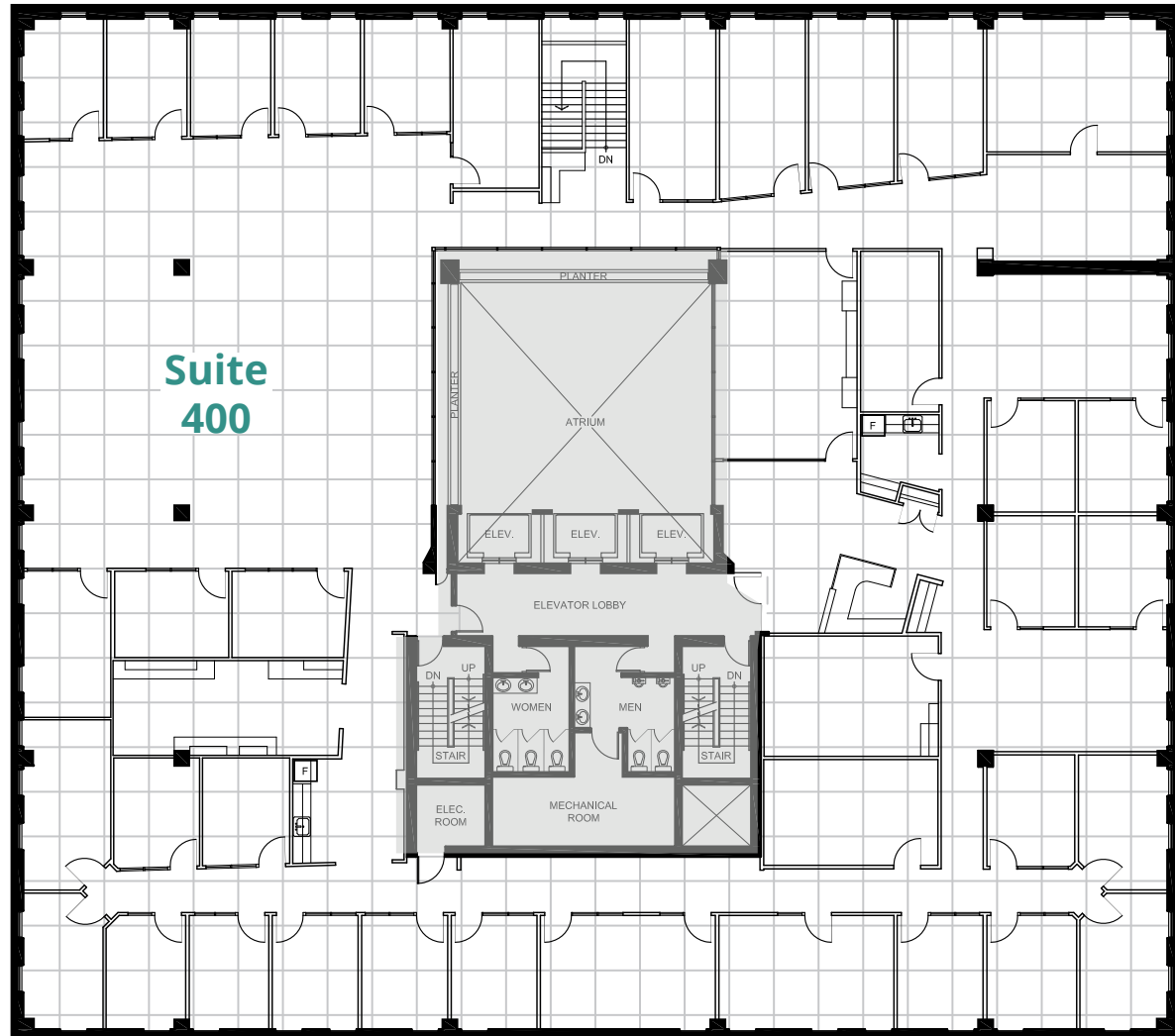
Suite 300 | 14,244 SF

- 28 exterior offices
- 3 interior offices
- Boardroom
- 2 kitchens
- File/copy area
- Large open areas
- Internal stairwell connecting with Floor 4

Floor Plans

Floor 4

14,267 SF



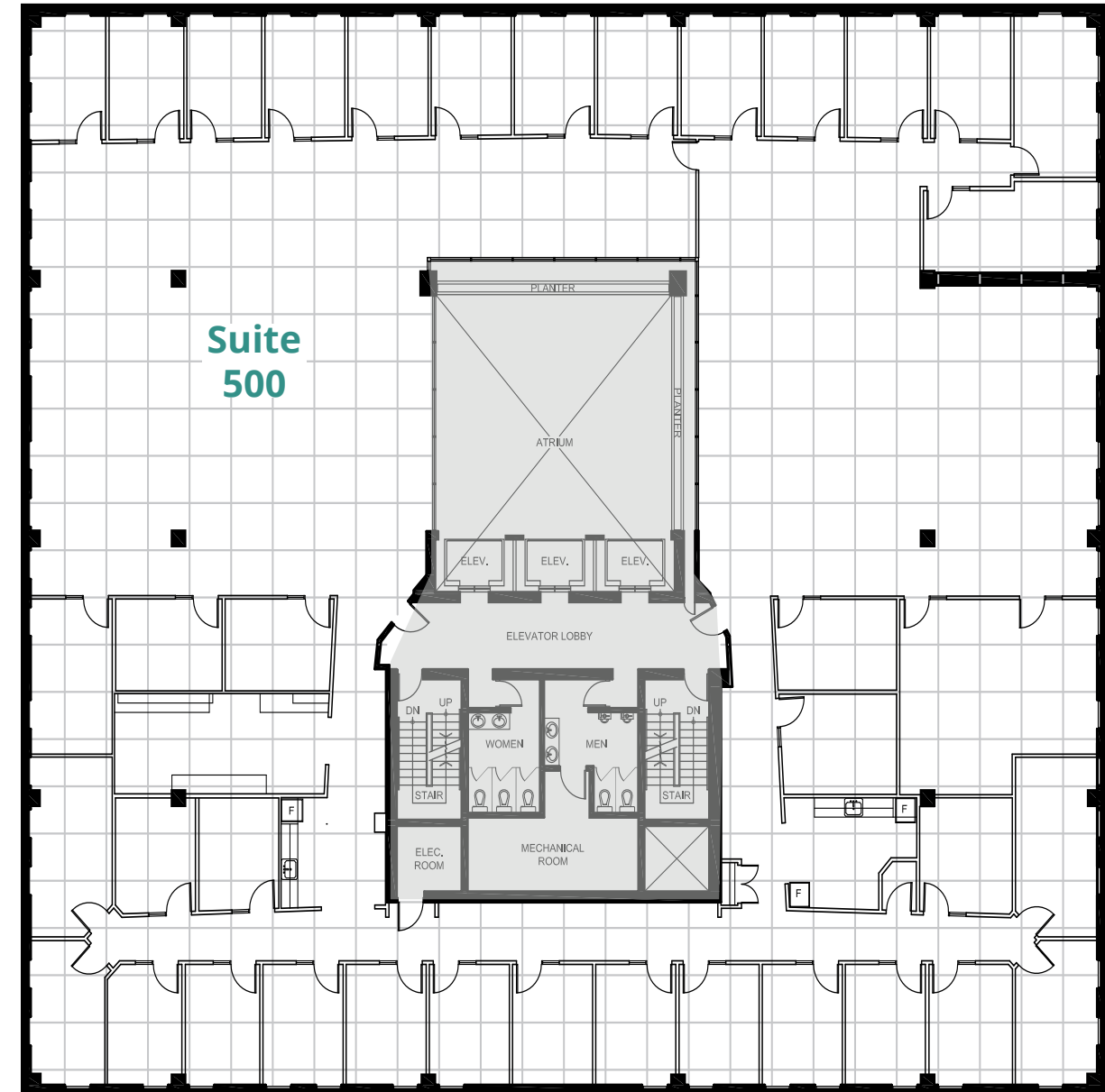
Suite 400 | 14,267 SF

- 24 exterior offices
- 8 interior offices
- Reception
- 2 boardrooms
- 4 meeting rooms
- 2 kitchens
- Open space
- Internal stairwell connecting with Floor 3

Floor Plans

Floor 5

14,244 SF



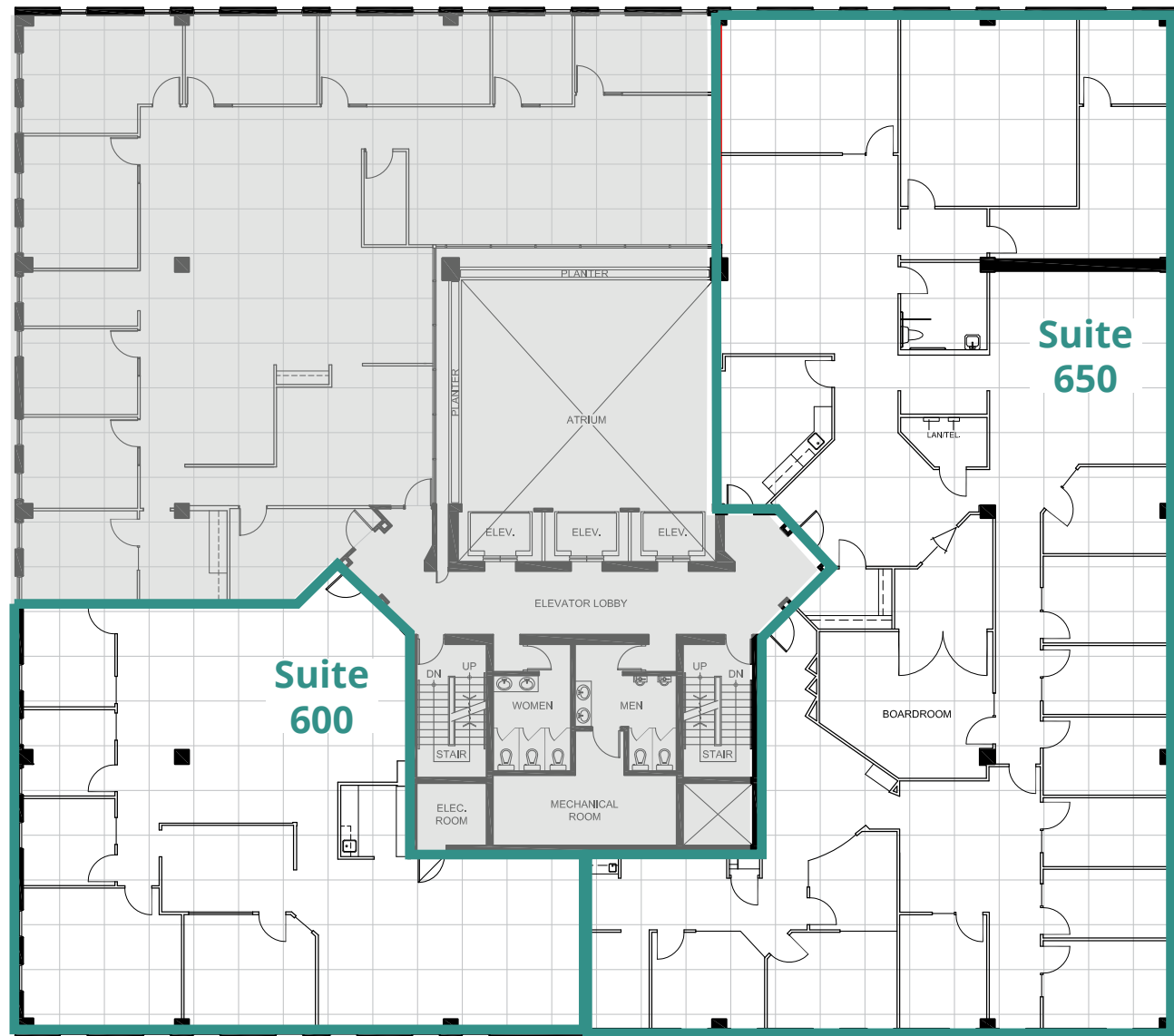
Suite 500 | 14,244 SF

- 30 exterior offices
- 7 interior offices
- Exterior boardroom
- 2 kitchens
- Open space

Floor Plans

Floor 6

9,844 SF



Suite 600 | 2,907 SF

- 5 exterior offices
- Copy/print area
- Kitchen
- 2 small open areas

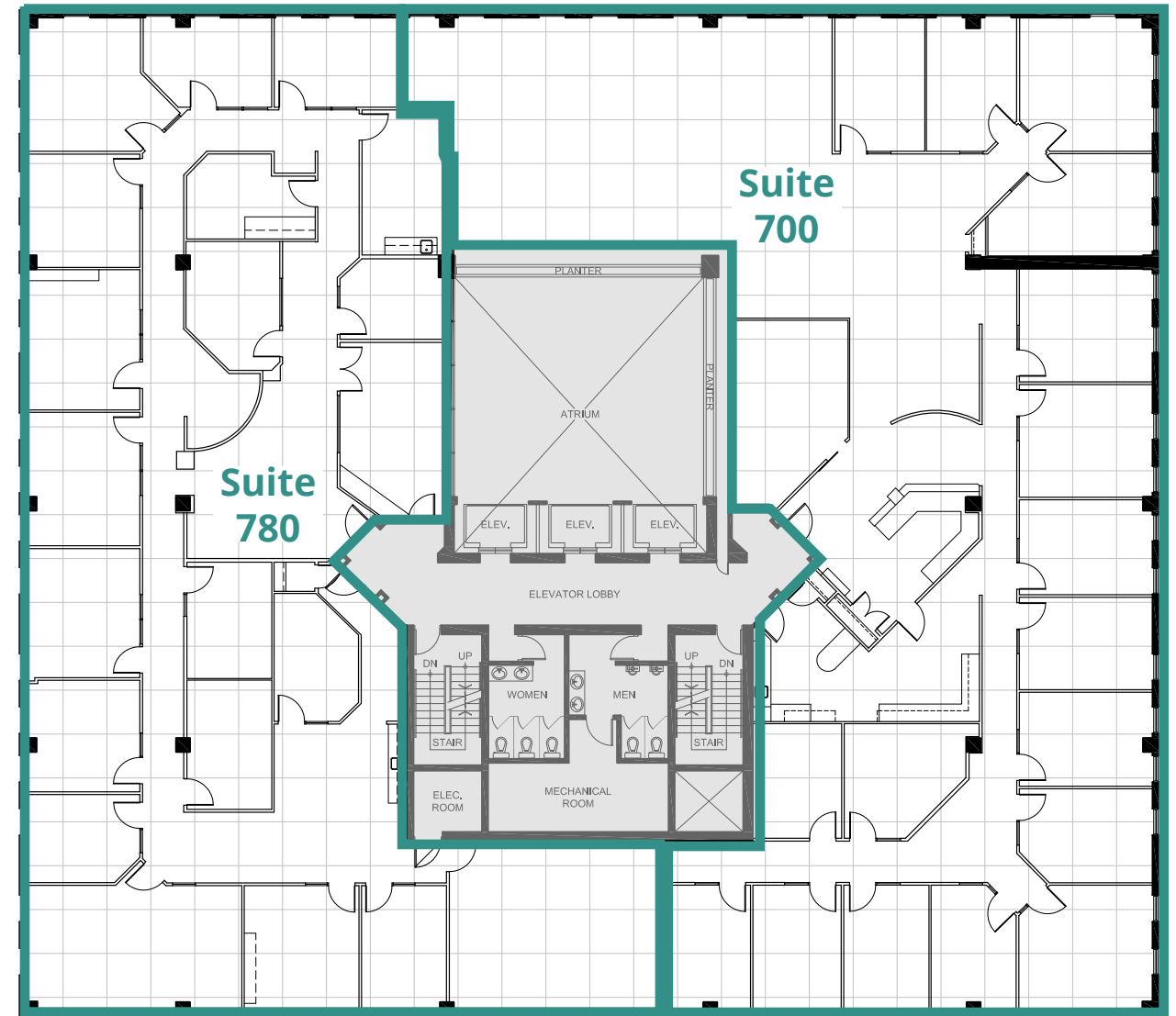
Suite 650 | 6,937 SF

- 10 exterior offices
- 2 boardrooms
- Classroom
- Kitchen
- Reception
- Small open area

Floor Plans

Floor 7

14,261SF



Suite 700 | 7,511 SF

- 15 exterior offices
- 2 interior offices
- Kitchen
- Boardroom
- Reception
- Open area
- *Furnished

Suite 780 | 6,750 SF

- 13 exterior offices
- 5 interior offices
- Boardroom
- 2 Kitchens
- Copy room
- Reception



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