

Office | For Lease



# 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

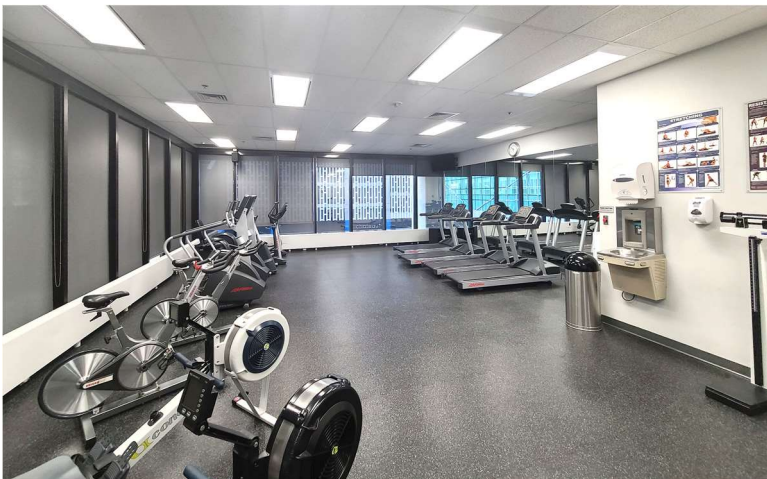
### Allowance

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

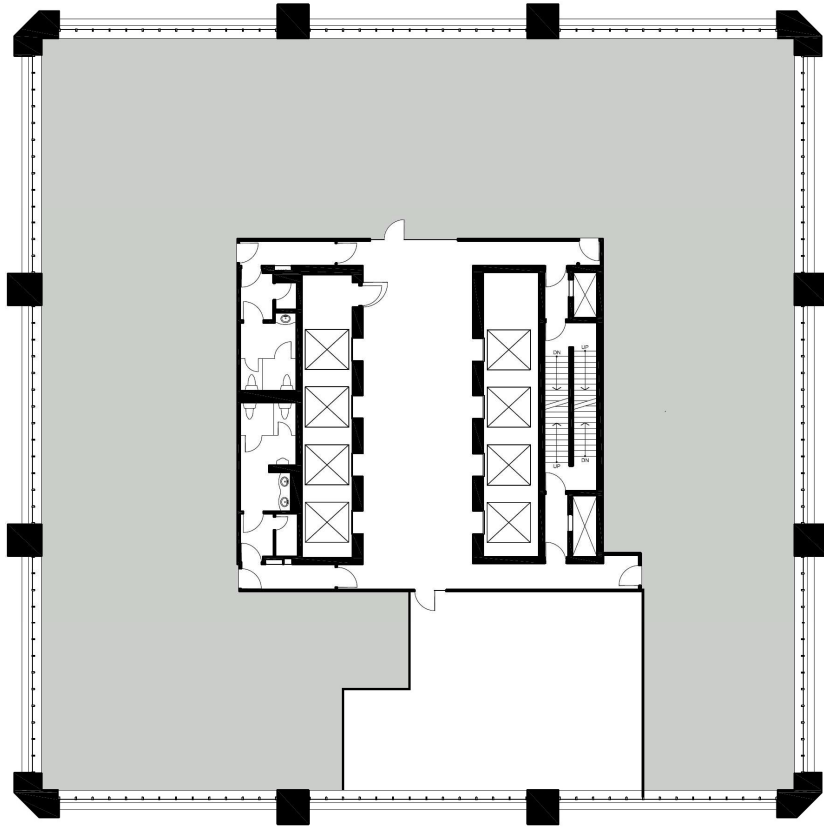
# Floor Plans

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## Suite 1550

1,051 SF

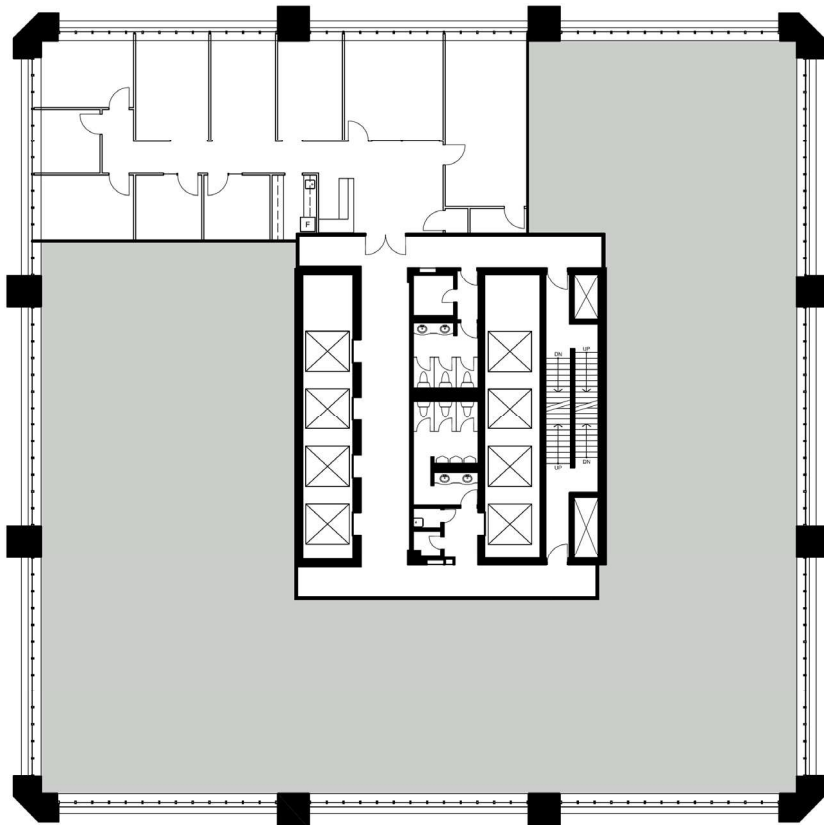
Currently undeveloped



## Suite 1410

2,367 SF

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

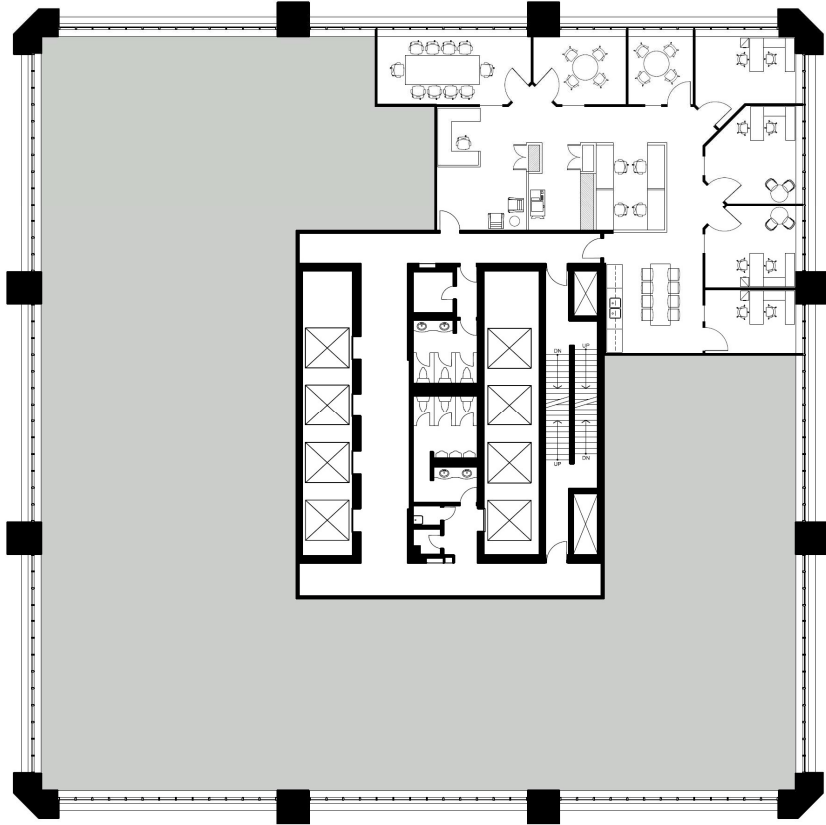


# Floor Plans

## Suite 1050

2,840 SF

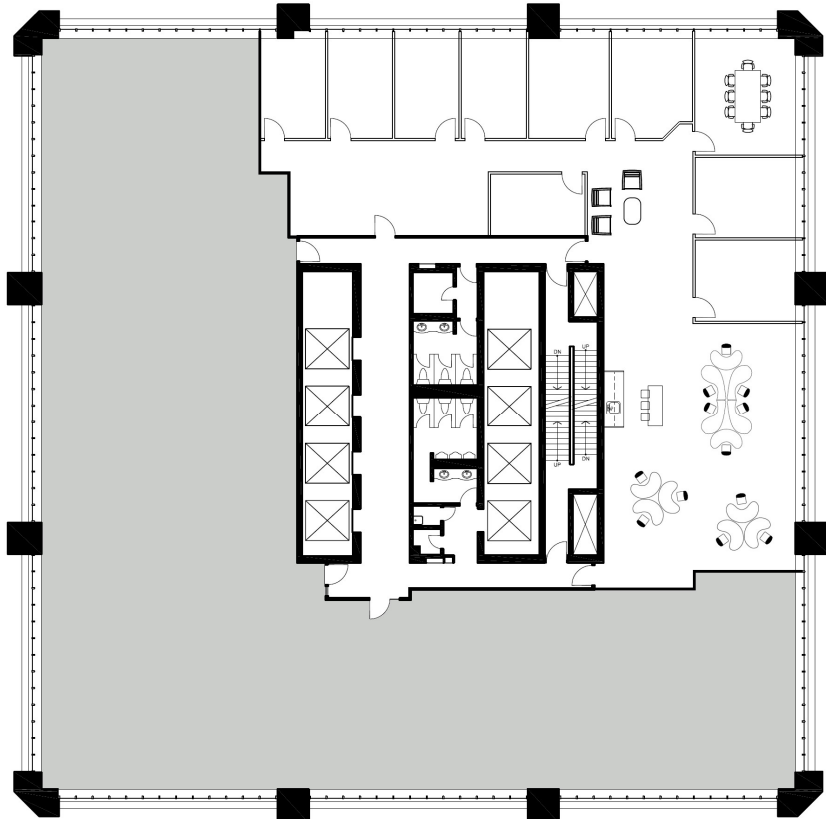
- + 4 exterior offices
- + 4 workstations
- + Boardroom
- + 2 meeting rooms
- + Kitchen
- + Reception
- + Copy area



## Suite 900

4,896 SF

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

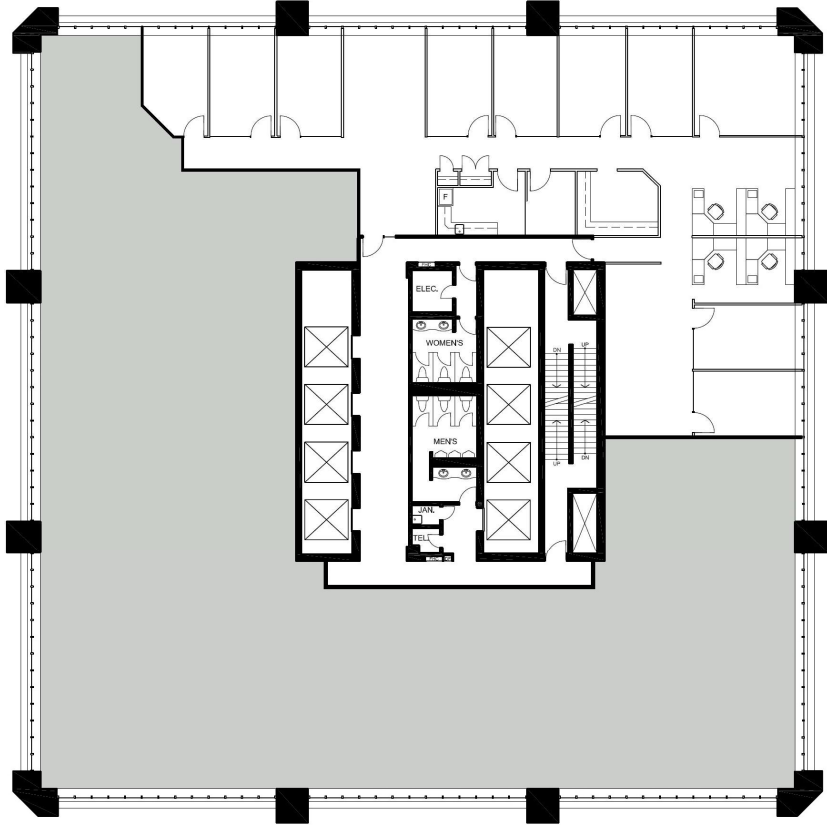


# Floor Plans

## Suite 800

4,717 SF

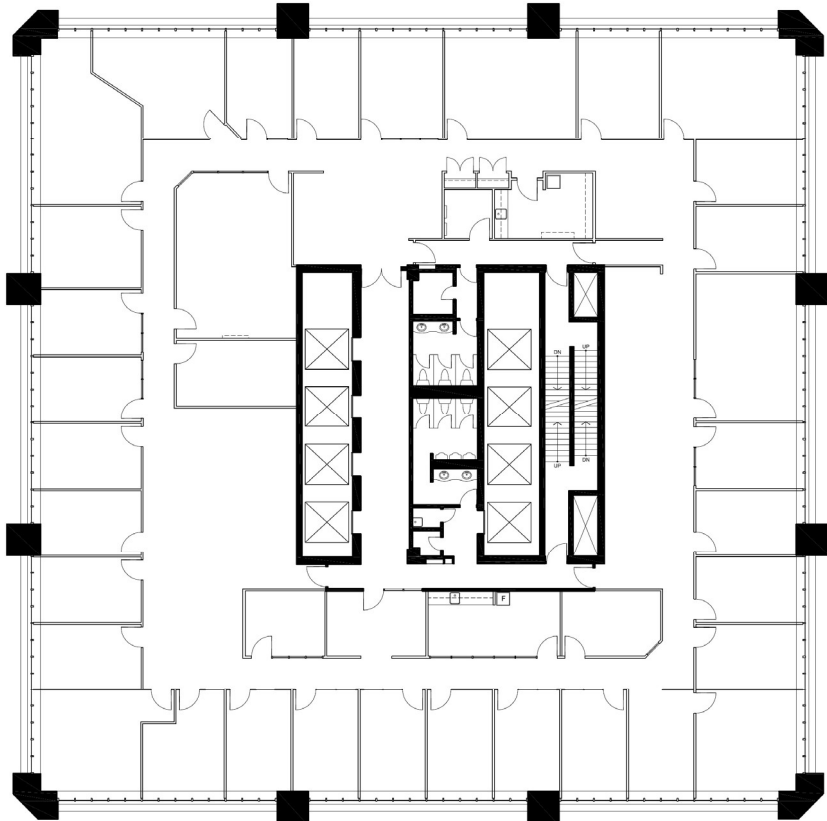
- + 10 exterior offices
- + 4 workstations
- + Kitchen
- + Reception
- + Server room
- + Filing room



## Suite 700

12,030 SF

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

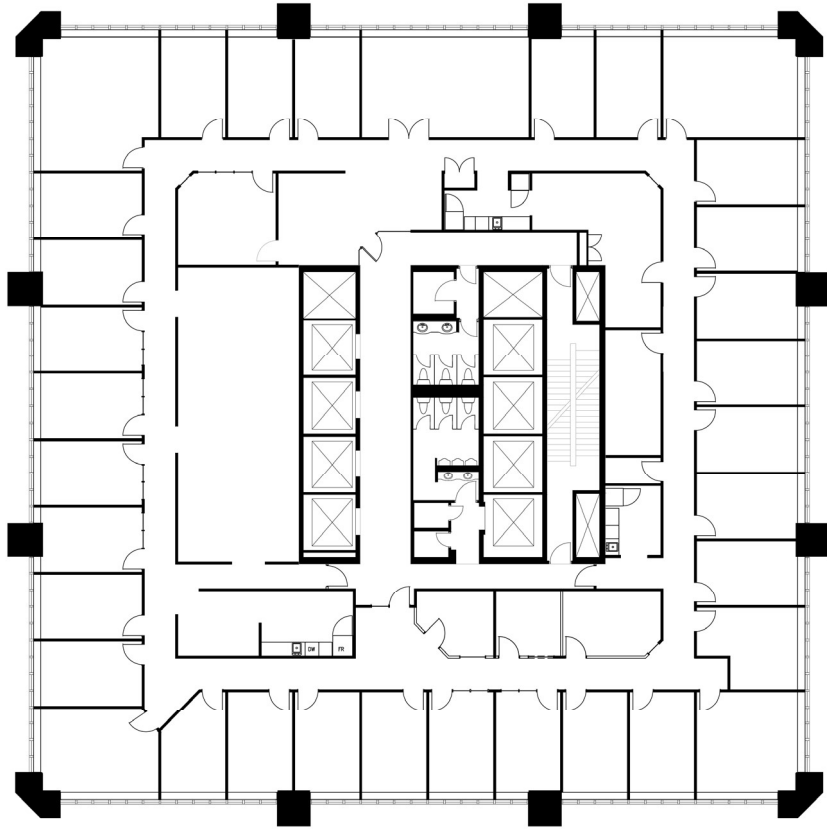


# Floor Plans

## Suite 600

12,029 SF

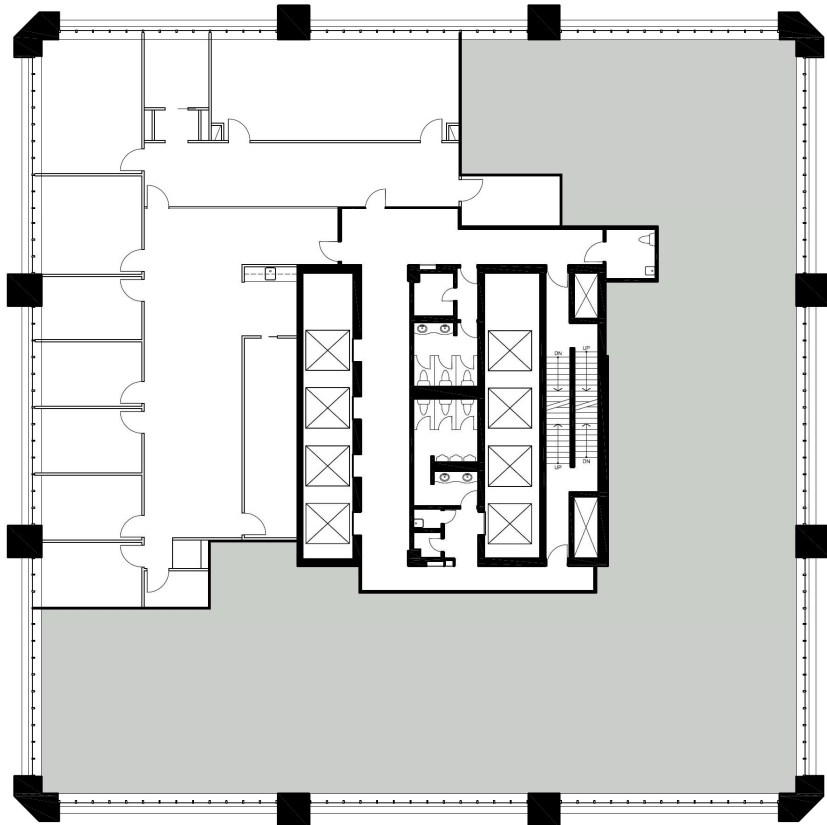
- + 33 exterior offices
- + 3 interior offices
- + Boardroom
- + 2 meeting rooms
- + Kitchen
- + Coffee station
- + Reception
- + Server room
- + Copy/filing areas



## Suite 520

5,063 SF

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

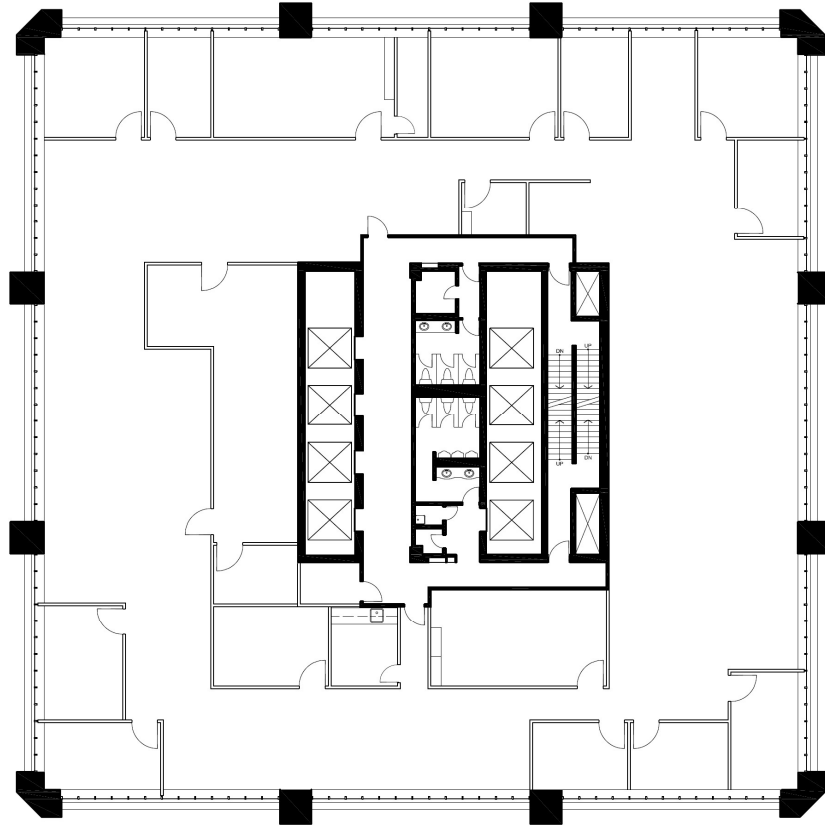


# Floor Plans

## Suite 400

12,037 SF

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

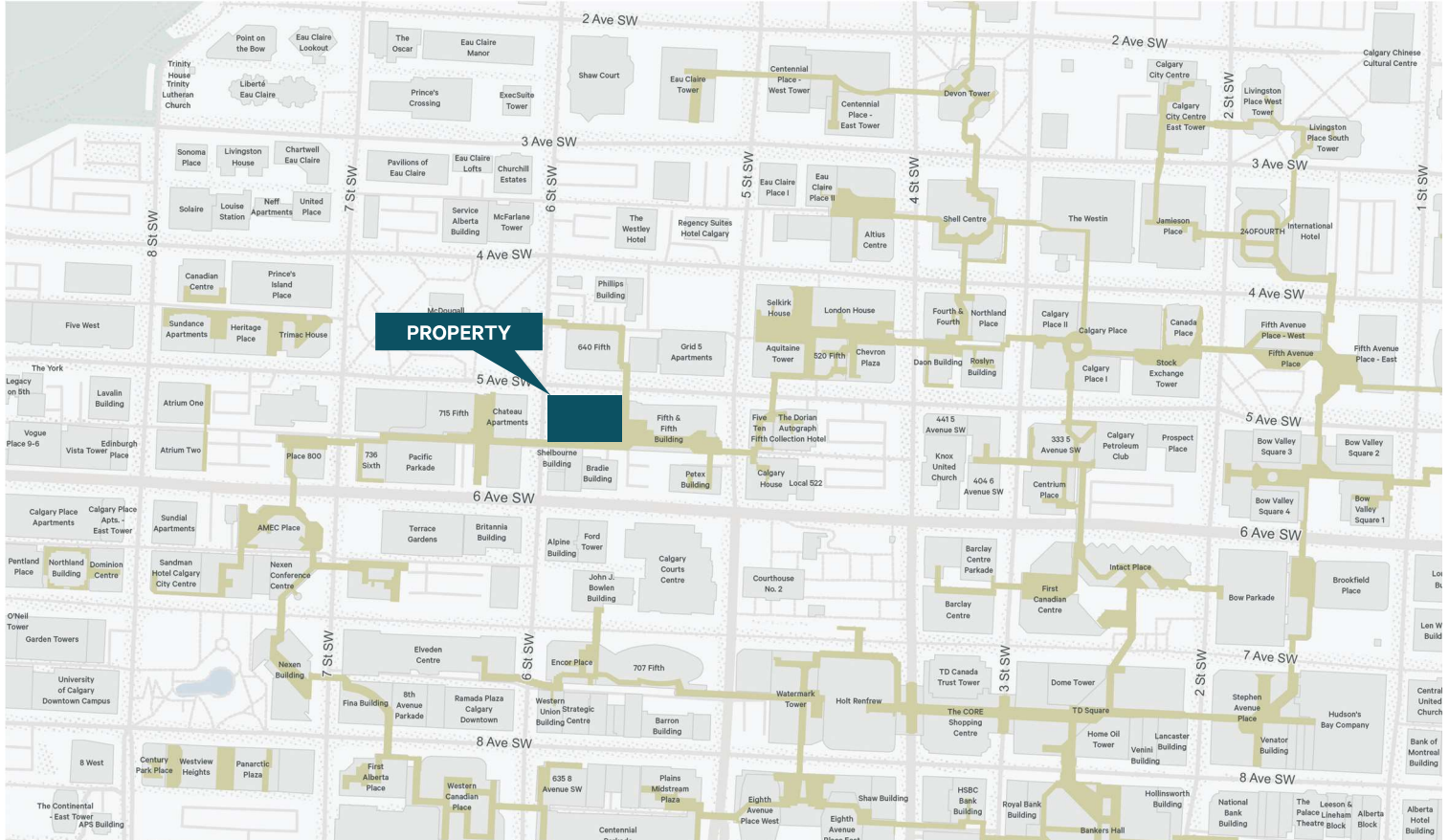




# Area Map

## 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



**639 Fifth Avenue**  
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For Lease



## Contact Us

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