



REAL

333 FIFTH AVENUE



Simply the best location in the city

333 FIFTH AVENUE

Located in the heart of downtown Calgary, 333 Fifth Avenue is beside the Petroleum Club and central to all major downtown buildings and amenities.

333 FIFTH AVENUE

Located at the very core of downtown Calgary, 333 Fifth Avenue is immediately adjacent to the Calgary Petroleum Club and central to all major downtown buildings and amenities.

ADDRESS

333 5th Avenue S.W., Calgary, Alberta

LOCATION

Southeast corner of 5th Avenue and 3rd Street S.W.

TYPICAL FLOOR PLATE

15,600 square feet

NUMBER OF FLOORS

Seventeen

PARKING

- Two levels of underground parking at a ratio of one stall per 2,100 square feet
- Secure indoor bicycle storage

AMENITIES

- Excellent Plus 15 access
- Direct entrance to Calgary Petroleum Club
- All major banks within one block
- Easy access to downtown shopping malls
- On-site print shop, café, and boutique liquor store
- A full range of environmentally responsible initiatives

OWNERSHIP

333 Fifth Avenue is owned by First Real Properties Limited. The company was formed in 1970 to develop and acquire real estate in Canada and currently owns over two million square feet of property in Calgary, Toronto and Hamilton.

MANAGEMENT

The building is managed by the owner, part of the Real group of companies, with a management office located in downtown Calgary. The Real group has been operating in Canada for over 45 years and currently manages over 3.3 million square feet of office, industrial and retail space across the country.

SECURITY

333 Fifth Avenue has a digital building access system, which secures the parkade, main entrance and elevators. Security personnel are on-site 24 hours a day, along with comprehensive video monitoring of high-traffic common areas.

ELEVATOR

Five Otis elevators along with a dedicated parkade shuttle elevator serve the building. All elevators were fully modernized and re-built in 2016, providing excellent performance and reliability.

LIFE SAFETY

333 Fifth Avenue is equipped with a two-stage addressable fire alarm system, is fully sprinklered along with smoke and heat detection on each floor. If a power failure occurs, the building is equipped with an emergency generator that supplies power to operate emergency equipment and warning systems.

MECHANICAL

The building is heated by four boilers serving a perimeter radiation heating system, with air conditioning provided by two chillers. The air-handling system is designed to provide fresh air from a minimum of 20 percent up to 100 percent during free cooling.

LIGHTING

A lighting-control system is in place to assist with energy consumption by automatically turning lights off after hours. Additional lighting is available in one-hour increments by simply turning on the main light switch in each suite.