



5440 & 5550 1st Street SW | Calgary, Alberta

Manchester Office Park

*Fully Furnished "A" Class
Office Space For Lease*

Accelerating success.

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Property Overview

Manchester Office Park provides a unique opportunity for prospective tenants to occupy a building in its entirety and shape the overall environment, experience and workplace for both employees and clients. The property's desirable south-central location is amenity-rich with quick access to downtown and major arteries as well as being walking distance to the Chinook LRT Station.

The low-rise nature of the buildings provides for a relatively constant and direct fresh air supply, promoting a healthy workplace. Several immediate access points to the outdoors, including from the current kitchen/lounge area, provide employees the opportunity to take fresh air movement breaks throughout the day and to connect with colleagues and the outdoors. Large windows throughout with minimally interrupted glazing lines provide for substantial natural light in all areas.



Building	5550 1 st Street SW (South Building)	5440 1 st Street SW (North Building)
Available Space	Main Floor: 24,000 SF (C/L) Second Floor: 24,667 SF Total: 48,667 SF	15,440 SF
Virtual Tours	Main Floor Virtual Tour Second Floor Virtual Tour	North Building Virtual Tour
Net Rent	Market Rates	Market Rates
Operating Costs (2023 Estimates)	CAM: \$10.40 PSF/Annum Tax: \$4.98 PSF/Annum Total: \$15.38 PSF/Annum	CAM: \$9.19 PSF/Annum Tax: \$4.99 PSF/Annum Total: \$14.18 PSF/Annum
Building Size	48,667 SF	27,847 SF
Floors	2	1
Term	3-5 Years	3-10 Years
Year Built	2008	
Parking	1 Stall Per 275 SF // Free of Charge	
Fibre Provider	Telus	
Backup Power	Dedicated High Capacity Backup Generator	
Furniture	Fully Furnished	
Signage	Prominent Building Signage Available	
Availability	Immediately	

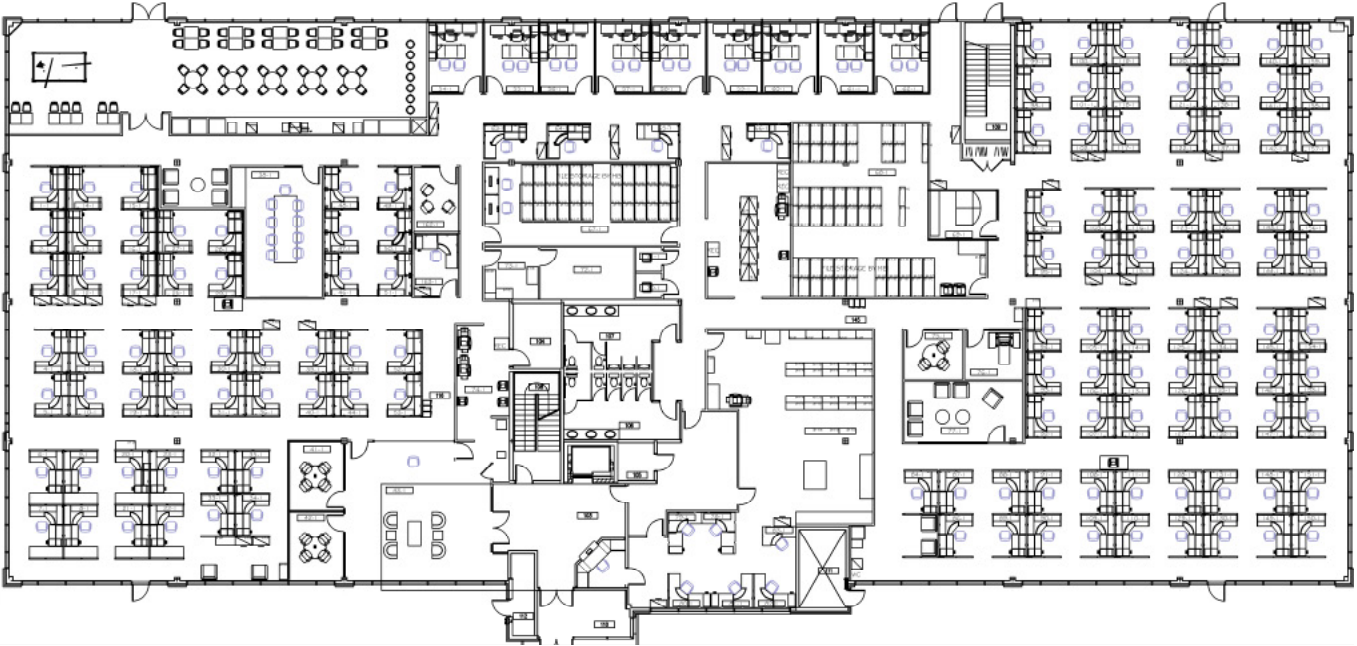
Can Demise to 10,000 SF

Floor Plans



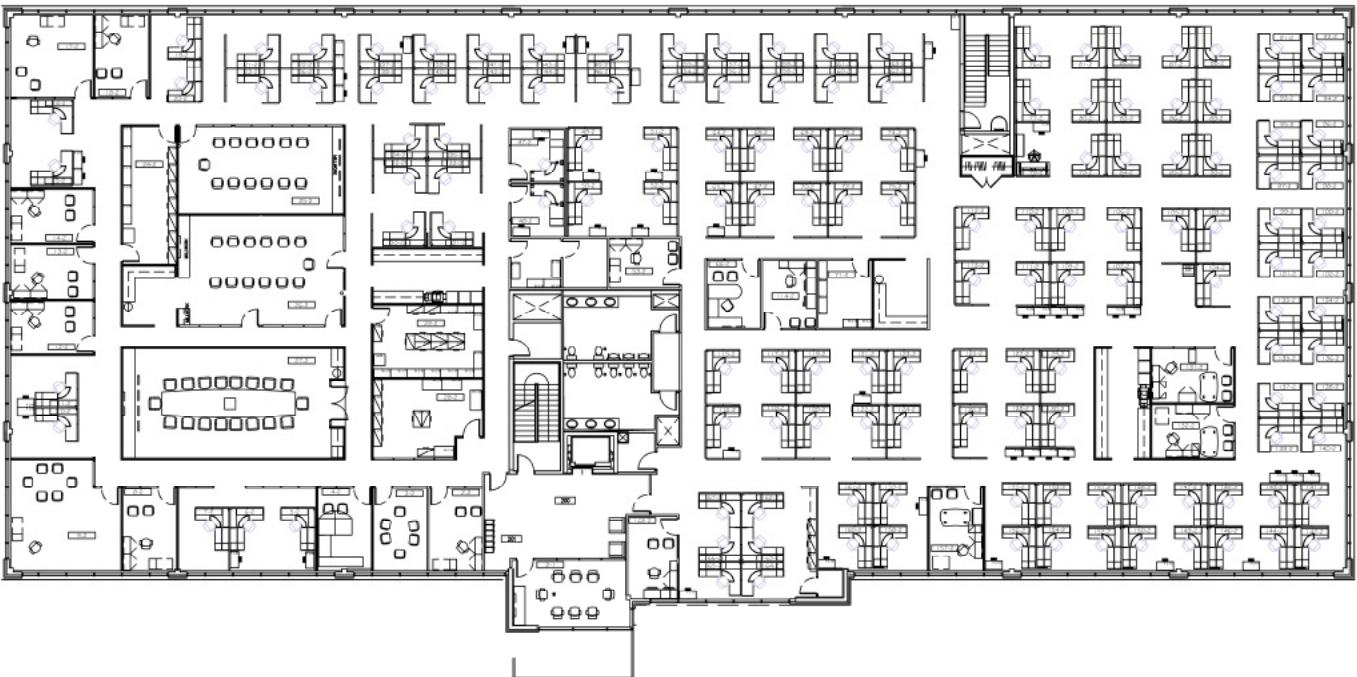
South Building | Main Floor | 24,000 SF | C/L | [Click Here for Virtual Tour](#)

- 9 Offices
- Boardroom
- Kitchen/Cafe with Lounge
- Reception/Waiting Area
- 134 Workstations
- 5 Meeting Rooms
- Filing Areas
- Furniture Available



South Building | Second Floor | 24,667 SF | Can Demise to 10,000 SF | [Click Here for Virtual Tour](#)

- 14 Offices
- 3 Large Boardrooms
- Kitchen
- Furniture Available
- 138 Workstations
- 3 Meeting Rooms
- Filing Areas

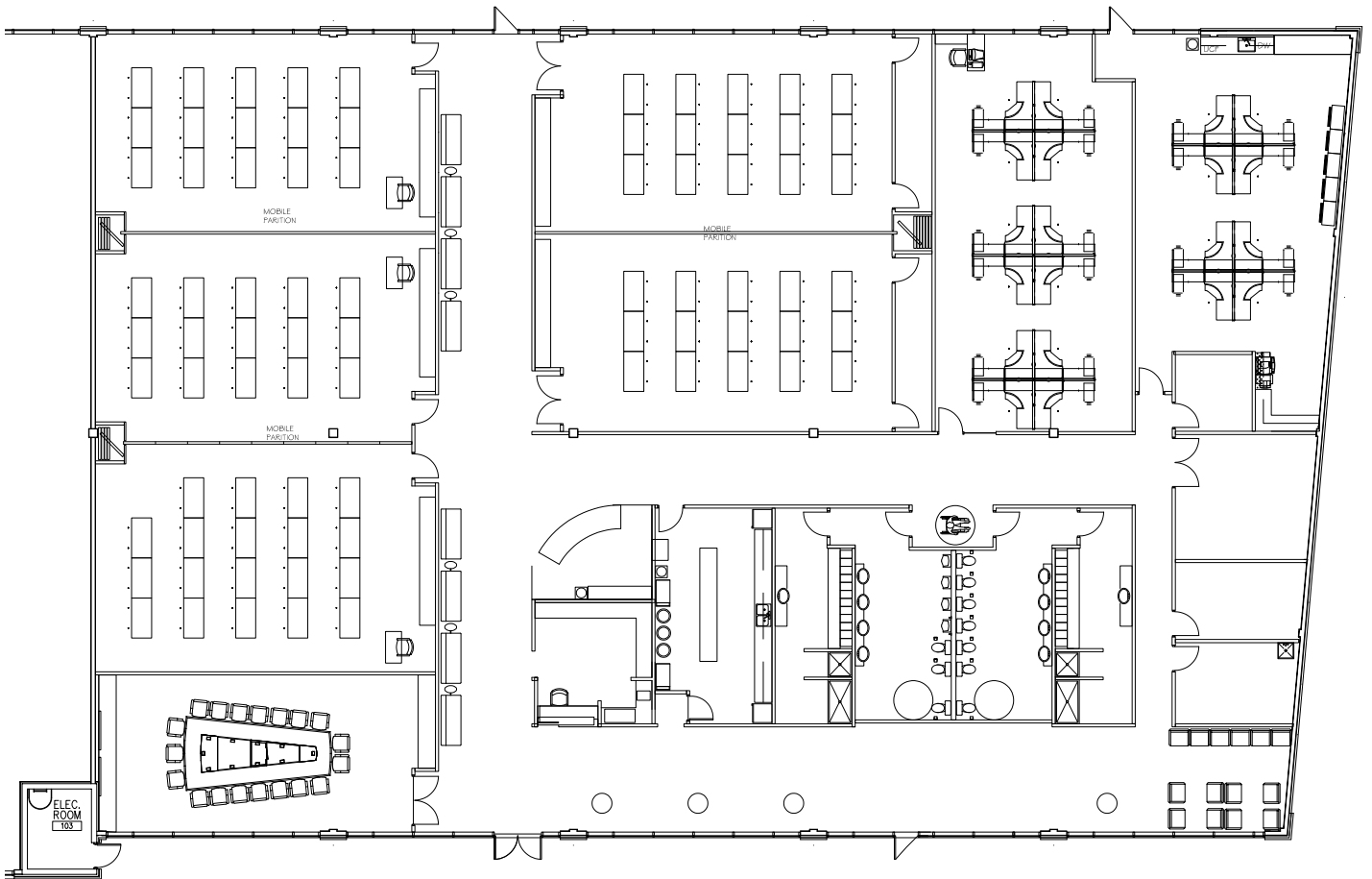


Floor Plans



North Building | Training Centre / Event Space | 15,440 SF | [Click Here for Virtual Tour](#) 

- Boardroom
- 7 Training Rooms
- 3 Offices/Storage Rooms
- Kitchen/Event Prep Area
- Kitchenette/Coffee Station
- Reception/Waiting Area
- Change Rooms with Showers



Property Photos

South Building



North Building



South-Facing Aerial



Site Plan Aerial



East-Facing Aerial

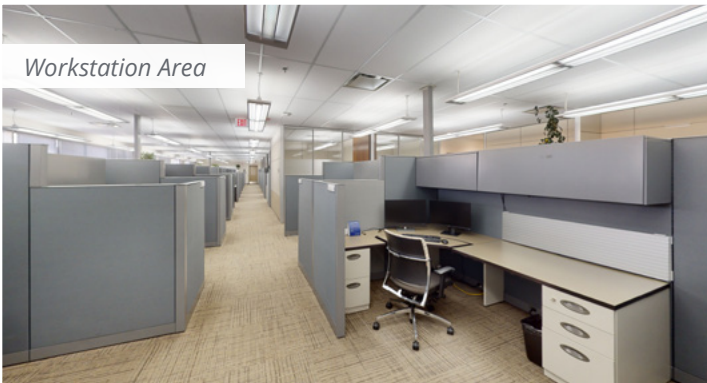
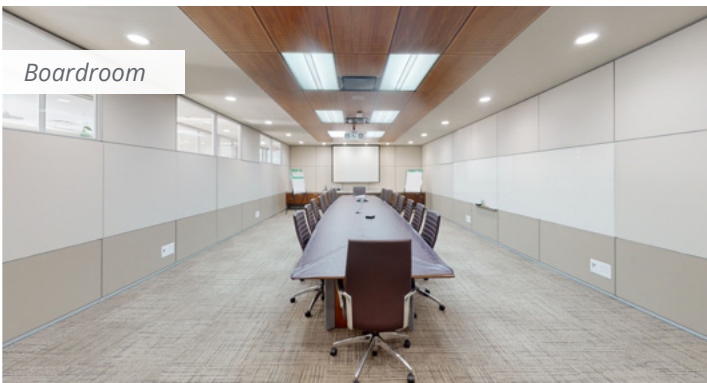


North-Facing Aerial

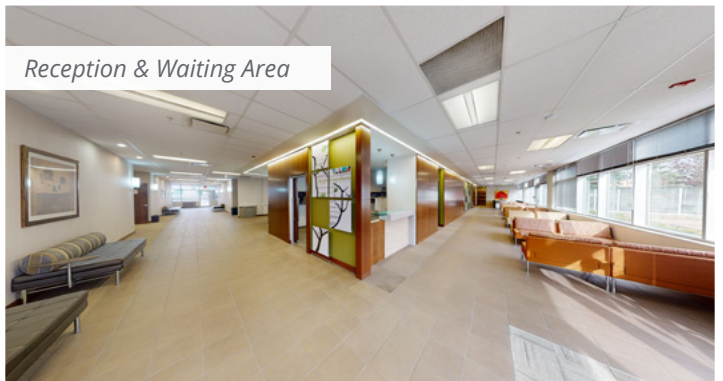


Property Photos

South Building



North Building



Nearby Amenities





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