



For lease

520 Fifth

520 5th Avenue SW, Calgary, AB

Eric Horne

Executive Vice President, Principal

+1 403 606 7577

eric.horne@avisonyoung.com

Jason Kopchia

Associate Vice President

+1 403 700 8095

jason.kopchia@avisonyoung.com

**AVISON
YOUNG**

Property overview

Address 520 5th Avenue SW

Location Located in the downtown core within close proximity to the Calgary Courthouse, The CORE Shopping Mall, and various retail, shopping, and dining amenities. 520 Fifth is two blocks from the LRT line.

Year built 1982 (Renovated in 2020)

Typical floorplate 8,100 sf

Parking One (1) underground stall per 4,000 sf leased at \$450 per stall per month. Parkade height is 6'4".

Rentable area 195,127 sf

Number of floors 26

Landlord Title Properties Ltd.

HVAC Monday to Friday: 7:00am - 6:00pm
Saturday: 9:00 am - 5:00pm

Annual Net Rent (psf) Market rates

Operating Costs & Taxes (est. 2024) (psf)
Operating Costs: \$16.56
Taxes: \$1.40
Total: \$17.96



Property highlights

 Recent building renovation and modernization completed on the main and +15 levels

 +15 connected to Chevron Plaza, Aquitaine Tower & The Dorian Hotel

 Brand new club-quality, tenant only fitness facility

 Brand new tenant lounge on floor 3

 Brand new conference facility that can host up to 20 people

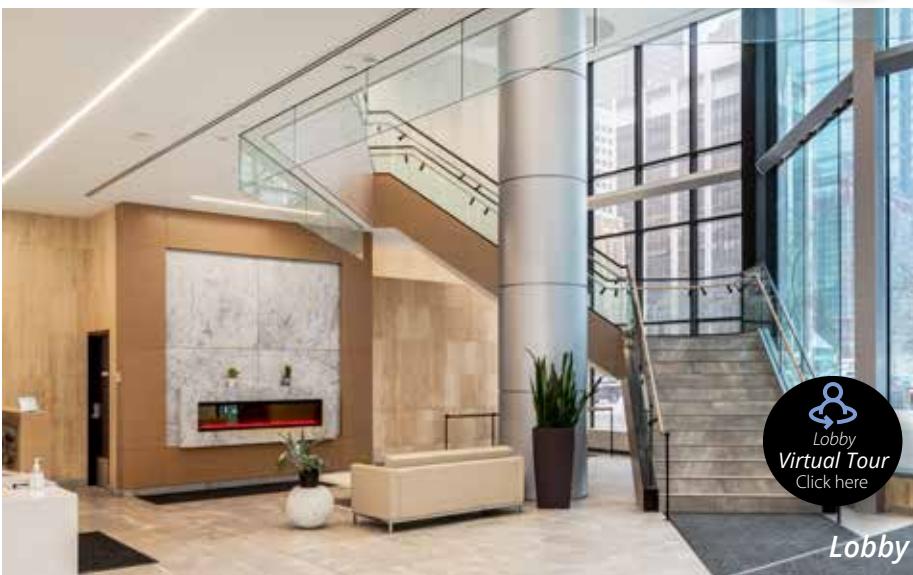
 Secure bicycle parking available in the underground parkade

 Upgraded elevator lobbies and cabs

Available space

Suite	Square feet	Availability
Suite 2500	8,072	Upon 30 days notice
Suite 2220		Leased
Suite 1900 Show Suite	8,090	Upon 60 days notice
Suite 1700	8,089	Immediate
Suite 1200	8,049	Upon 90 days notice
Suite 1000	8,089	Upon 90 days notice
Suite 650		Leased
Suite 510	5,062	Immediate
Suite 240 Retail	1,029	Immediate
Suite 220 Retail	525	Immediate
Suite 100A Retail	1,188	Immediate

Plus 15
Virtual Tour
Click here



Lobby
Virtual Tour
Click here

Floor	Square footage
26	8,132
25	8,072 sf
24	8,113
23	8,116
22	8,036
21	8,125
20	8,118
19	8,090 sf
18	8,018
17	8,089 sf
16	8,261
15	8,087
14	8,086
12	8,049 sf
11	8,002
10	8,089 sf
9	8,070
8	8,070
7	7,988
6	8,071
5	5,062 sf
4	8,060
3	8,048
2	4,321
1	4,483
	Vacant
	Leased

Conference facility

- Tenant-only conference facility located on +15 level
- 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.)

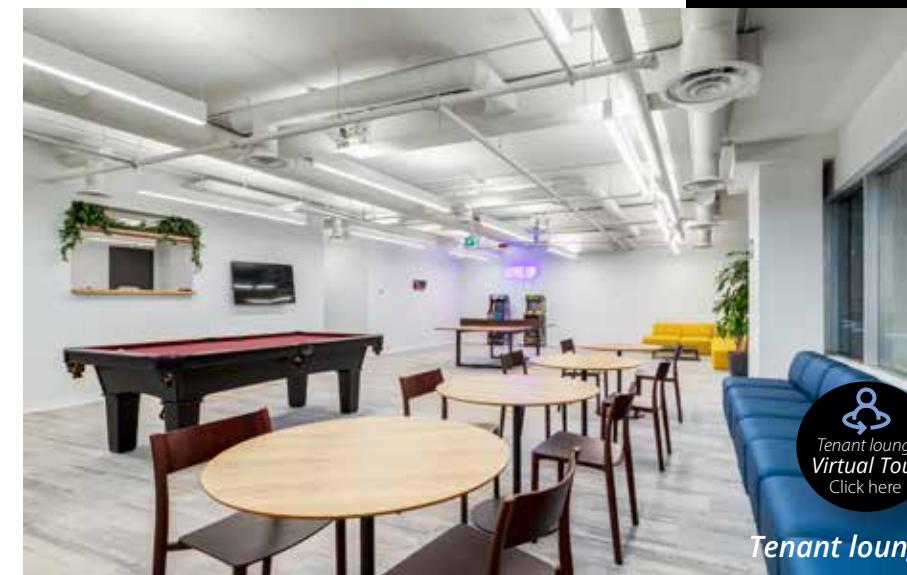


Conference facility
Virtual Tour
Click here

Conference facility

Tenant lounge

- Brand new tenant lounge on the 3rd floor
- Features soft seating areas, arcade games, ping pong, billiards, kitchen/lounge area, and TVs
- Tenant lounge can be booked out for events or used throughout the day via swipe card



Tenant lounge
Virtual Tour
Click here



Fitness facility
Virtual Tour
Click here

Fitness facility

- Brand new tenant-only fitness facility on main floor
- Showers, lockers, and towel service available
- 24/7 access for tenants via swipe card

AVISON
YOUNG




Fitness facility
[Virtual Tour](#)
Click here




Tenant lounge
[Virtual Tour](#)
Click here



**AVISON
YOUNG**

Floorplans

Suite 2500 —

8,072 sf

- 15 Exterior Offices
- 2 Interior Offices
- Boardroom
- Storage Room
- Kitchen
- Server Room
- Copy Area
- Reception

**Available upon 30 days notice*



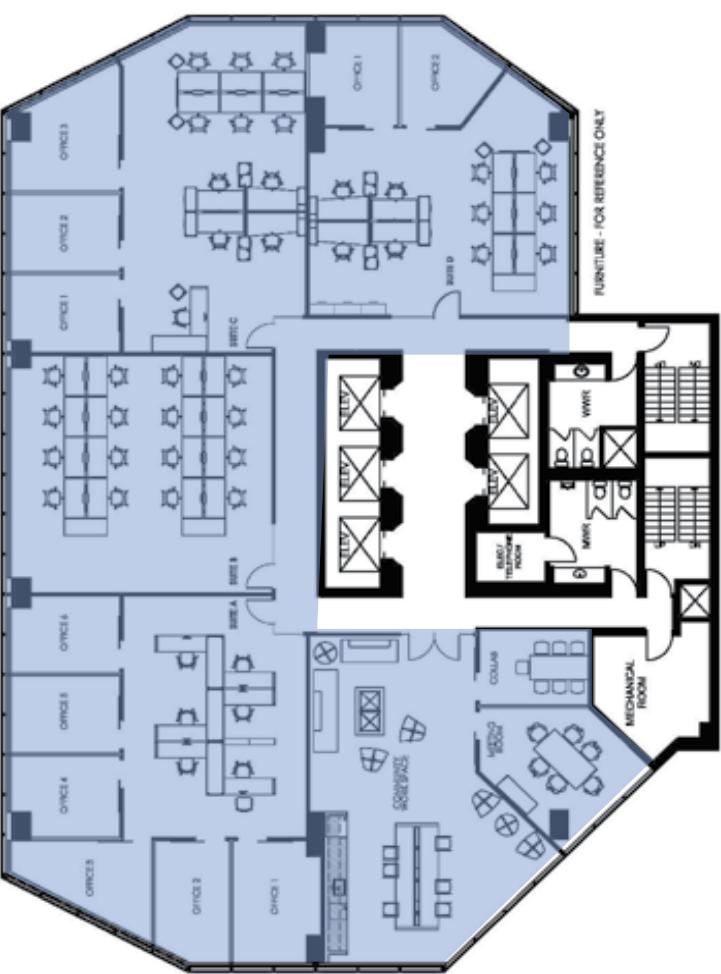
Floorplans

Suite 1900 —

8,089 sf

- *Show suite*
- 2 Meeting Rooms
- 11 Offices
- 43 Workstations
- Kitchen & Tenant Lounge
- Layout Not as Shown

**Available upon 60 days notice*

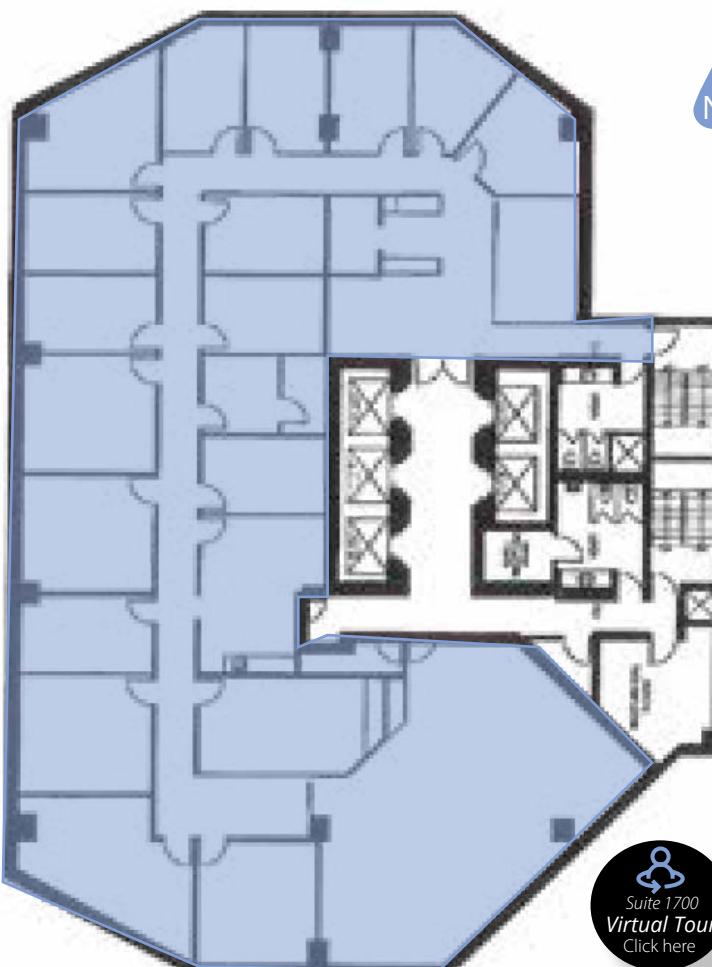


Floorplans

Suite 1700

— 8,089 sf

- Meeting Room
- Server Room
- Copy Area
- Kitchen
- Reception
- 15 Exterior Offices
- 3 Interior Offices
- Open Area for Workstations
- Large Boardroom



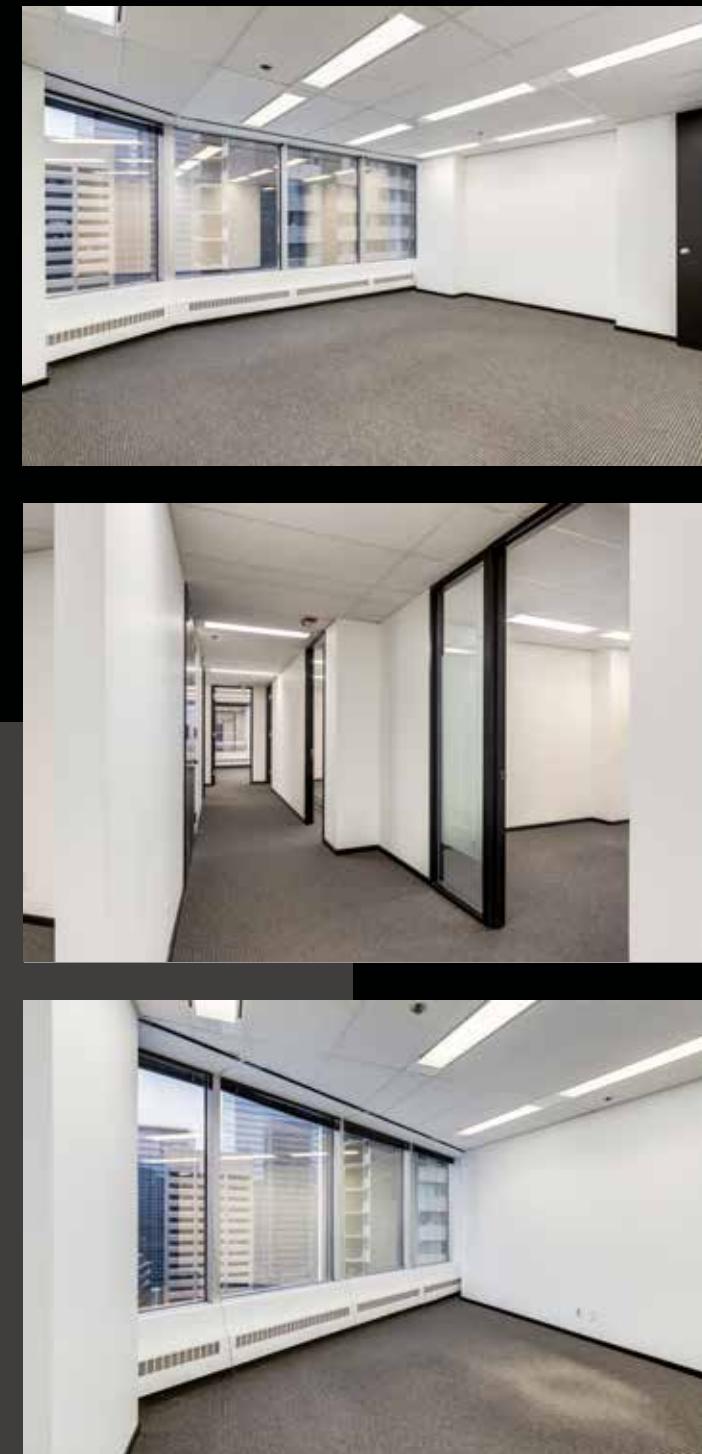
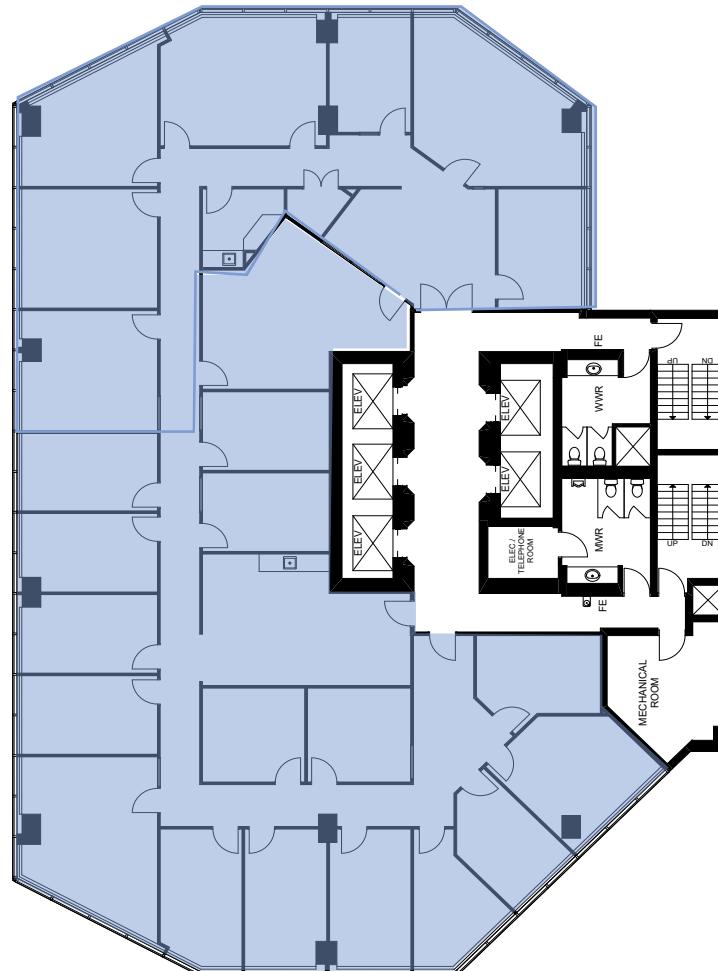
Floorplans

Suite 1210

— 8,049 sf

- 18 Exterior Offices
- 5 Interior Offices
- 2 Kitchens
- Small Reception
- Storage

***Available upon 90 days notice**



Floorplans

Suite 1000

8,089 sf

- 15 Exterior Offices
- 2 Interior Offices
- Boardroom
- Storage Room
- Kitchen
- Server Room
- Copy Area
- Reception

**Available upon 90 days notice*



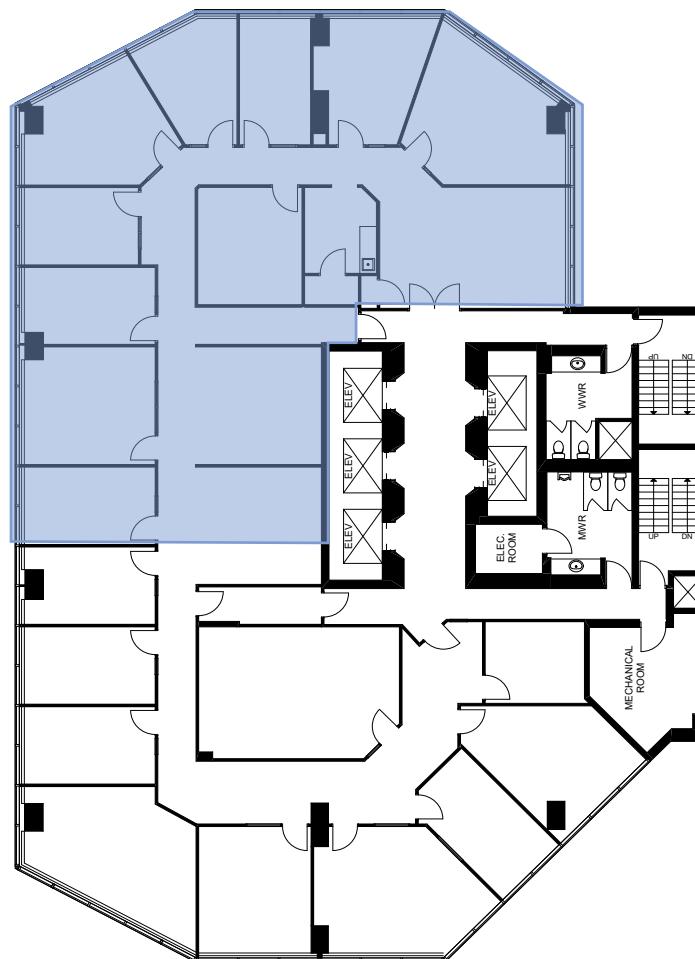
Floorplans

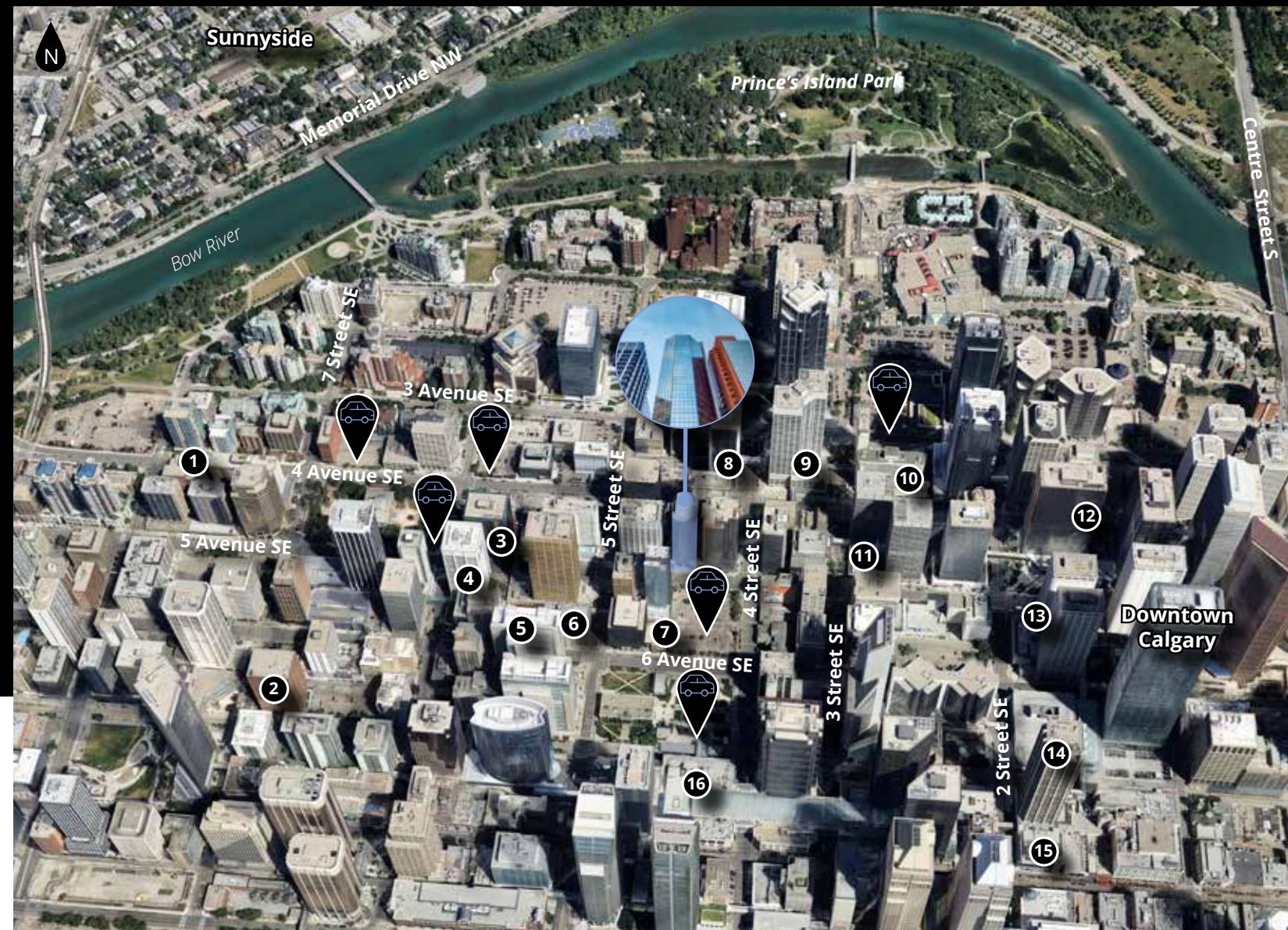
Suite 510

5,062 sf

- 10 Offices
- Copy Area
- Kitchen
- Meeting Room
- Open Area
- Reception

**Space needs to be demised*





Nearby amenities

1. Spicy Amigos
2. A&W
3. Tim Horton's
4. Gogi Korean Kitchen
5. Ola Poke
6. Deville Coffee
7. Local 522 Public Tavern & Kitchen
8. Caesar's Steak House & Lounge
9. Artigiano
10. Owen's Landing
11. The Rooftop YYC
12. OEB Breakfast Co.
13. Starbucks
14. Major Tom Bar
15. Barbarella Bar
16. The CORE Shopping Centre

520 Fifth

520 5th Avenue SW, Calgary, AB

If you would like more information on any of our services, please call or visit us online.

Eric Horne

Executive Vice President, Principal
+1 403 606 7577
eric.horne@avisonyoung.com

Jason Kopchia

Associate Vice President
+1 403 700 8095
jason.kopchia@avisonyoung.com



Visit us online

avisonyoung.com

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

**AVISON
YOUNG**
