



Colliers



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Manulife
Investment Management

For Lease

Calgary House

550 6th Avenue SW, Calgary, Alberta

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Accelerating success.


Property Overview


Address	550 6 th Avenue SW
Location	Close proximity to the Calgary Courthouse, The CORE Shopping Mall, various retail, shopping, and dining amenities. Calgary House is one block from the LRT line.
Year Built	1966
Typical Floorplate	14,900 SF
Parking	One (1) stall per 2,400 square feet leased at \$520 per stall per month.
Rentable Area	158,912 SF
Number of Floors	14
Landlord	Manulife Investment Management
HVAC	Monday to Friday: 6:30am - 6:00pm
Annual Net Rent (PSF)	Market Rates
Operating Costs & Taxes (est. 2023) (PSF)	Operating Costs: \$15.52 Taxes: \$1.35 Total: \$16.87


Key Highlights


- 


Various layout and suite sizes available
- 


Tenant-only fitness facility on-site
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Tenant-only conference facility on-site
- 

Bicycle parking on-site
- 

5 minute walk to transit and the LRT line
- 

BOMA Best - Gold Certified
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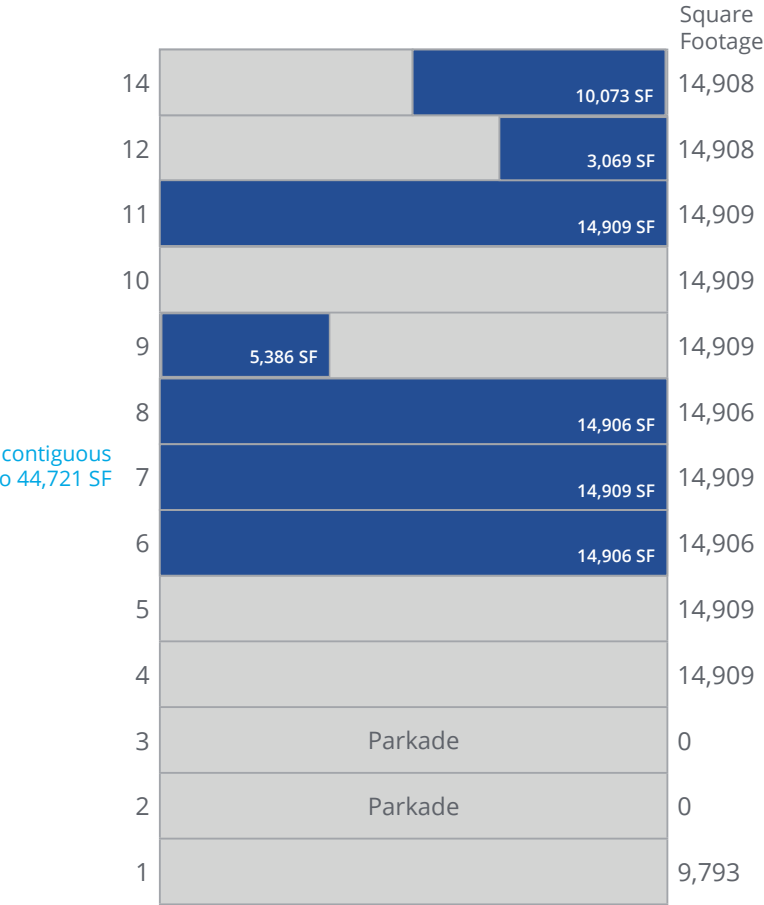
Plus 15 connected to Fifth & Fifth, Five Ten Fifth and Petex Building
- 

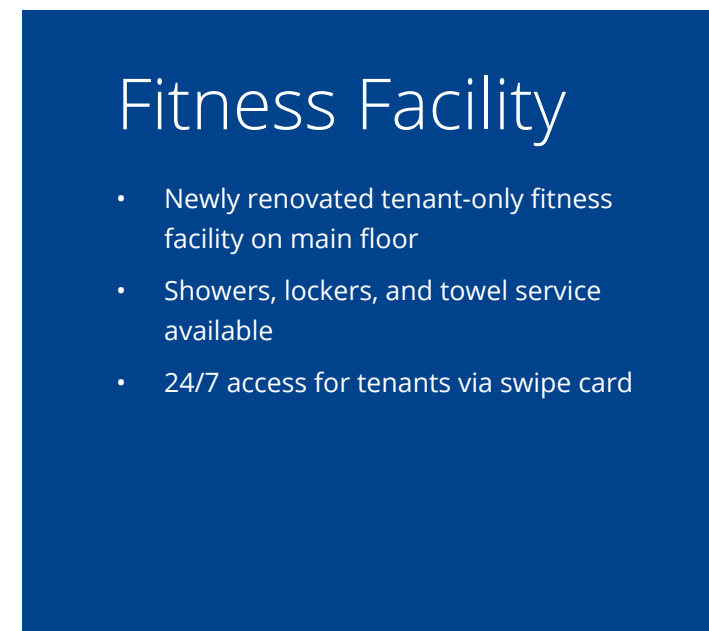
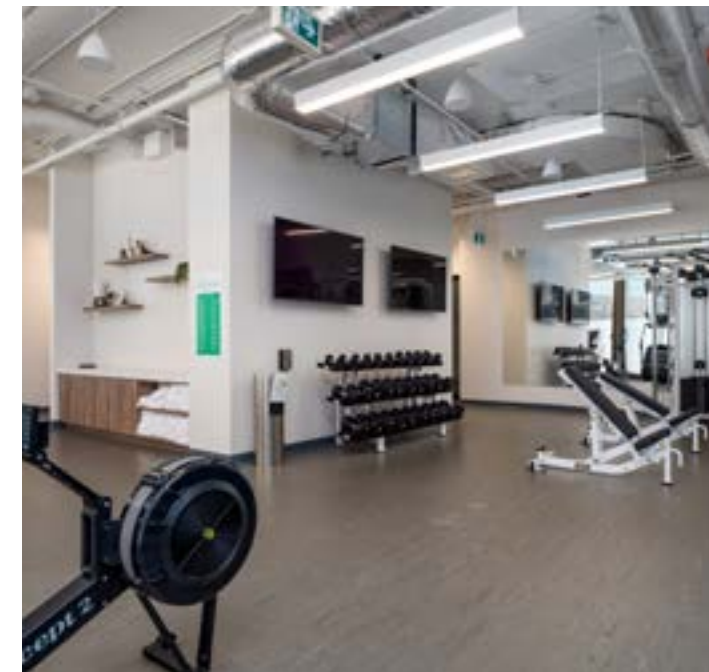
Green Bean Cafe available for catering on-site and dining

Available Space

Suite	SF	Availability
Suite 1410	10,073	Immediate
Suite 1250A Upcoming Show Suite	3,069	January 1, 2024
Suite 1100 Furnished Show Suite	14,909	Immediate
Suite 950	5,386	Immediate
Suite 800	14,906	Immediate
Suite 700	14,909	Immediate
Suite 600	14,906	Immediate

Headlease
Upcoming Headlease
Leased





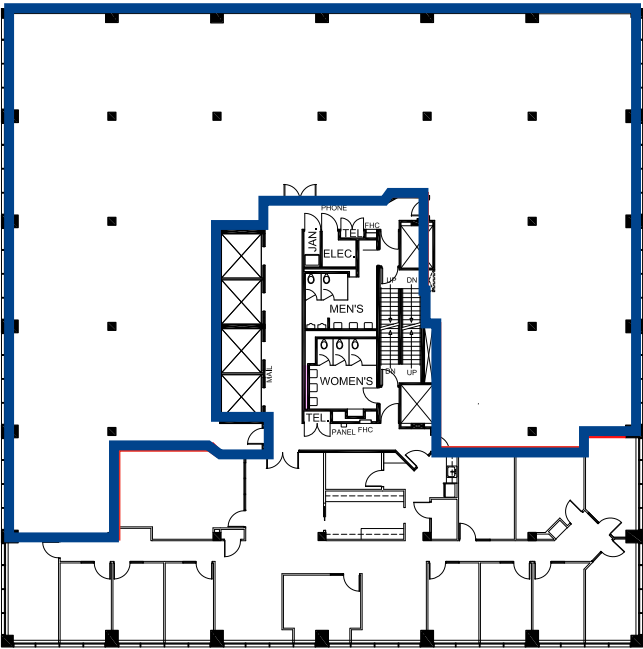
Conference Facility

- Newly renovated tenant-only conference facility on main floor
- 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.)





Floor Plans



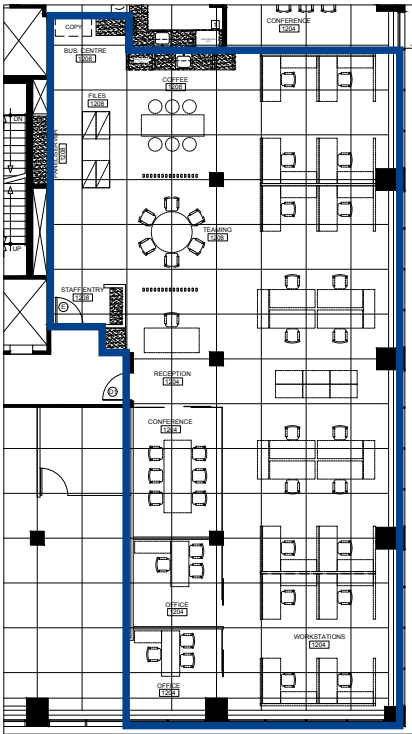
Suite 1410
10,073 SF

- Base building condition

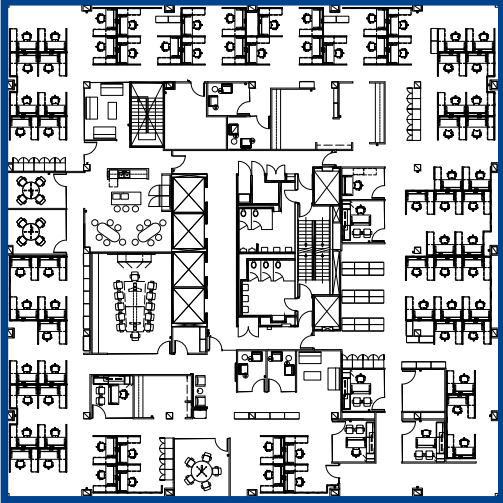




Floor Plans



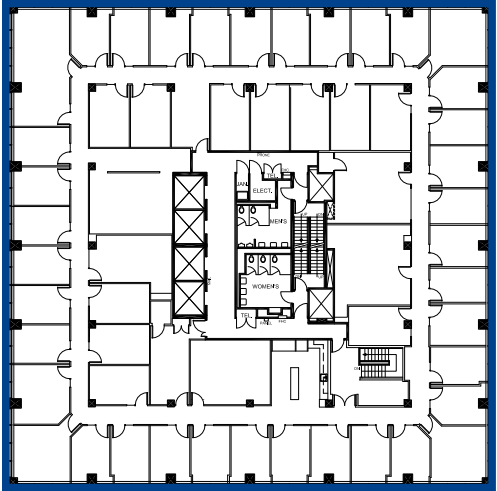
- Suite 1250A**
3,069 SF
- Upcoming Show Suite
 - Available January 1, 2024
 - 1 Exterior Office
 - 1 Interior Office
 - Open Area For Up To 20 Workstations
 - Meeting Room
 - Reception Area
 - Kitchen/Lounge
 - Server Closet



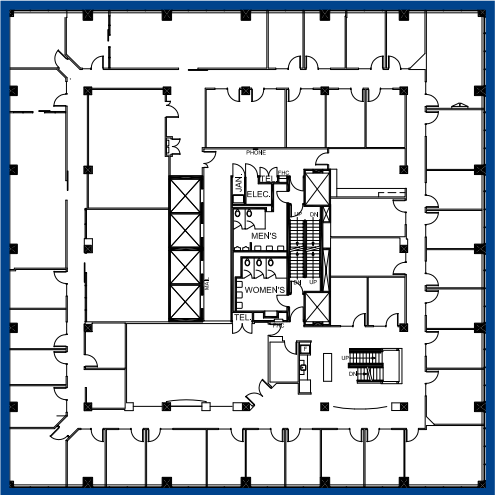
- Suite 1100**
14,909 SF
- Furnished Show Suite
 - 70 Workstations
 - 6 Interior Offices
 - Boardroom
 - 3 Meeting Rooms
 - 4 Breakout Rooms
 - Kitchen
 - Copy/Filing Areas



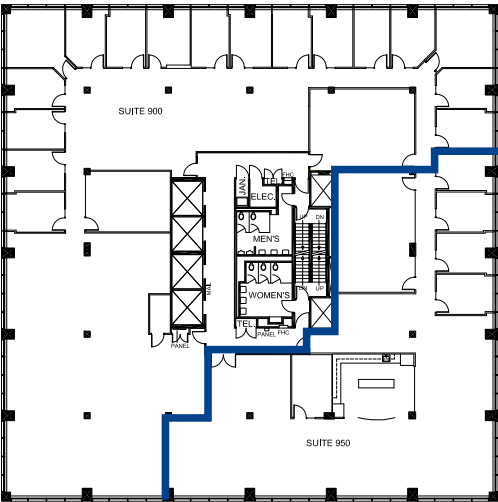
Floor Plans



- Suite 800**
14,906 SF
- 37 Exterior Offices
 - 11 Interior Offices
 - Small Open Area
 - Boardroom
 - 3 Meeting Rooms
 - Storage Room
 - Copy/File Room
 - Kitchen



- Suite 700**
14,909 SF
- 28 Exterior Offices
 - 8 Interior Offices
 - 3 Meeting Rooms
 - Boardroom
 - Copy/Filing Areas
 - Kitchen



- Suite 950**
5,386 SF
- 4 Exterior Offices
 - Interior Office
 - Boardroom
 - Kitchen
 - Open Area for Workstations



- Suite 600**
14,906 SF
- 40 Exterior Offices
 - 9 Interior Offices
 - Large Boardroom
 - 2 Meeting Rooms
 - Storage
 - Copy/Filing Area
 - Kitchen
 - Reception



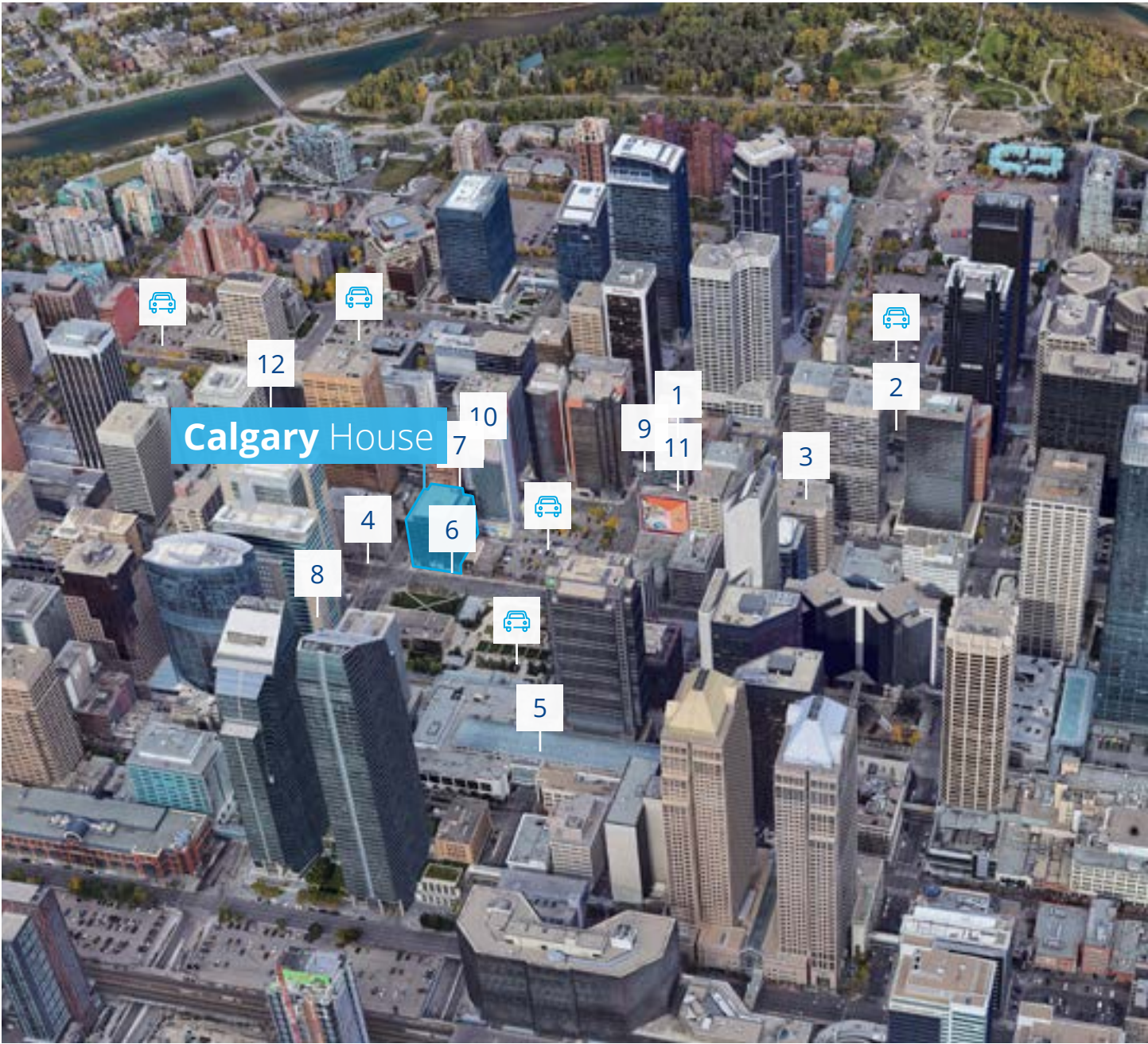
*Suites 800, 700, 600 are contiguous to 44,721 SF



Surrounding Amenities & Parking

Food / Retail

1	Freshii	5	The CORE Shopping Centre	9	Holy Grill
2	The Keg	6	Green Bean Restaurant & Catering	10	The Wilde on 27
3	The Rooftop	7	Van Express	11	Tim Hortons
4	Deville Coffee	8	Calgary Courthouse	12	Subway





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