

# For Lease

# 520 fifth

520 5<sup>th</sup> Avenue SW, Calgary, Alberta



 **Manulife**  
Investment Management

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Accelerating success.



# Property Overview

Address	520 5 <sup>th</sup> 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 square feet leased at \$450 per stall per month. Parkade height is 6'4".
Rentable Area	195,127 SF
Number of Floors	26
Landlord	Manulife Investment Management
HVAC	Monday to Friday: 7:00am - 6:00pm Saturday: 9:00am - 5:00pm
Annual Net Rent (PSF)	Market Rates
Operating Costs & Taxes (est. 2023) (PSF)	Operating Costs: \$16.09 Taxes: \$1.34 Total: \$17.43

## Key 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	SF	Availability
Suite 2500	8,072	30 Days Notice
Suite 2220	1,899	Immediate
Suite 1900 Flexspace	8,090	Immediate
Suite 1700	8,089	Immediate
Suite 1200	3,549	Immediate
Suite 650	3,633	Immediate
Suite 500	5,062	Immediate
Suite 240 Retail	1,029	Immediate
Suite 220 Retail	525	Immediate
Suite 100A Retail	1,188	Immediate

Headlease
Upcoming Headlease
Flexspace (co-working)
Leased







## 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

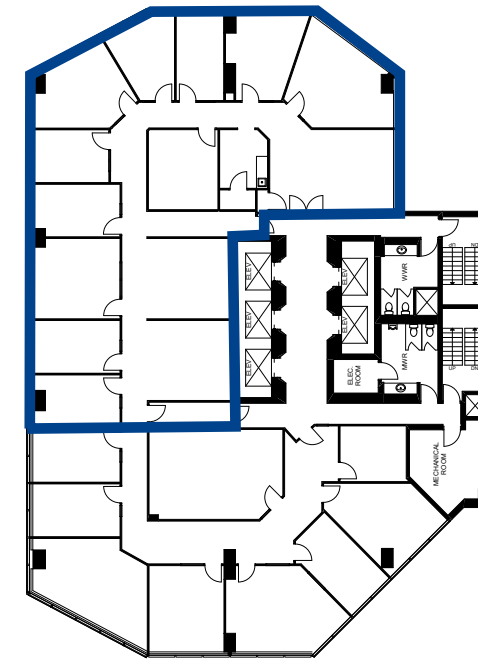
## Conference Facility

- 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.)



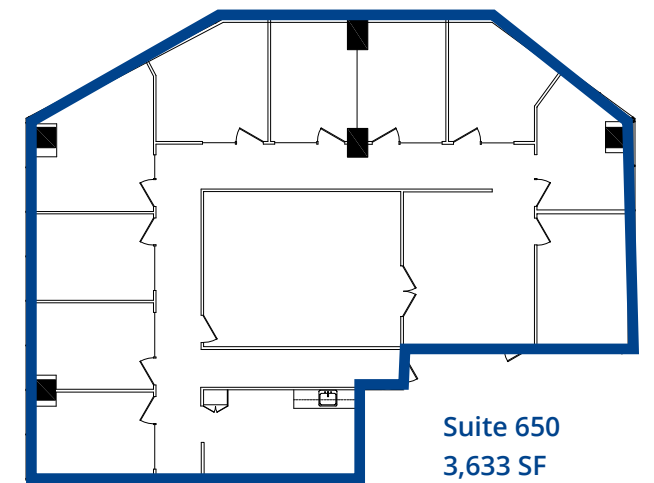


## Floor Plans



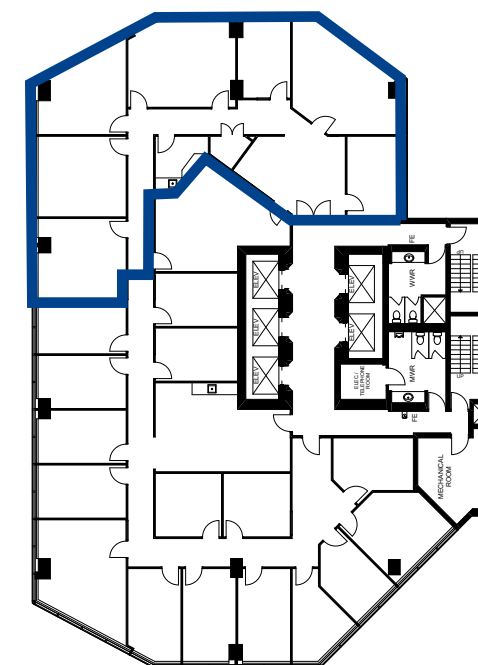
**Suite 500**  
**5,062 SF**

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



**Suite 650**  
**3,633 SF**

- 10 Exterior Offices
- Boardroom
- Kitchen
- Reception



**Suite 1200**  
**3,549 SF**

- 7 Exterior Offices
- Kitchen
- Reception
- Storage

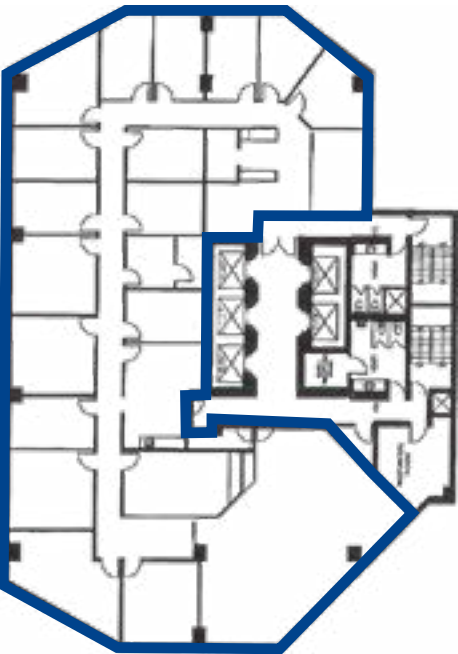
## Tenant Lounge

- 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

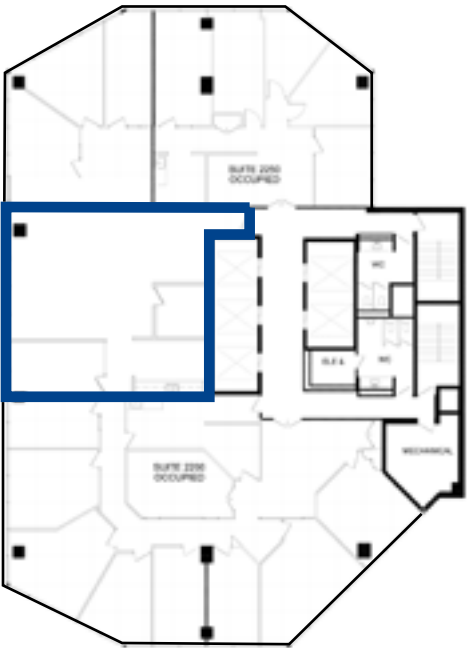


Sample Show Suite Finishes

# Floor Plans



- Suite 1700**  
**8,089 SF**
- 15 Exterior Offices
  - 3 Interior Offices
  - Open Area for Workstations/Large Boardroom
  - Meeting Room
  - Server Room
  - Copy Area
  - Kitchen
  - Reception
  - Internal Showers



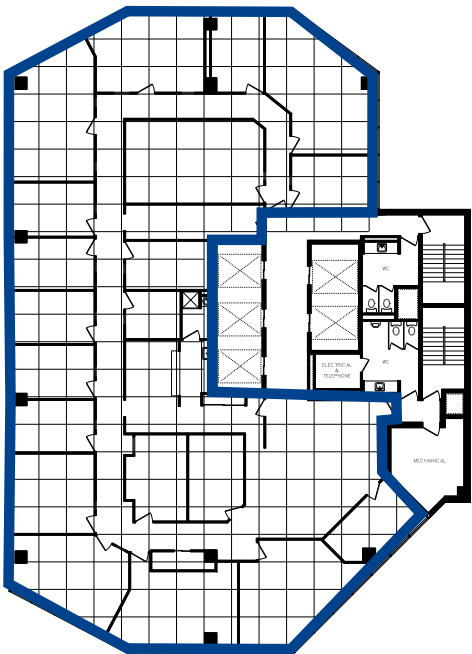
- Suite 2220**  
**1,899 SF**
- Meeting Room
  - Server Room
  - Open Area for Workstations
  - Kitchen



360°  
Suite 1700 virtual tour coming soon



- FLEX space**  
@520
- A Co-Working Space Floor**
- Flexible Terms and Space Options
  - \$600/office/month
  - \$400/workstation/month



- Suite 2500**  
**8,072 SF**
- Available Upon 30 Days Notice
  - 15 Exterior Offices
  - 2 Interior Offices
  - Boardroom
  - Storage Room
  - Kitchen
  - Server Room
  - Copy Area
  - Reception



360°  
Suite 2500 virtual tour coming soon



## Surrounding Amenities & Parking

## Food / Retail

- 1 Freshii
- 2 The Keg
- 3 The Rooftop
- 4 Deville Coffee
- 5 The CORE Shopping Centre
- 6 Barbarella
- 7 Major Tom
- 8 Calgary Courthouse
- 9 Holy Grill
- 10 The Wilde on 27
- 11 Tim Hortons
- 12 Bistro Marcel
- 13 Dorian Hotel





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