



RETAIL SPACE FOR LEASE

FIFTH & FIFTH

605 5 Avenue SW, Calgary, Alberta

Unit 220 - 801 SF

Unit 240 - 384 SF

Unit 250 - 411 SF

Unit 270B - 618 SF

Unit 270D - 532 SF

Unit 270 E - 383 SF

Unit 270I - 302 SF

TAURUSGROUP.COM

HEATHER WIETZEL

Direct: (403) 206-6046

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ABOUT

BUILDING HIGHLIGHTS

Fifth & Fifth is a 34-storey, class 'A' office tower in Calgary's downtown core with a renovated main floor, Plus 15 and food court.

- > Plus 15 connected to Five Ten Fifth Avenue, Petex Building, Standard Life Tower and 640 Fifth Avenue
- > Two levels of retail and services including food court, dentist, barber shop, convenience store and jewelry store
- > Two blocks from LRT and is serviced by 21 bus routes including 3 express routes



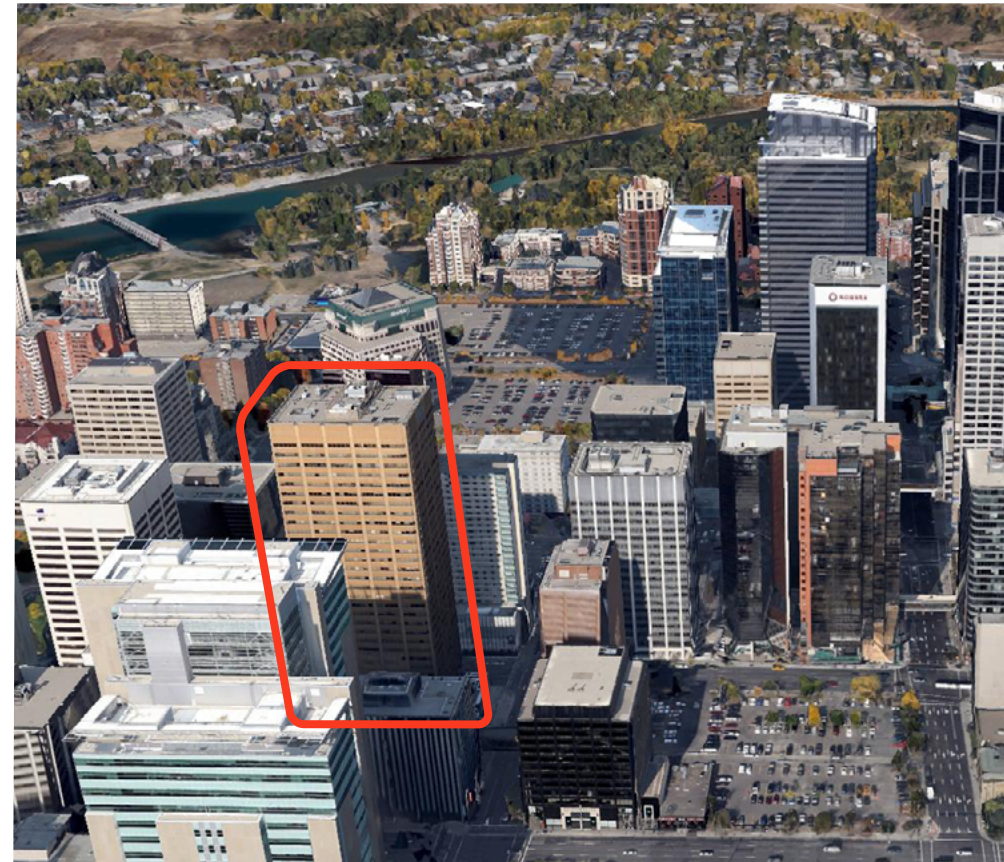
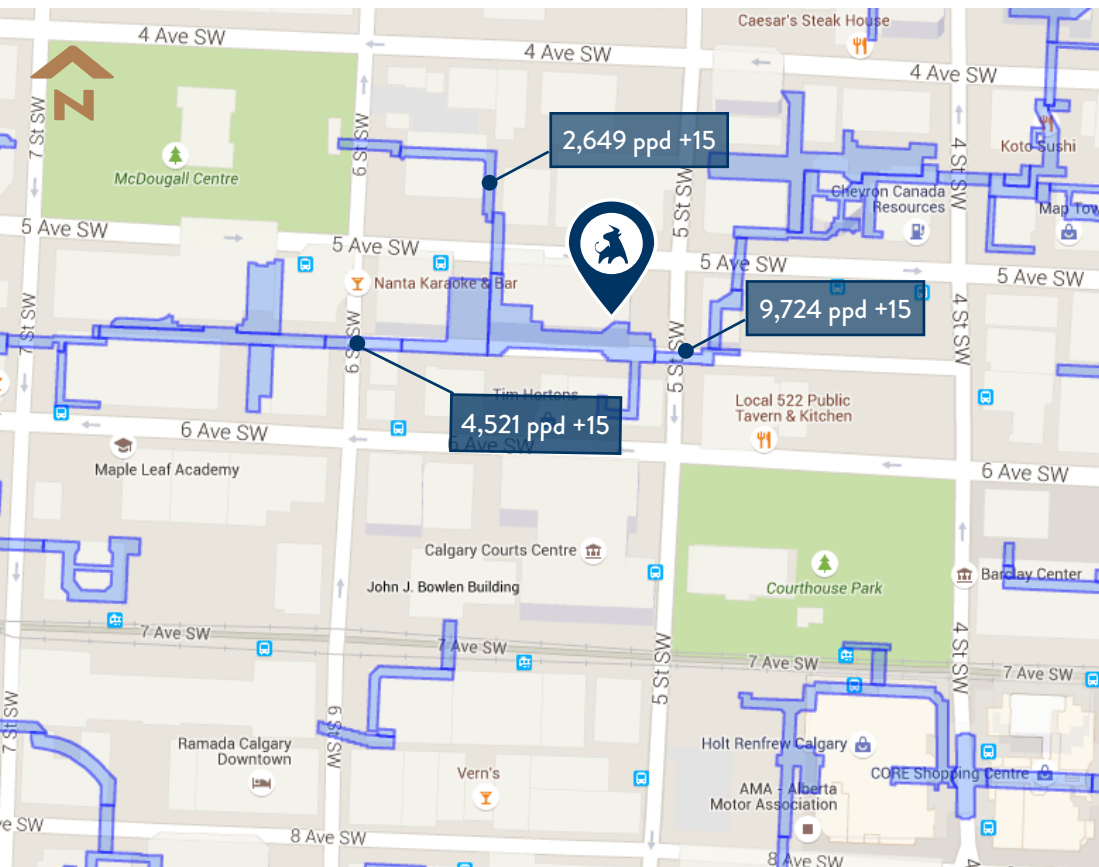
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > 40 office buildings encompassing 7.7 million square feet and 35,000 daytime population in the two block radius surrounding the property

- > Fifth avenue handles more than 30,000 vehicles per day while fifth street accommodates in excess of 12,000 vehicles per day



COMMUNITY

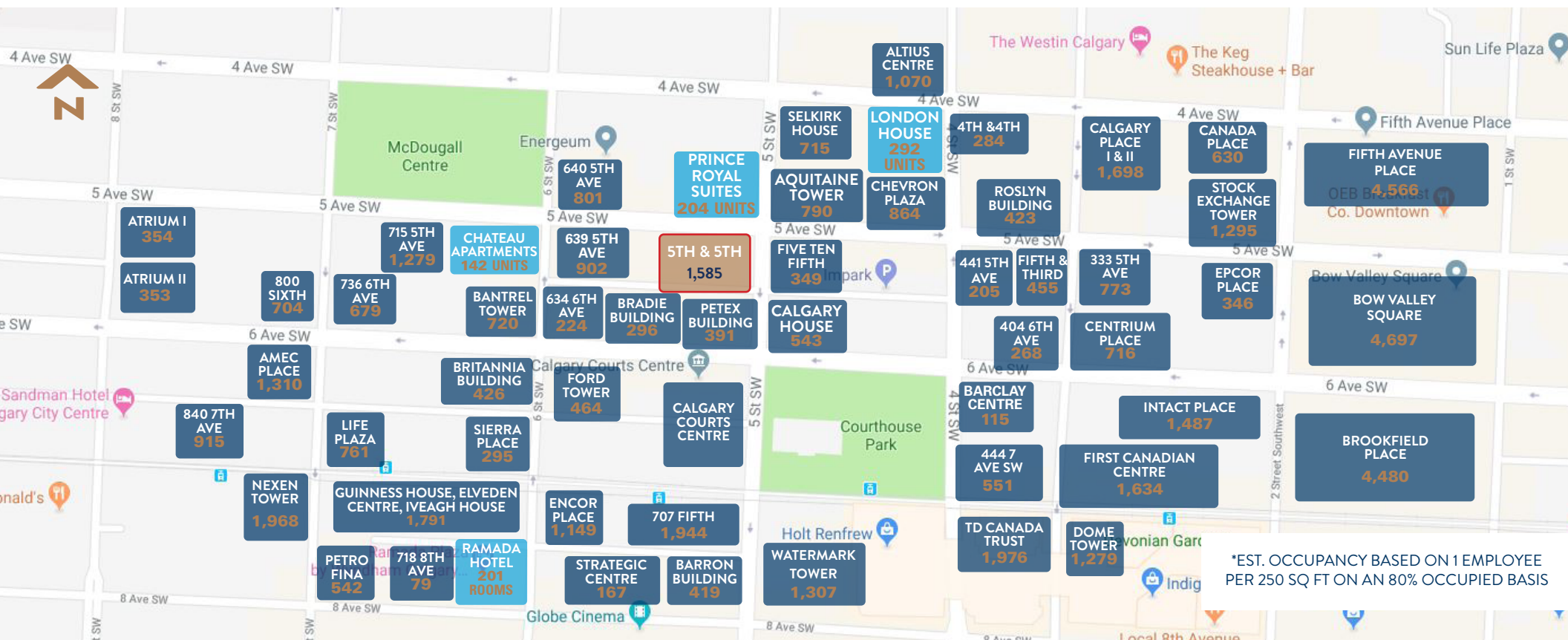
DEMOGRAPHIC DATA



| | |
|------------------|-----------|
| Downtown: | 18,980 |
| Calgary: | 1,306,784 |



| | |
|---------------------|---------|
| Downtown: | 110,062 |
| 300M Radius: | 22,271 |



*EST. OCCUPANCY BASED ON 1 EMPLOYEE
PER 250 SQ FT ON AN 80% OCCUPIED BASIS

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 470,306 sq ft

Retail Size: 18,992 sq ft

LANDLORD

GWL Realty Advisors

ZONING

CR20 - C20 (Commercial
Residential Core)

MUNICIPAL ADDRESS

605 5 Avenue SW, Calgary, Alberta

YEAR BUILT

1979 / 2015

LEGAL DESCRIPTION

Plan: A1

Block: 29

Lot: 9 to 20



ADDITIONAL RENT 2025 ESTIMATES

| | |
|-----------------|--------------|
| Operating Costs | \$ 21.42 PSF |
| Property Tax | \$ 1.69 PSF |
| Total | \$ 23.11 PSF |

FOOD COURT COSTS

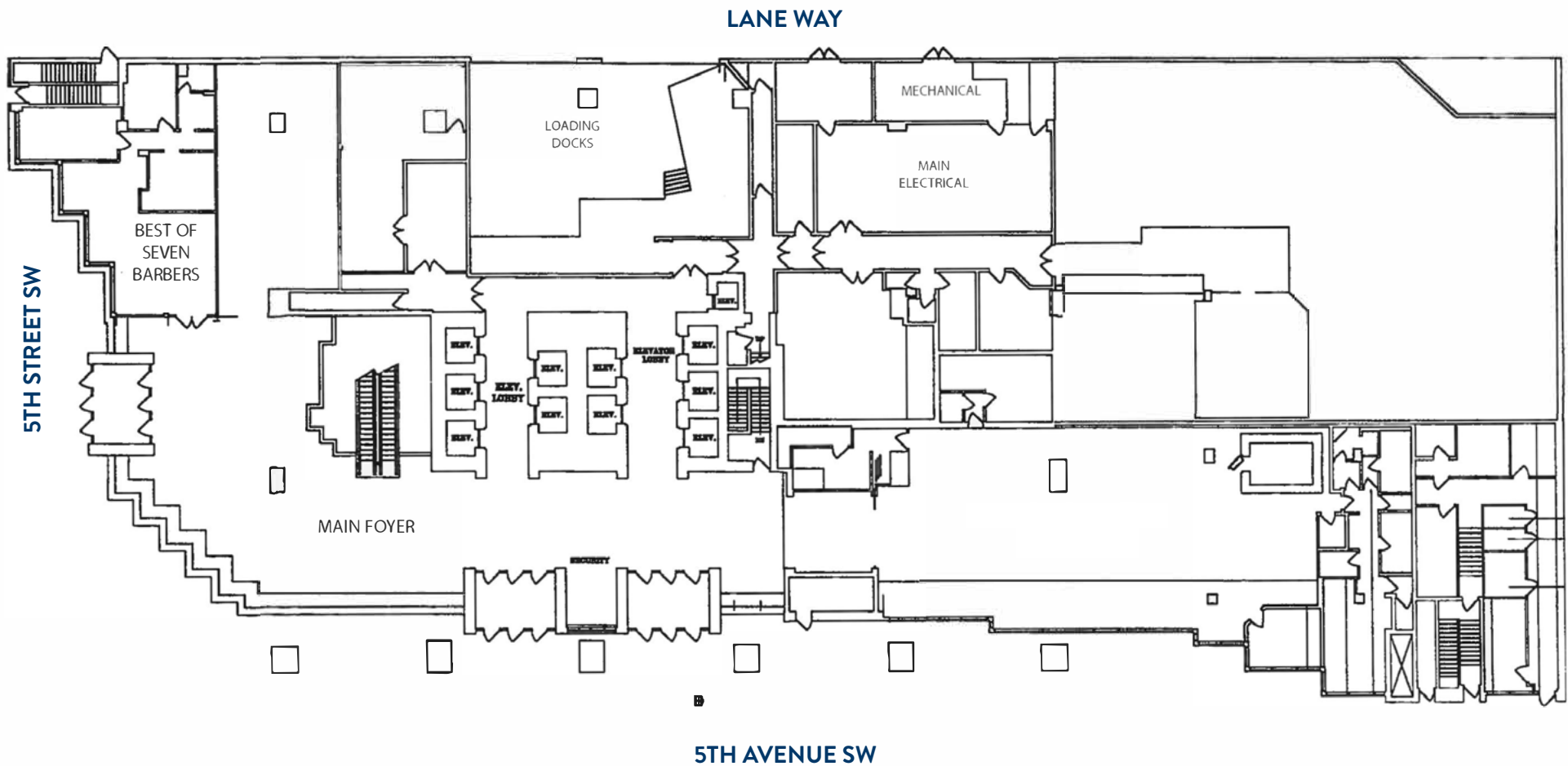
| | |
|---------------------------|--------------|
| Food Court Operating Cost | \$ 47.61 PSF |
| Property Tax | \$ 1.69 PSF |
| Total | \$ 49.30 PSF |

| | |
|--------------------|----------|
| Premises Utilities | Included |
| Management Fee | Included |

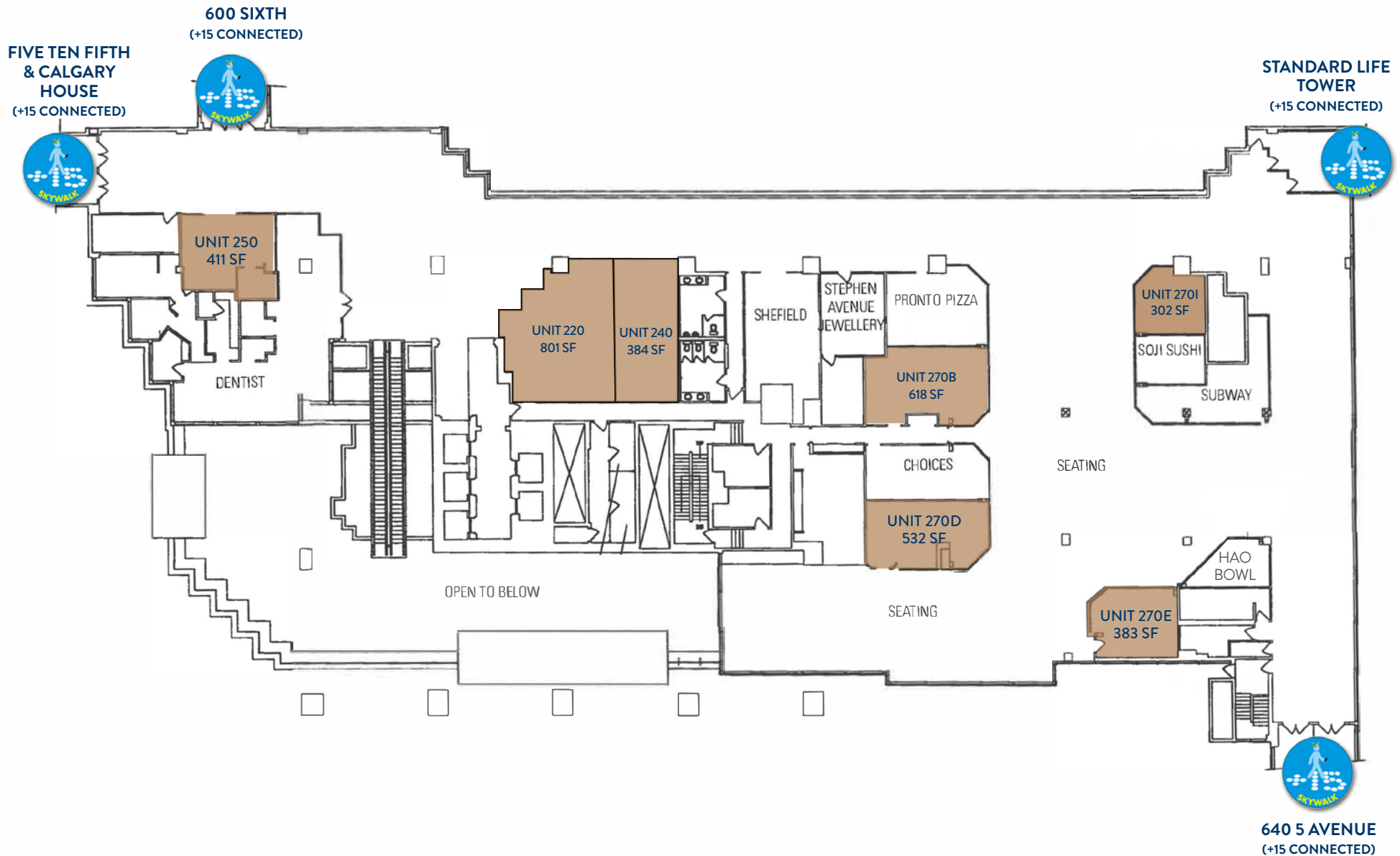
TENANTS



MAIN FLOOR

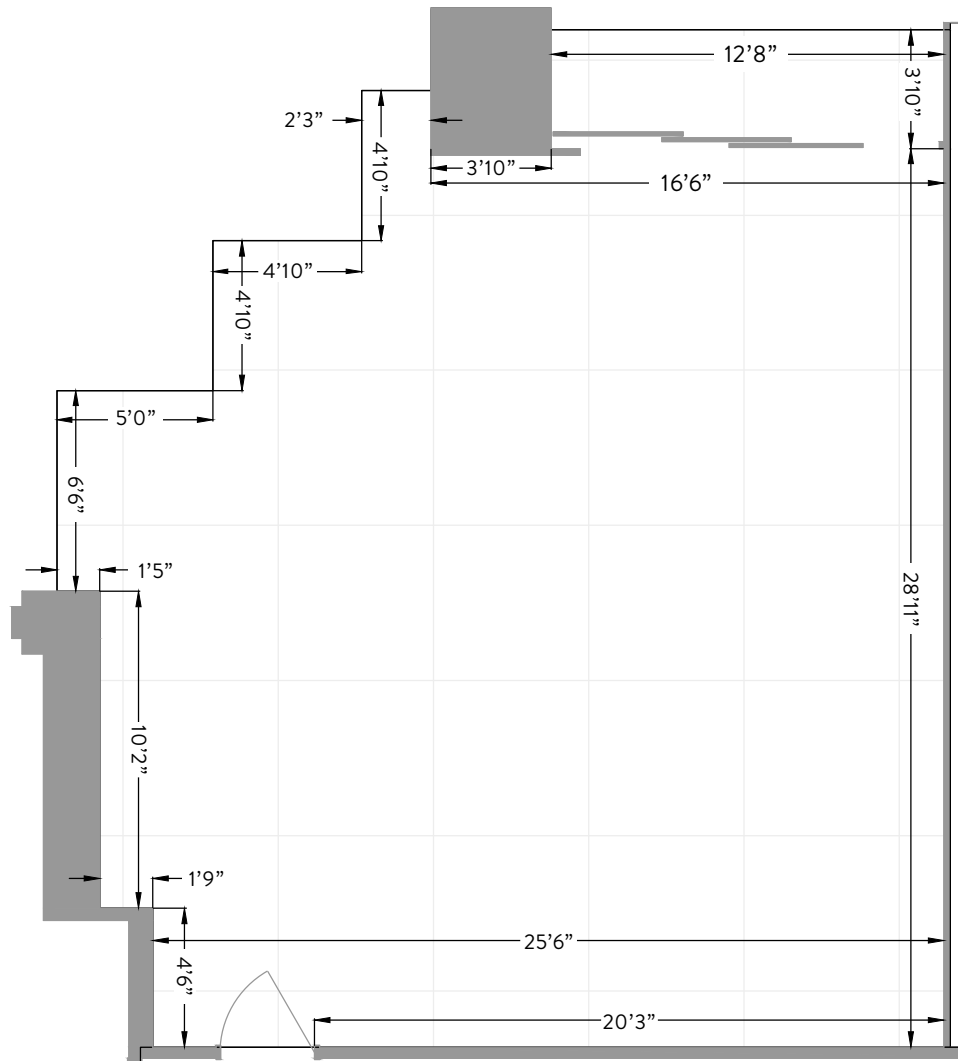


PLUS 15 & FOOD COURT



UNIT PLAN

UNIT #220



UNIT

220

RETAIL AREA

801 Square Feet

CEILING HEIGHT

9'

POWER

Two units - 30A, 24 circuit panel; 200A, 42 circuit panel

HVAC

Base Building

WATER

3/4" Line

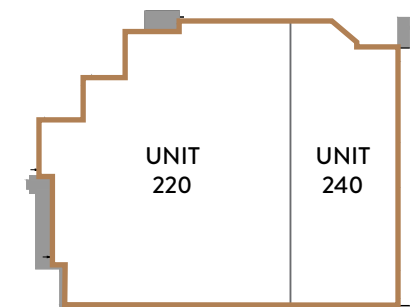
GAS

No

SEWER

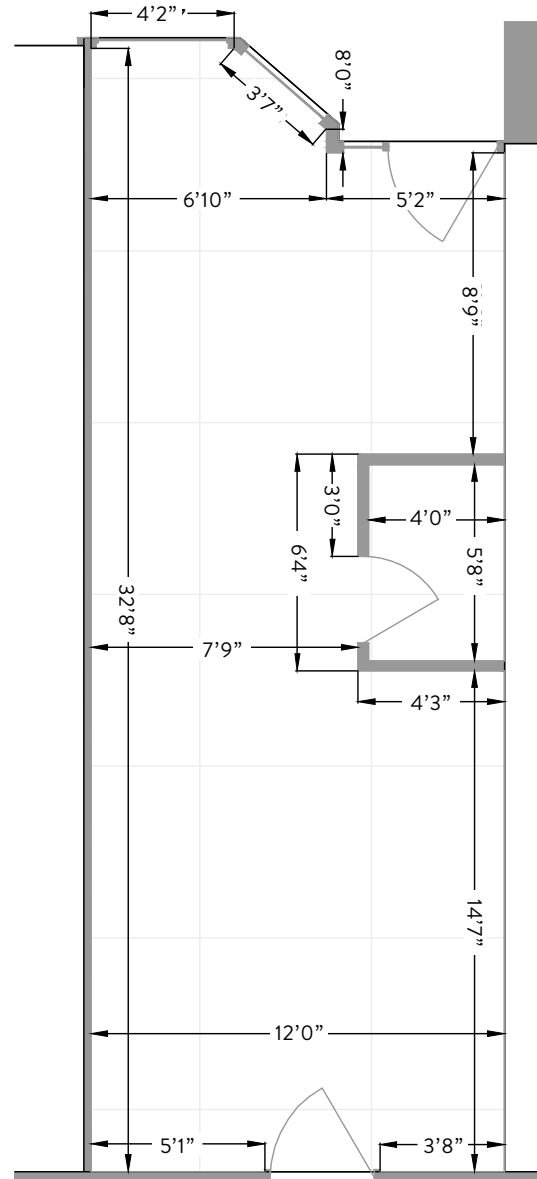
4" Floor Drain

OPTION TO COMBINE UNITS



UNIT PLAN

UNIT #240



UNIT

240

RETAIL AREA

384 Square Feet

CEILING HEIGHT

9'8"

POWER

120/208V, 100A, 30 circuit panel

HVAC

Base Building

WATER

No

SEWER

No

GAS

No

GARBAGE

Loading Dock

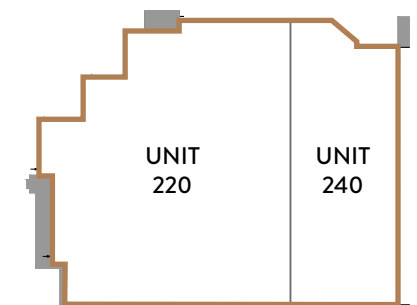
LOADING

Freight Elevator

STORAGE

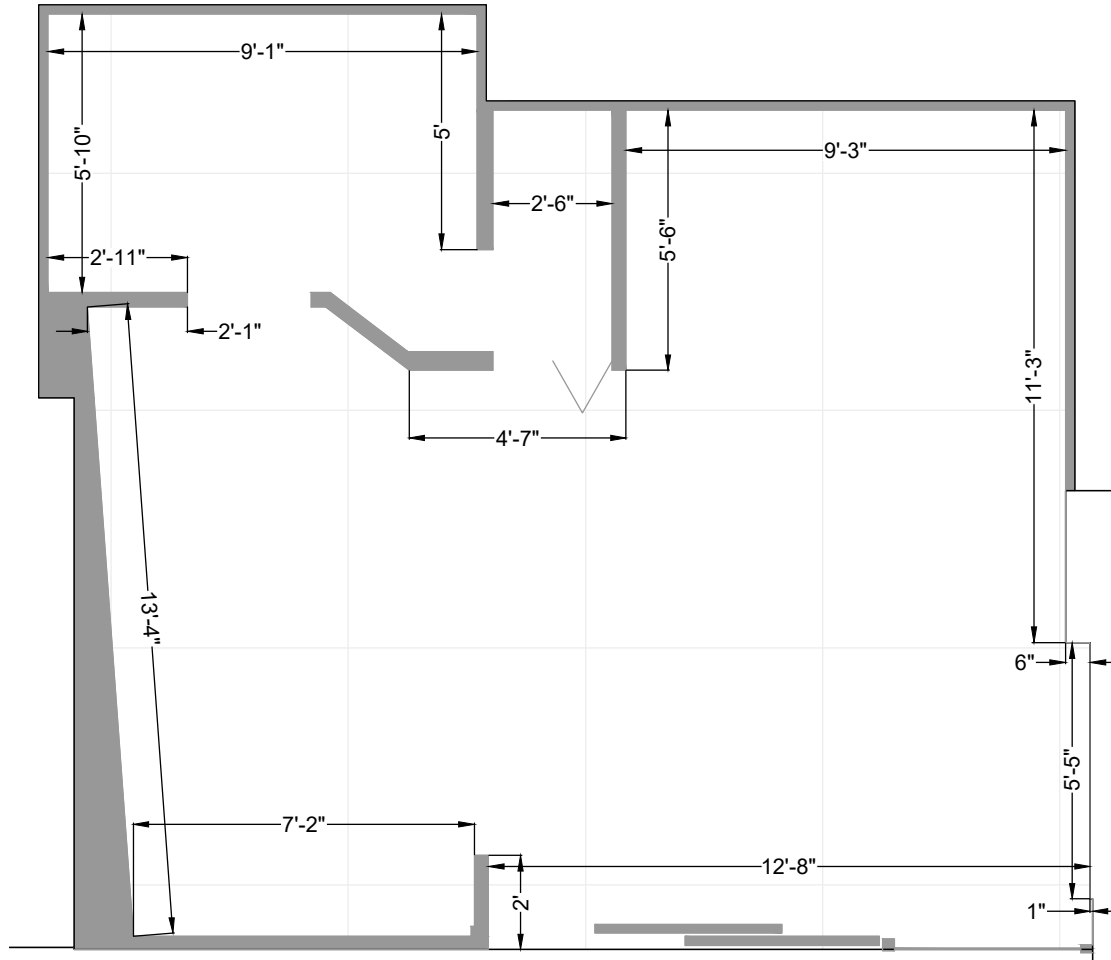
Available Upon Request

OPTION TO COMBINE UNITS



UNIT PLAN

UNIT #250



UNIT

250

RETAIL AREA

411 Square Feet

CEILING HEIGHT

9'0"

POWER

120/208V, 100A, 30 circuit panel

MUA

Building VAV

EXHAUST

Building Return Air

WATER

3/4" Line

SEWER

Yes

GAS

No

GARBAGE

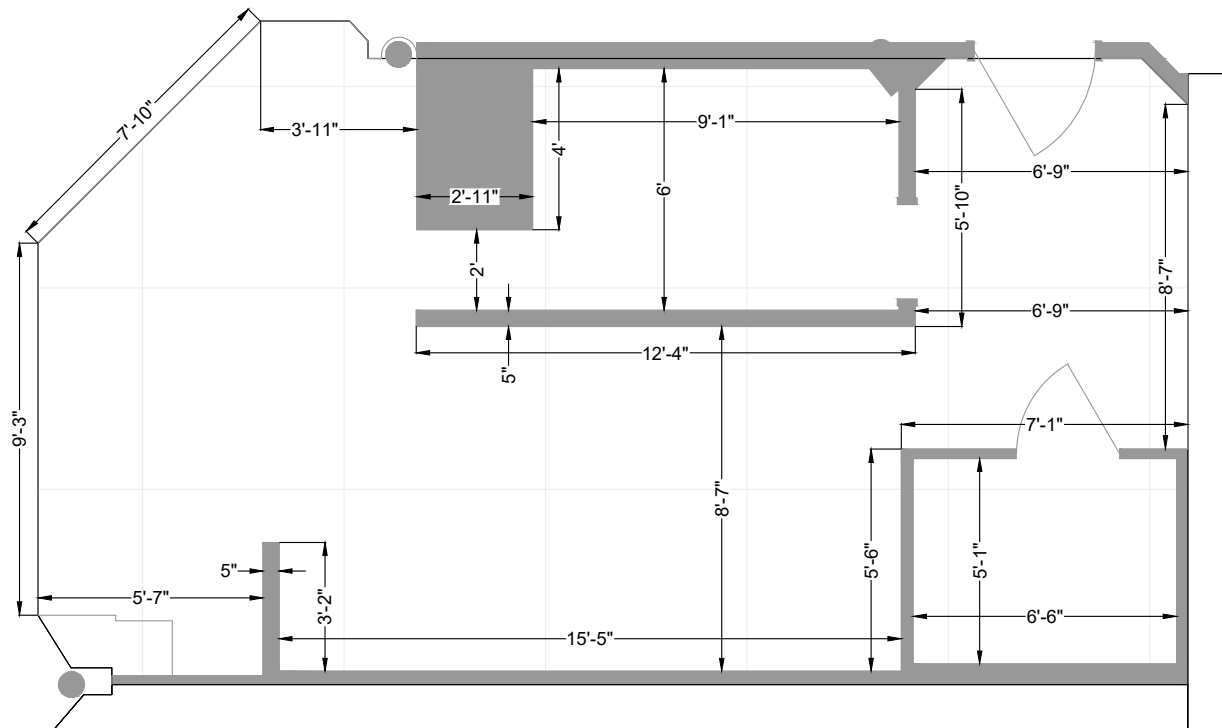
Loading Dock

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Freight Elevator

UNIT PLAN

UNIT #270D



UNIT

270D

RETAIL AREA

532 Square Feet

CEILING HEIGHT

7'9"

POWER

225A, 240V, 42 circuit panel

MUA

Building VAV

EXHAUST

2,387 CFM

WATER

3/4" Line

SEWER

Yes; Floor Drain & Two Sink Drains

GAS

Yes

GARBAGE

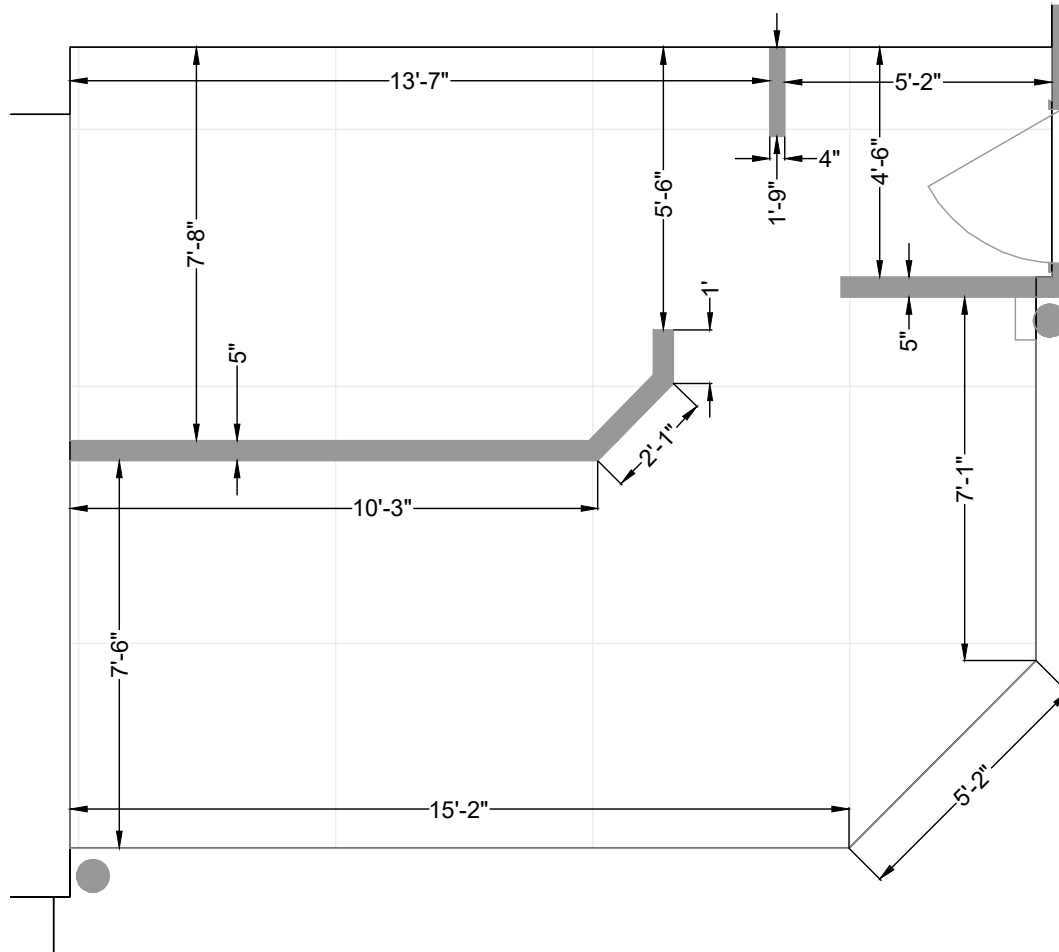
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Freight Elevator

UNIT PLAN

UNIT #270E



UNIT

270E

RETAIL AREA

383 Square Feet

CEILING HEIGHT

8'0"

POWER

225A, 240V, 42 circuit panel

MUA

Building VAV

EXHAUST

2,948 CFM

WATER

3/4" Line

SEWER

Yes; Floor & Sink Drain

GAS

Yes

GARBAGE

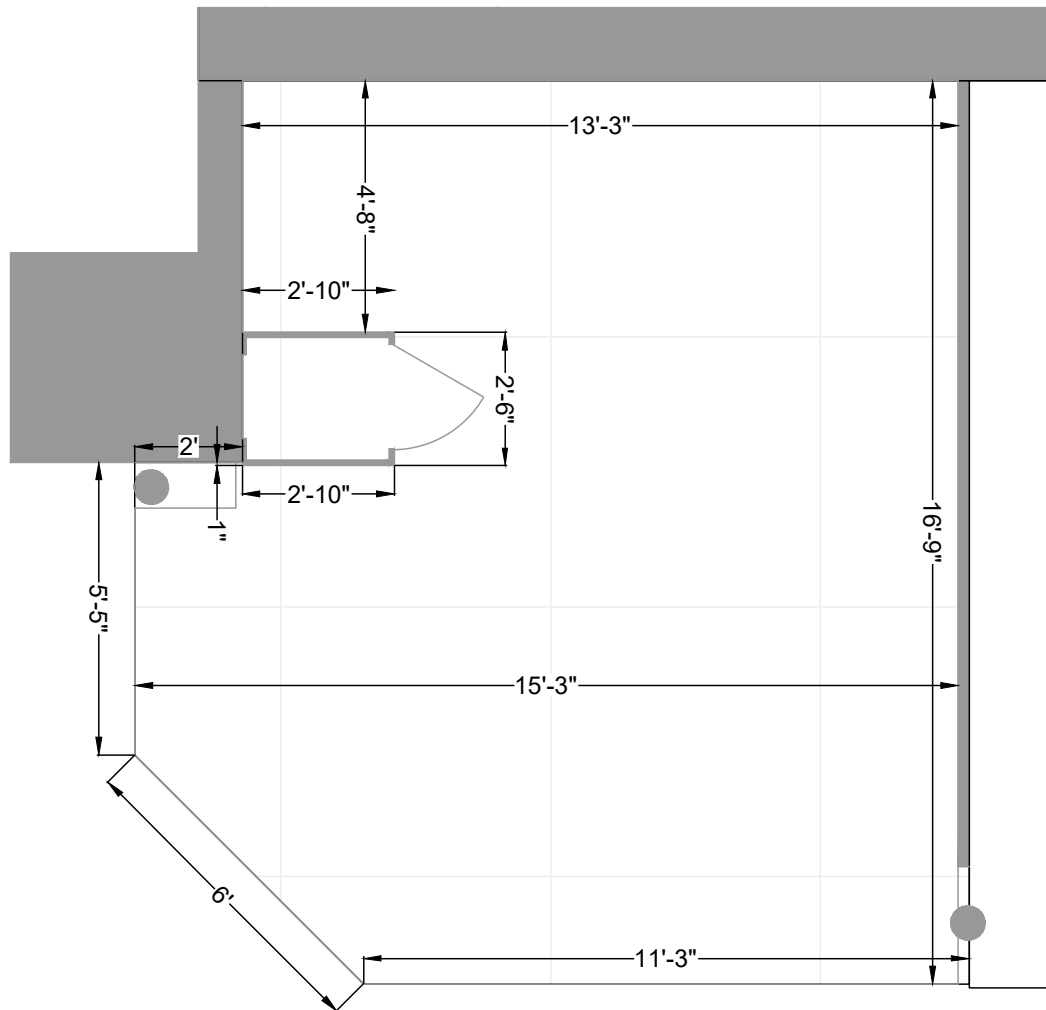
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Freight Elevator

UNIT PLAN

UNIT #2701



UNIT

2701

RETAIL AREA

302 Square Feet

CEILING HEIGHT

8'10"

POWER

60A, 240V, 42 circuit panel

MUA

Building VAV

KITCHEN EXHAUST

No

HVAC

Base Building

WATER

3/4" Line

SEWER

Floor and Sink Drain

GAS

No

GARBAGE

Loading Dock

LOADING

Freight Elevator

CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

