

RETAIL SPACE FOR LEASE



# FIFTH & FIFTH

605 5 Avenue SW, Calgary, Alberta

Unit 220 - 801 SF

Unit 240 - 384 SF

Unit 250 - 492 SF

Unit 270B - 618 SF

Unit 270D - 532 SF

Unit 270 E - 383 SF

Unit 270I - 302 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

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**TAURUS**  
PROPERTY GROUP

## 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

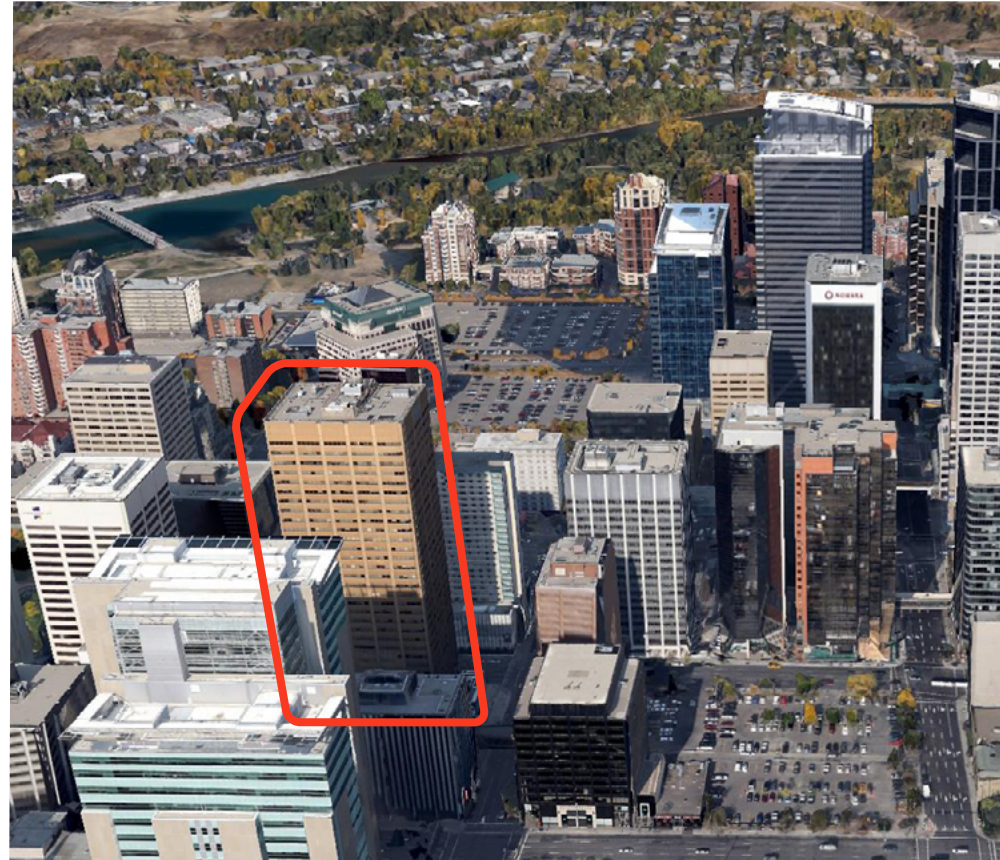
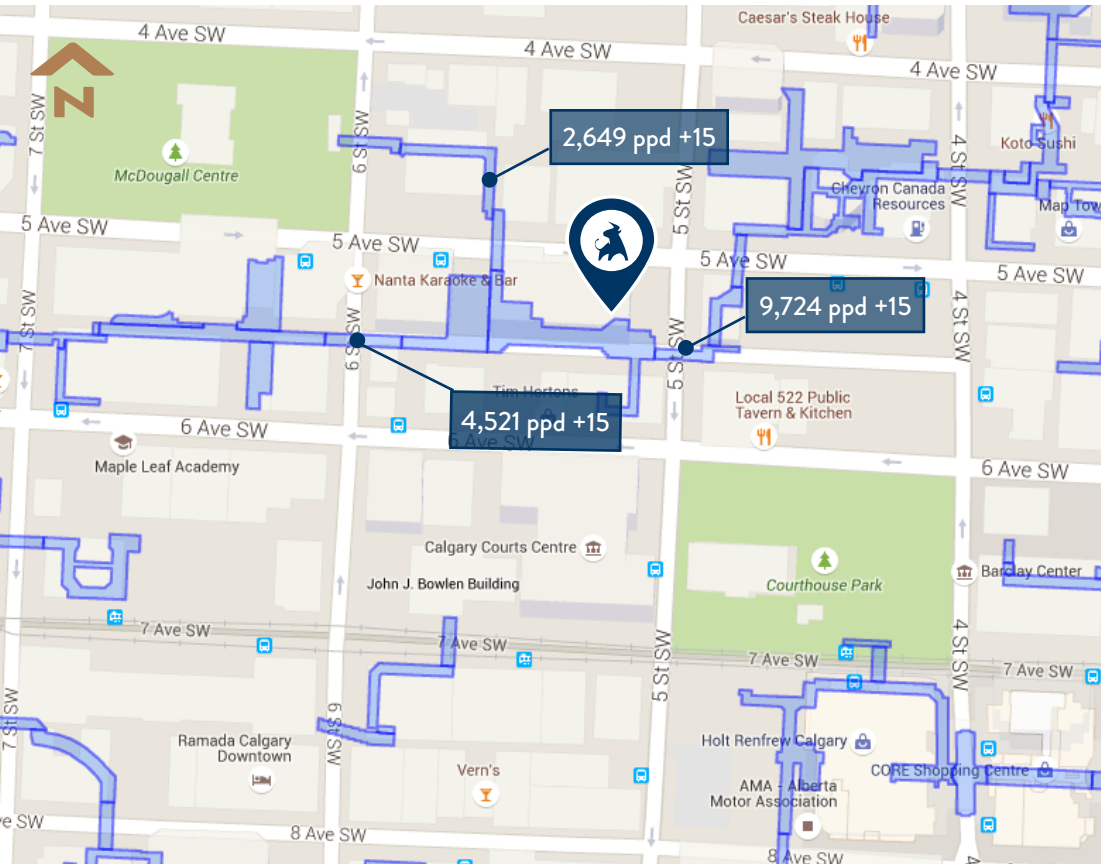


# ABOUT LOCATION HIGHLIGHTS

[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



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## 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 2024 ESTIMATES

Operating Costs	\$ 23.67 PSF
Property Tax	\$ 1.75 PSF
<b>Total</b>	<b>\$ 25.42 PSF</b>

## FOOD COURT COSTS

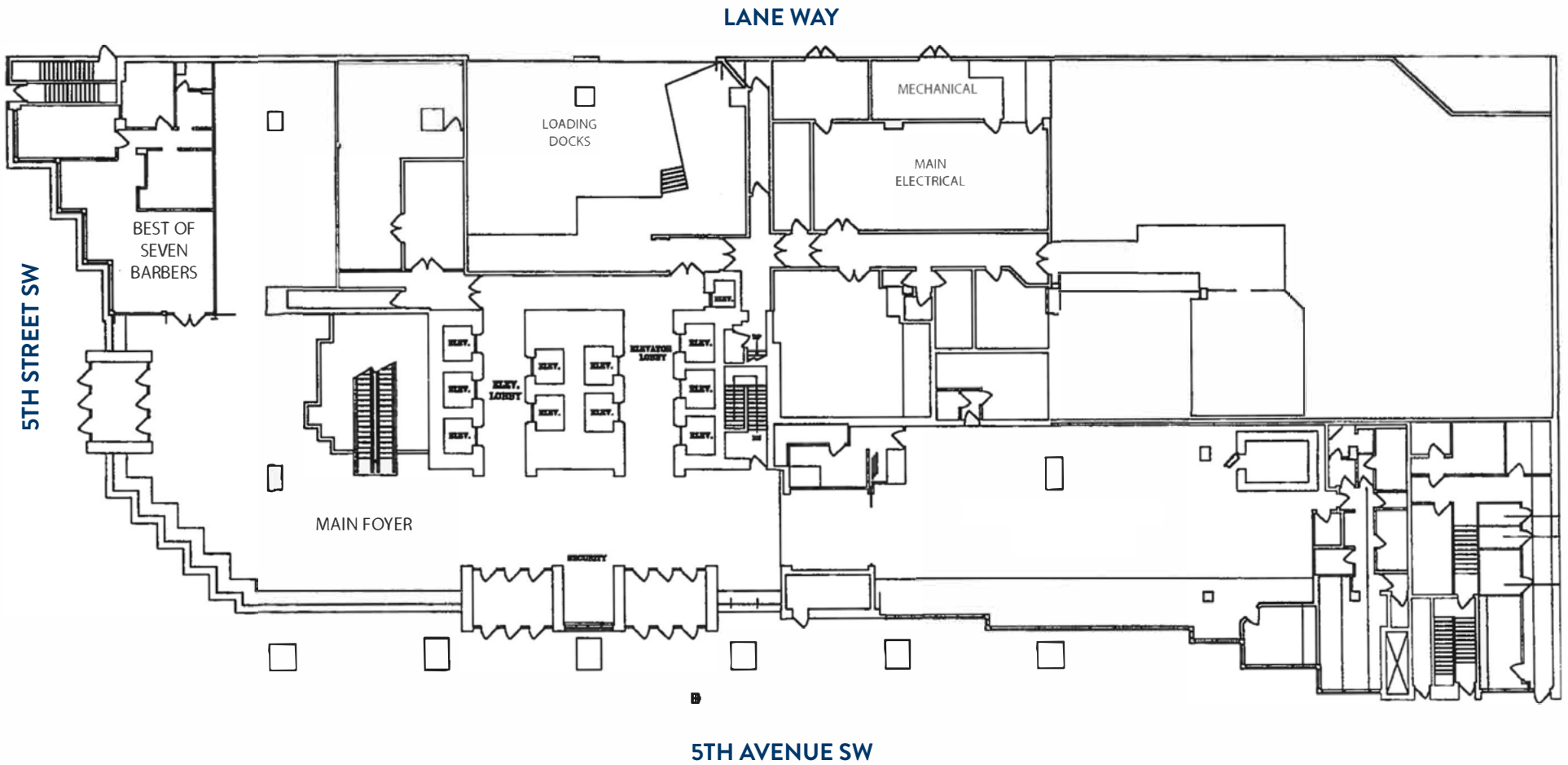
Food Court Operating Cost	\$ 50.77 PSF
Property Tax	\$ 1.75 PSF
<b>Total</b>	<b>\$ 52.52 PSF</b>

Premises Utilities	Included
Management Fee	Included

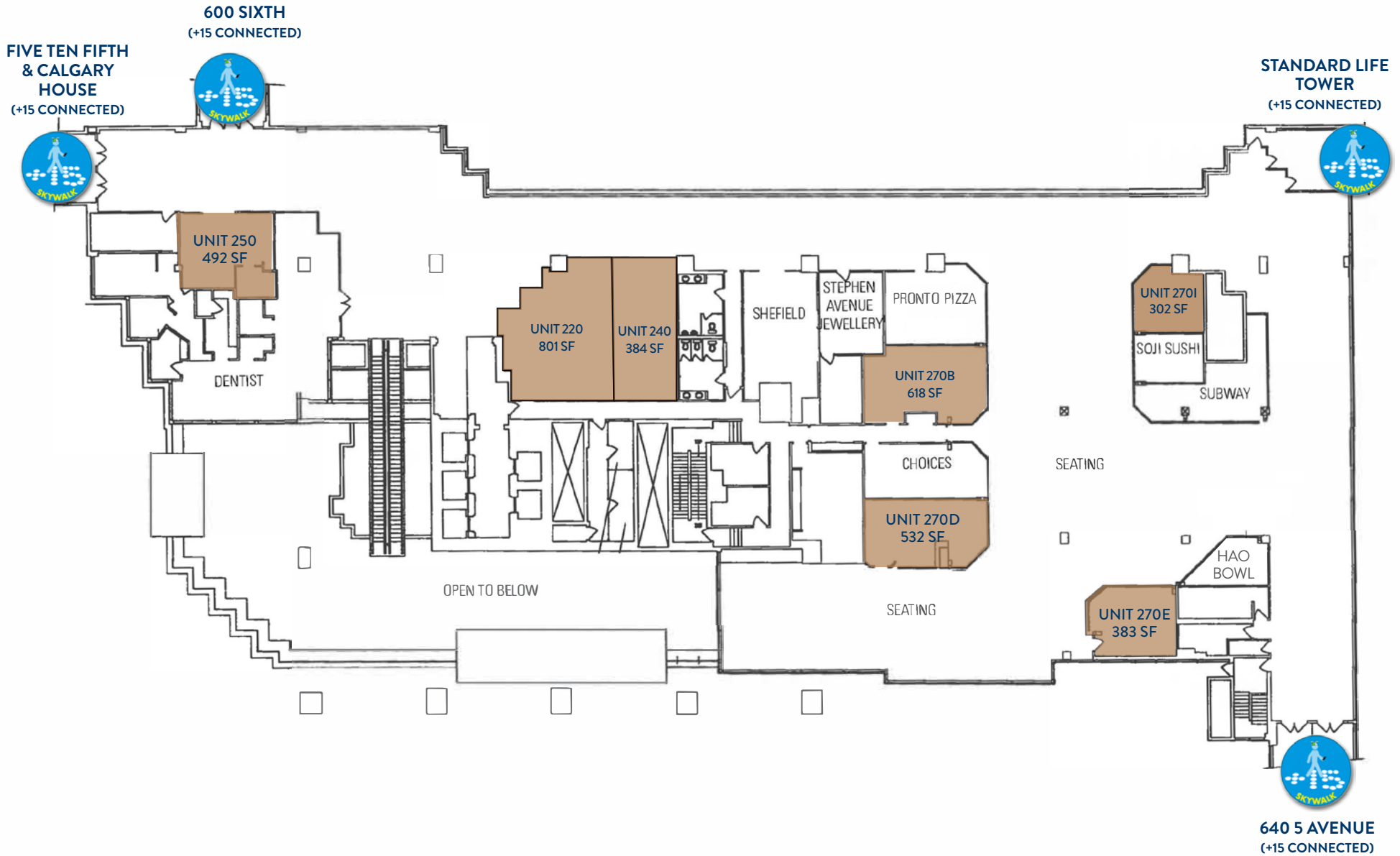
## TENANTS



# MAIN FLOOR

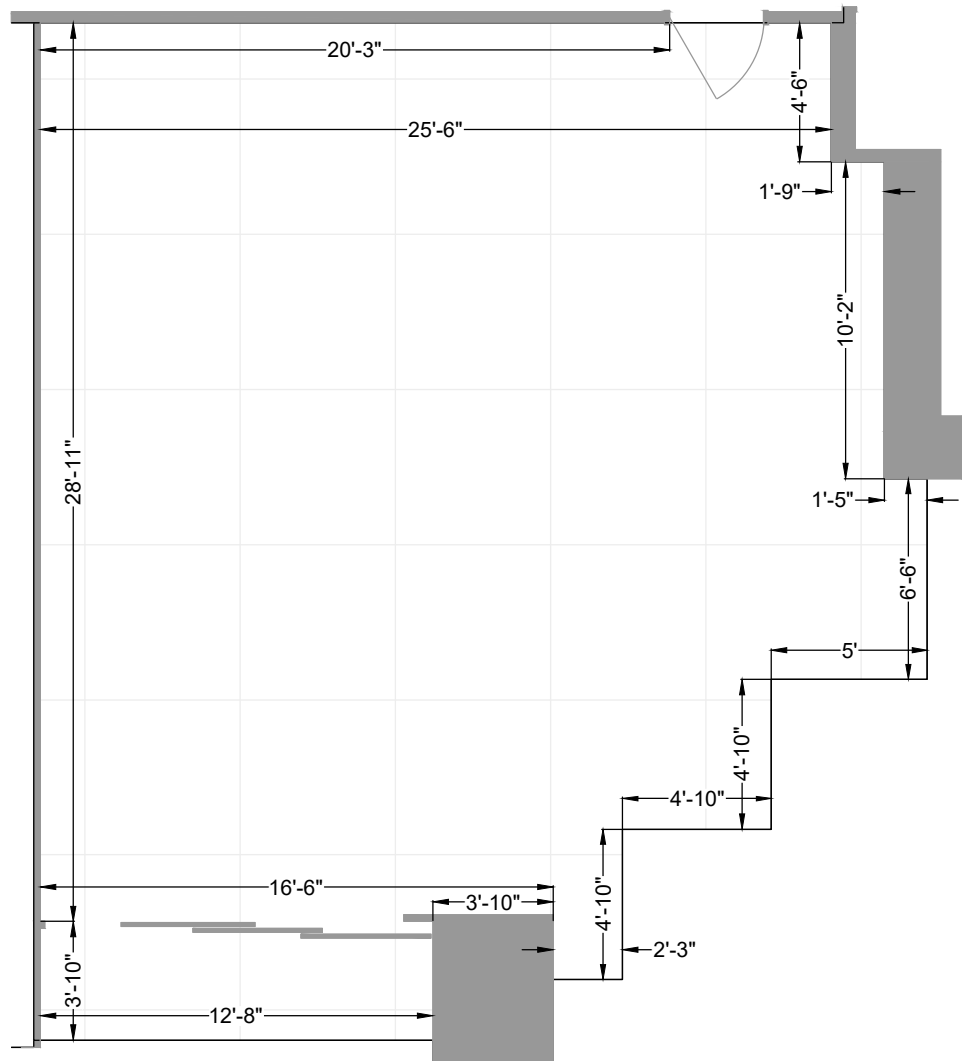


# PLUS 15 & FOOD COURT



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

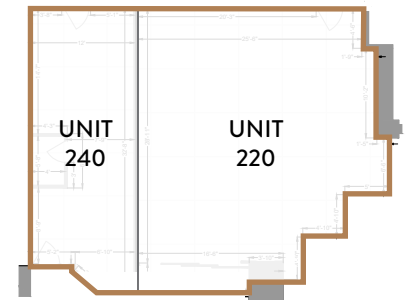
## GAS

No

## SEWER

4" Floor Drain

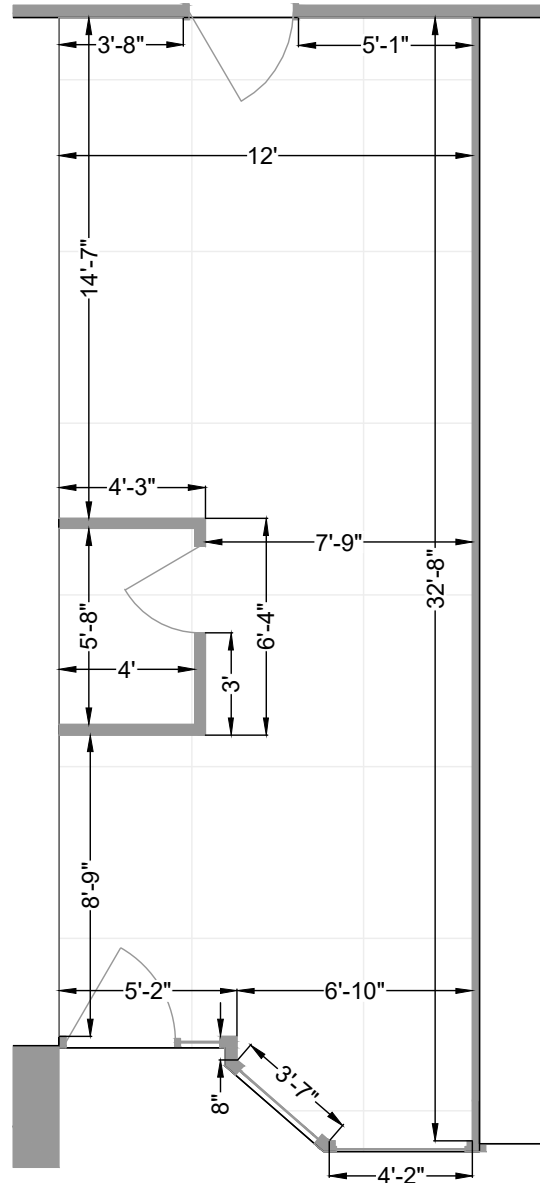
## OPTION TO COMBINE UNITS





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

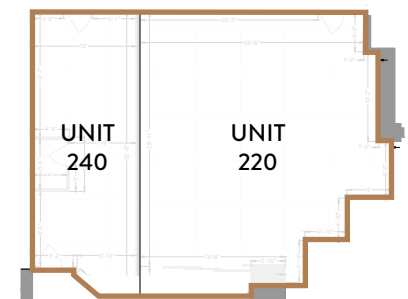
## LOADING

Freight Elevator

## STORAGE

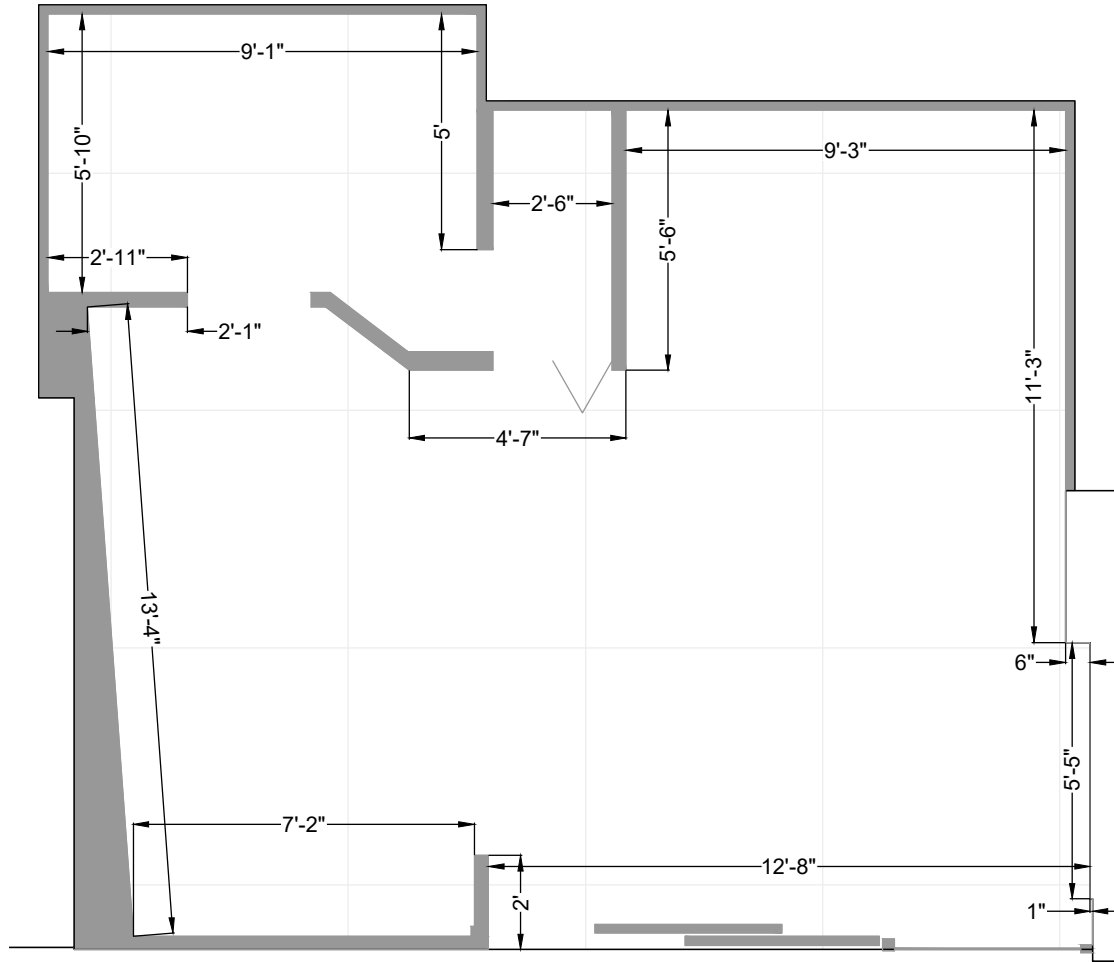
Available Upon Request

## OPTION TO COMBINE UNITS



UNIT PLAN

# UNIT #250



## UNIT

250

## RETAIL AREA

492 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

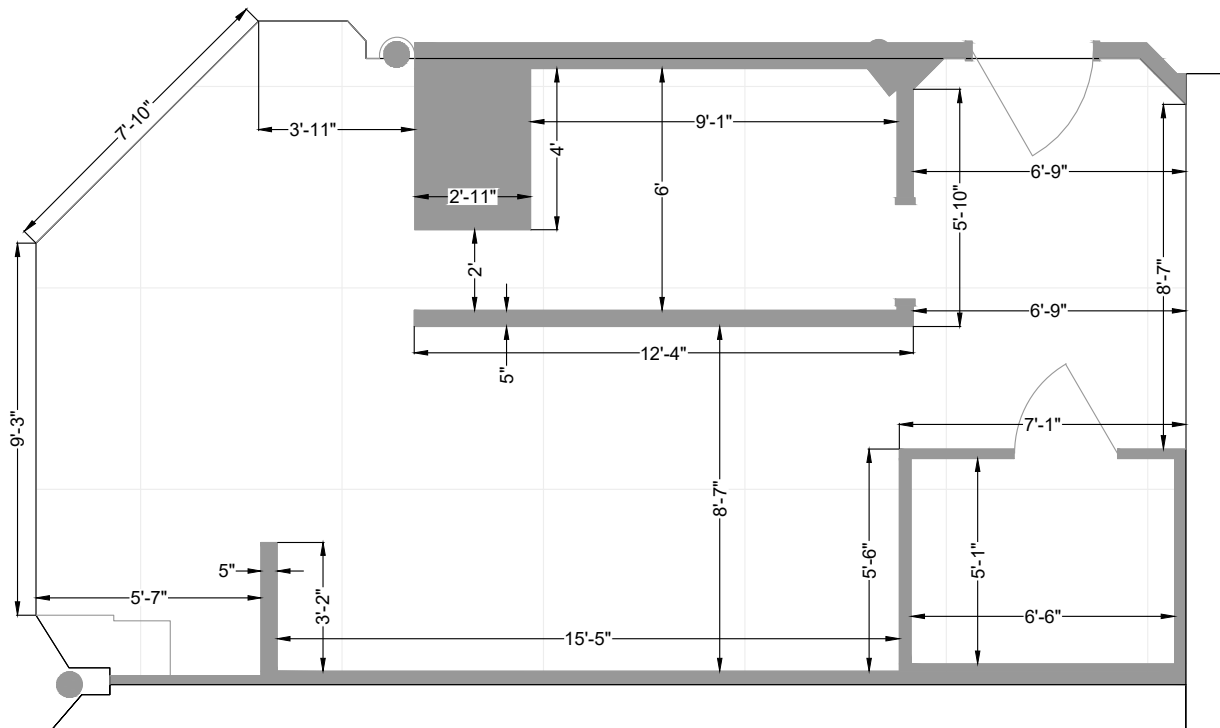
Loading Dock

## LOADING

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

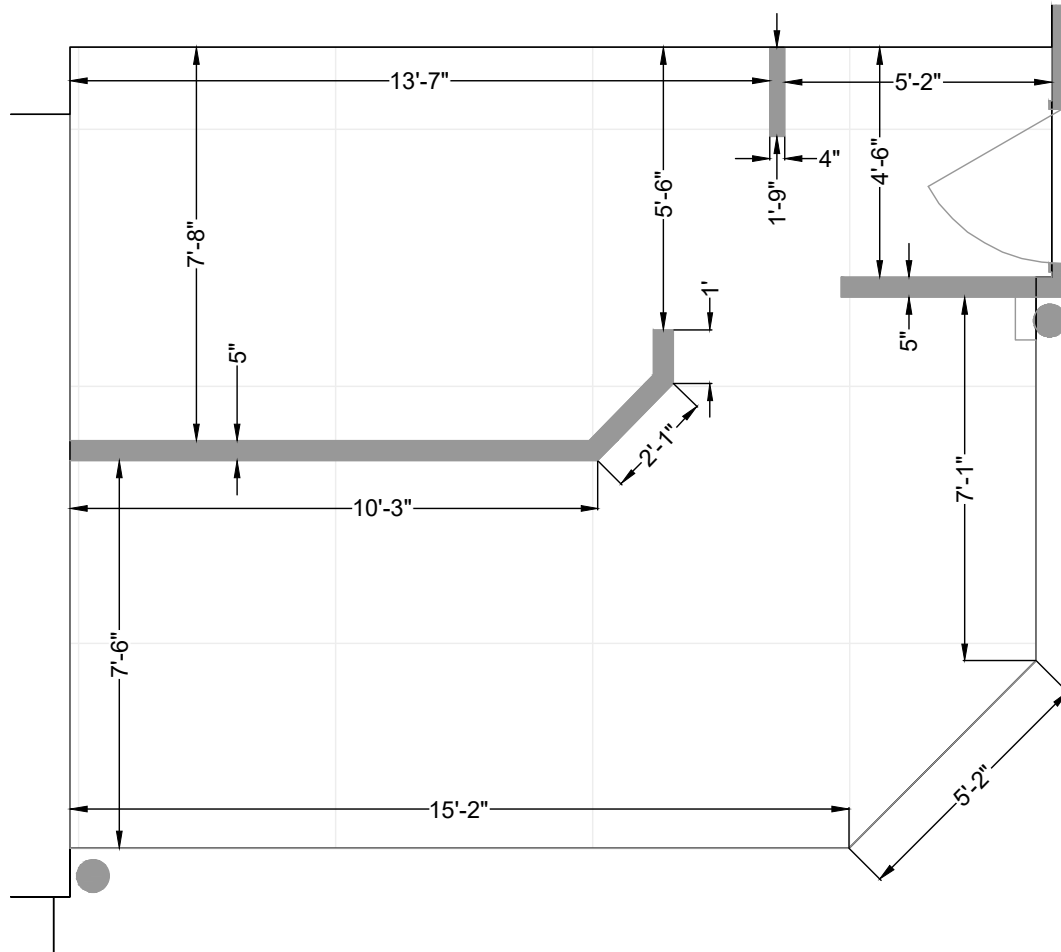
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## LOADING

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

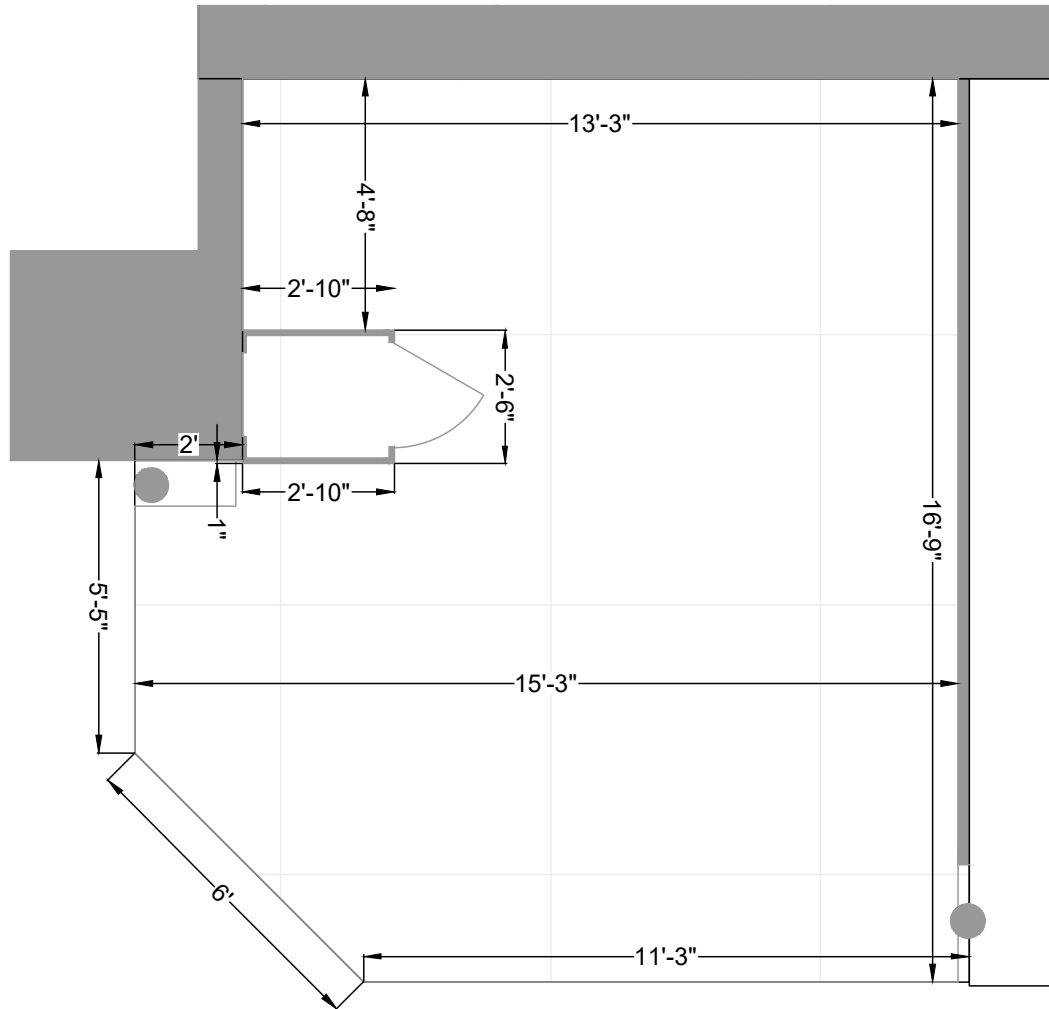
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## LOADING

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



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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.

