

RETAIL SPACE FOR LEASE



FIFTH & FIFTH

605 5 Avenue SW, Calgary, Alberta

Unit 250 - 492 SF

Unit 270B - 618 SF

Unit 270D - 532 SF

Unit 270 E - 383 SF

Unit 270I - 302 SF

HEATHER WIETZEL

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TAURUSGROUP.COM

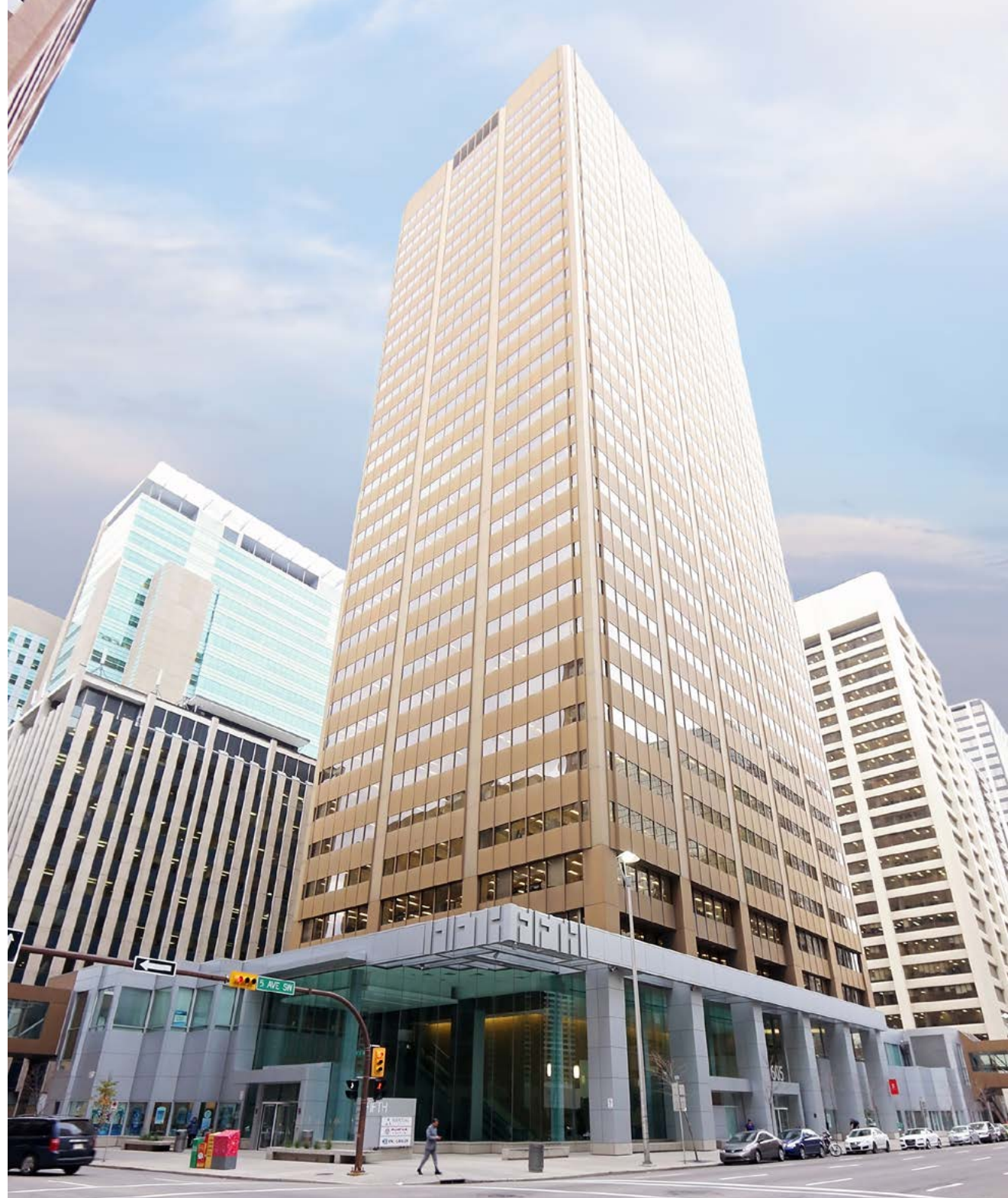

TAURUS
PROPERTY GROUP

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



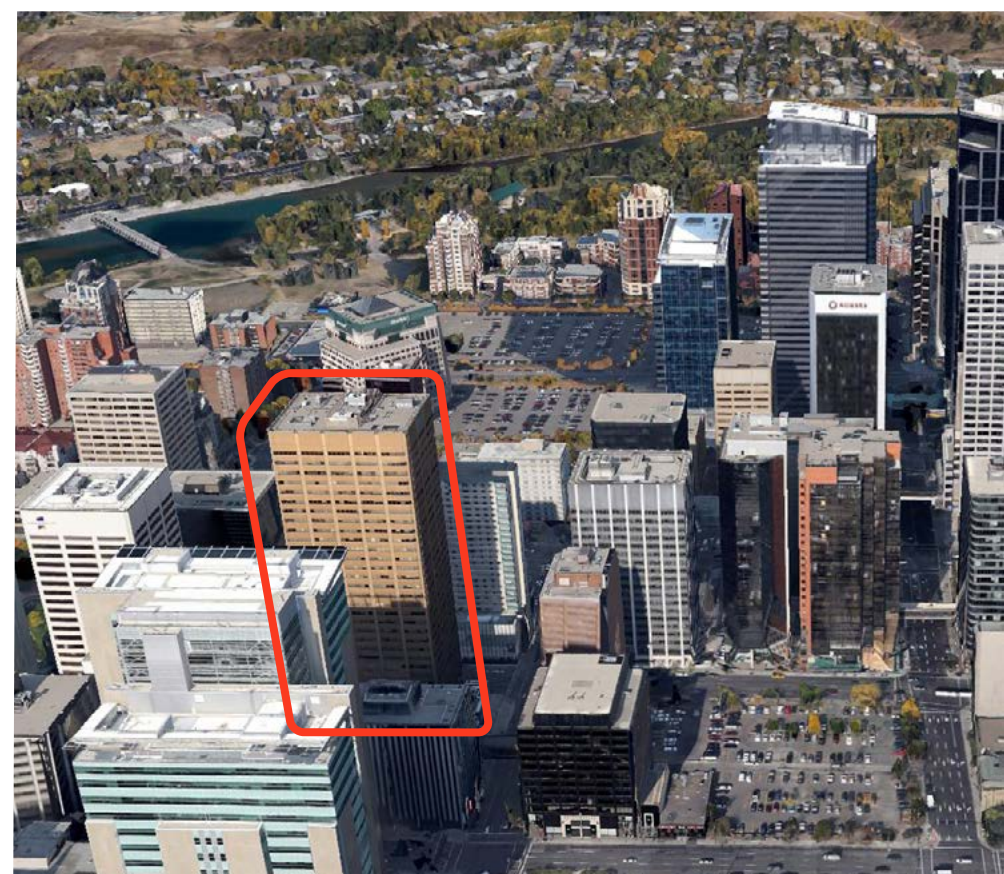
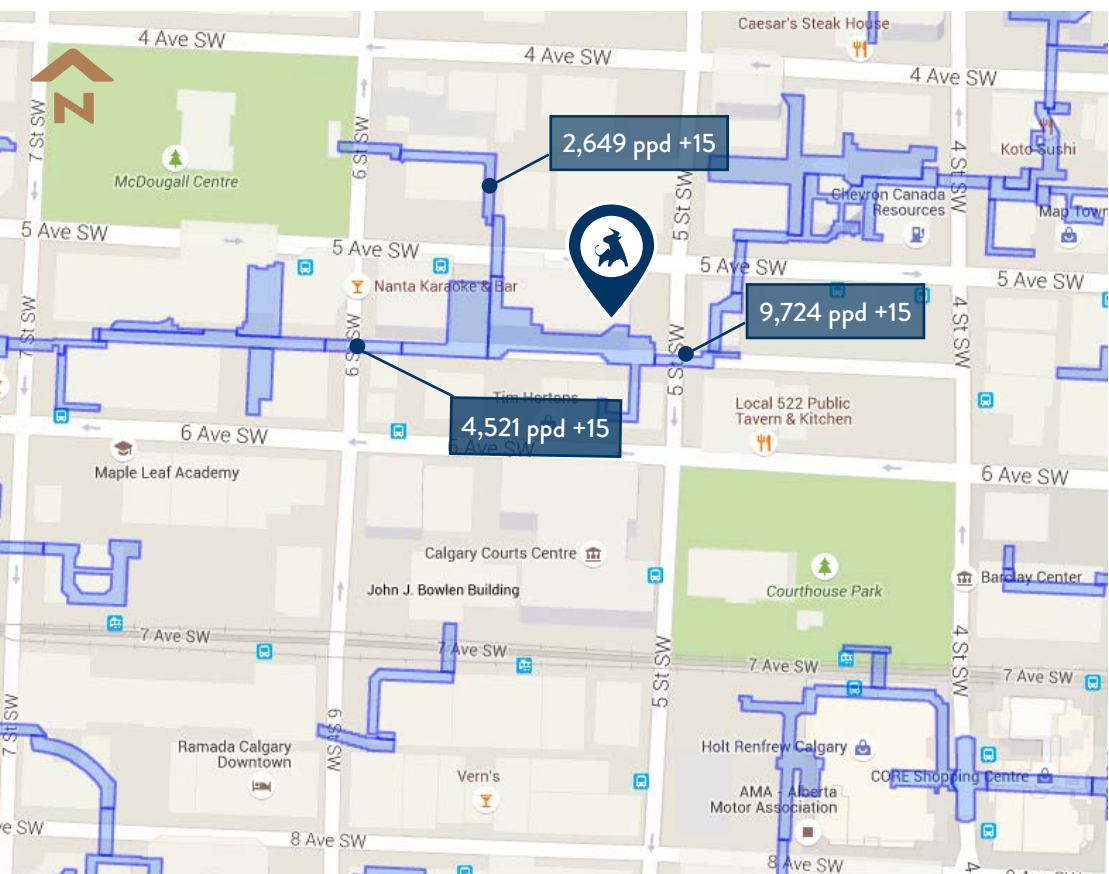
ABOUT

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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COMMUNITY

DEMOGRAPHIC DATA



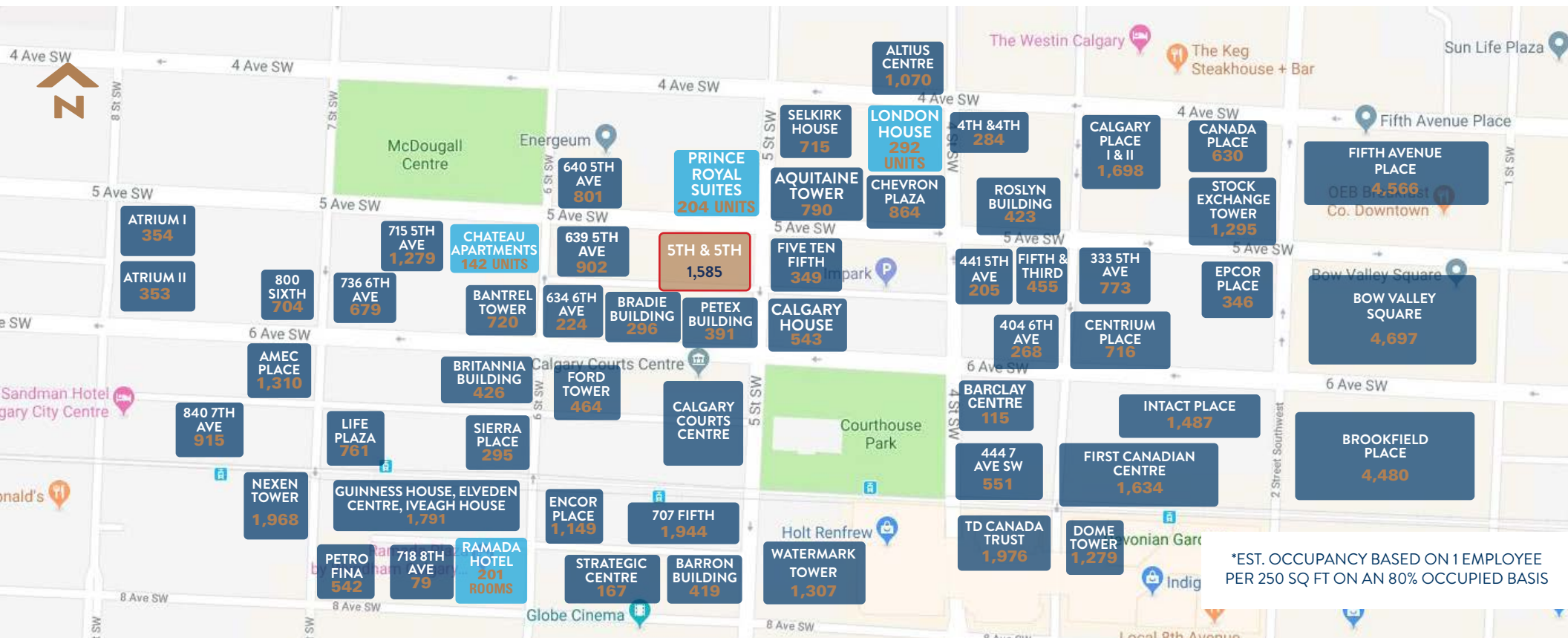
POPULATION

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



DAYTIME POPULATION

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 2024 ESTIMATES

Operating Costs	\$ 23.67 PSF
Property Tax	\$ 1.75 PSF
Total	\$ 25.42 PSF

FOOD COURT COSTS

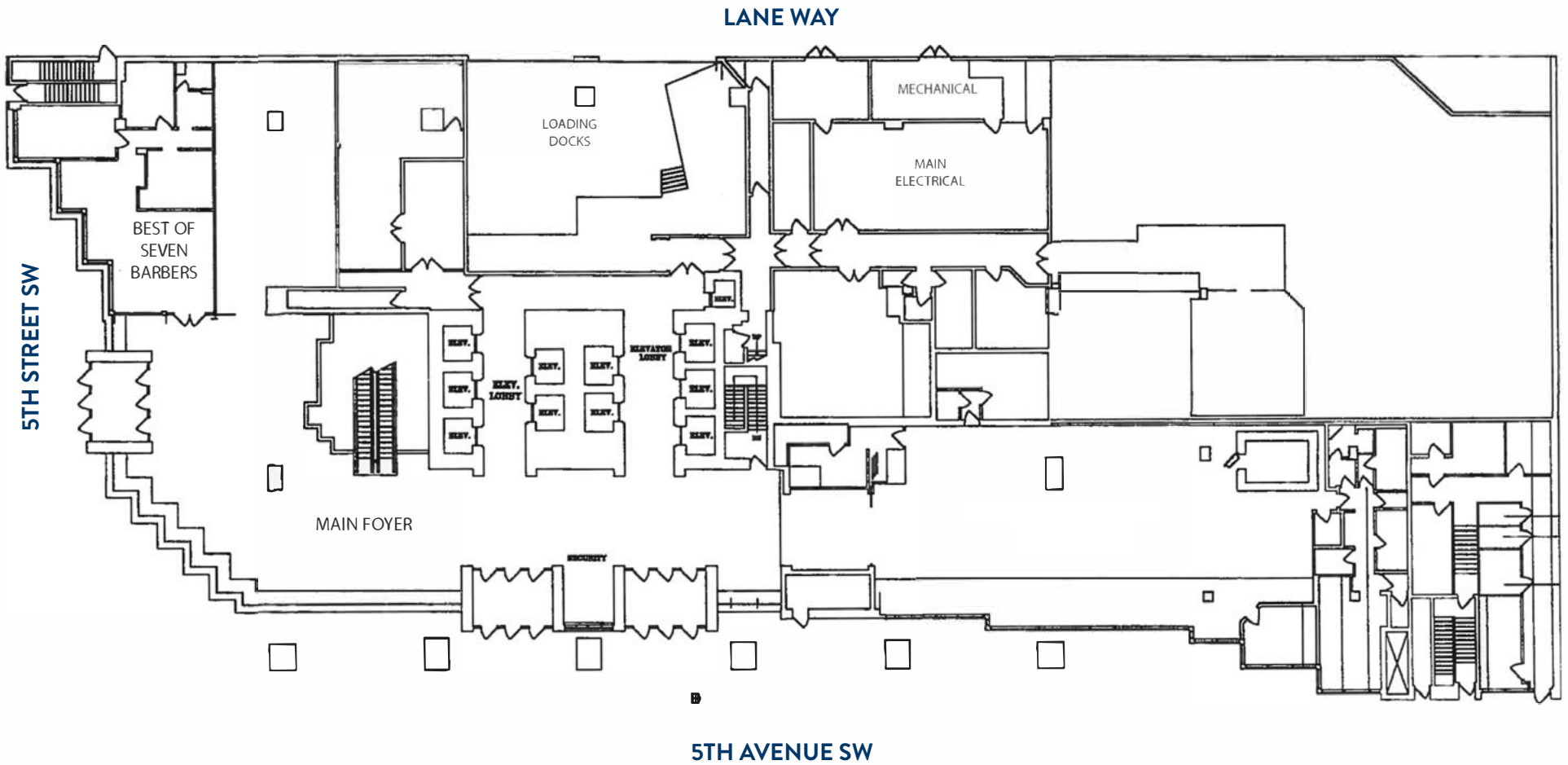
Food Court Operating Cost	\$ 50.77 PSF
Property Tax	\$ 1.75 PSF
Total	\$ 52.52 PSF

Premises Utilities	Included
Management Fee	Included

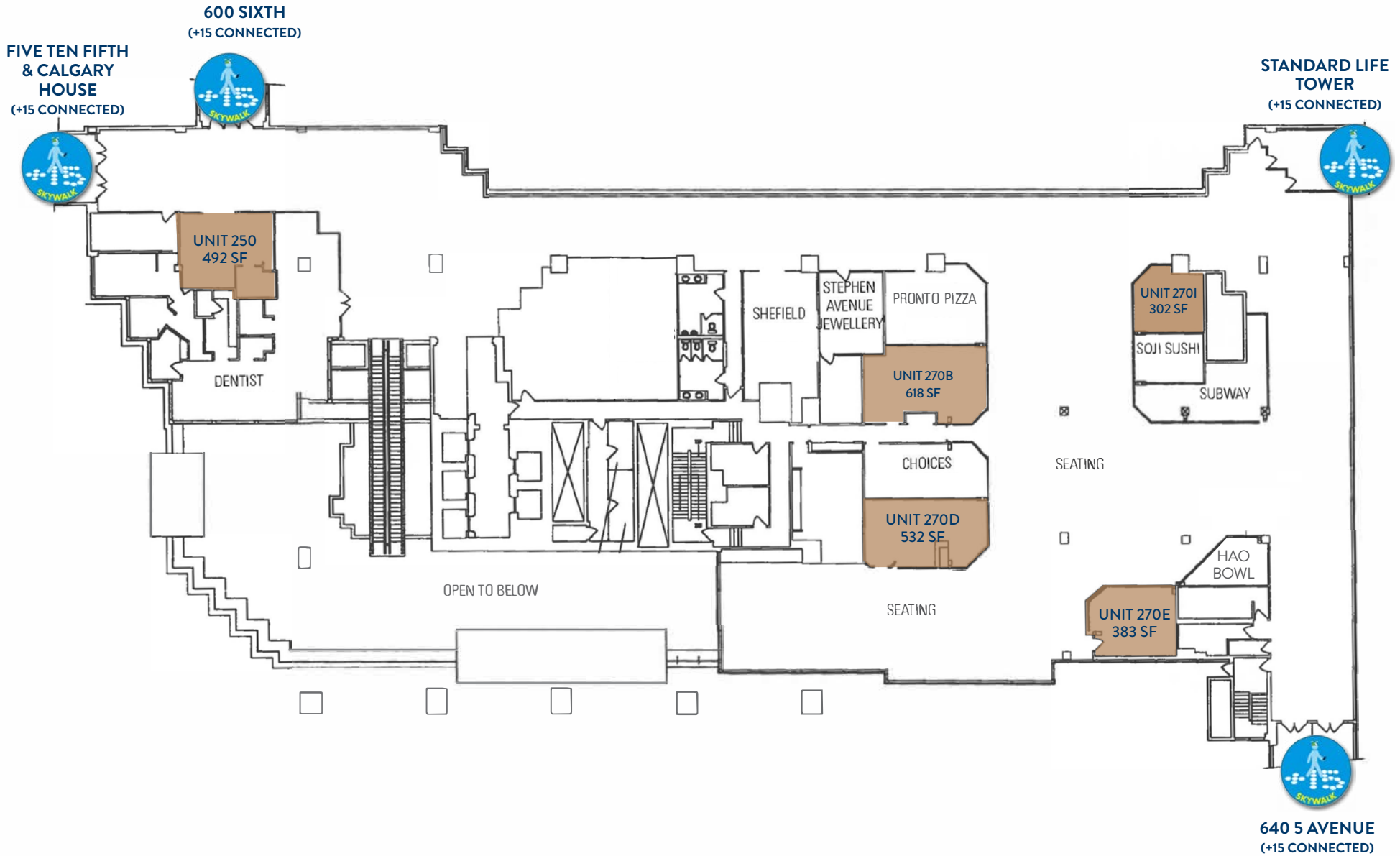
TENANTS



MAIN FLOOR

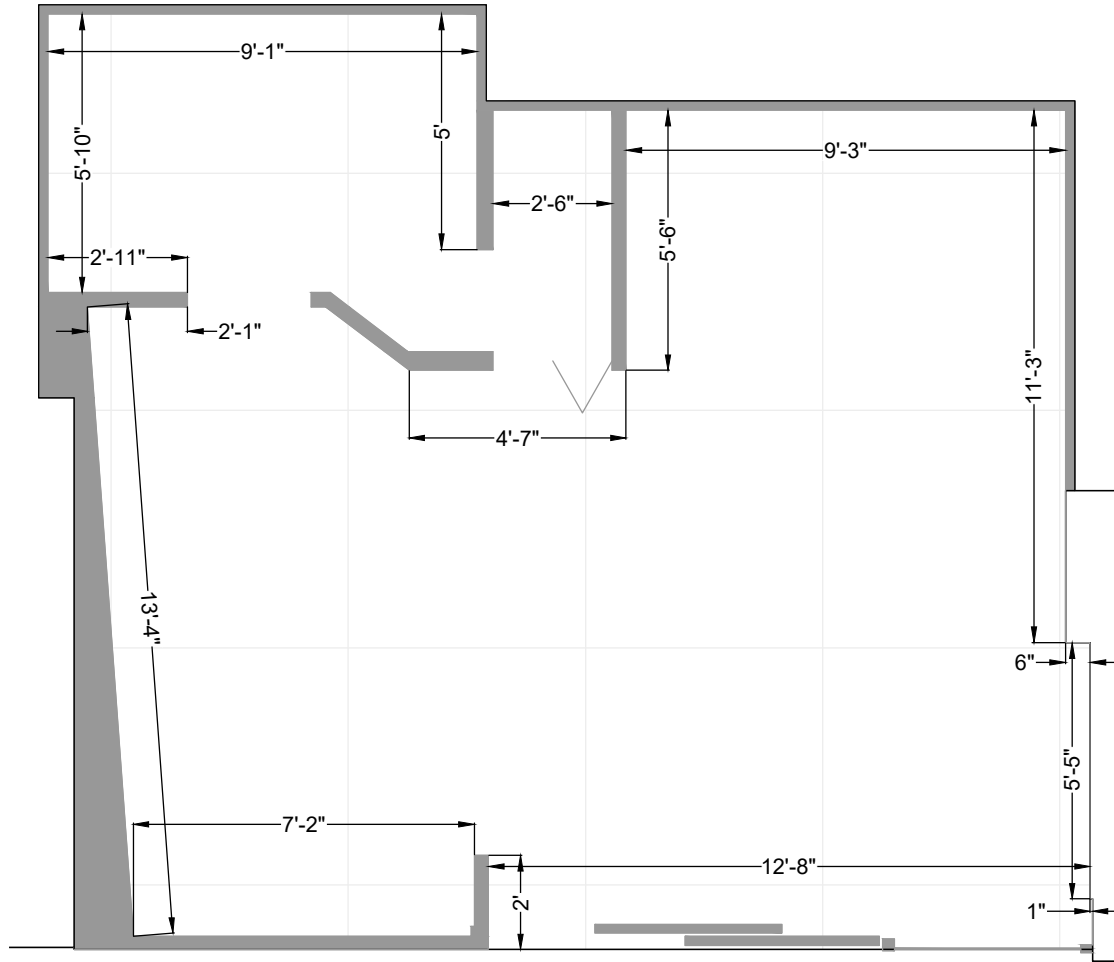


PLUS 15 & FOOD COURT



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

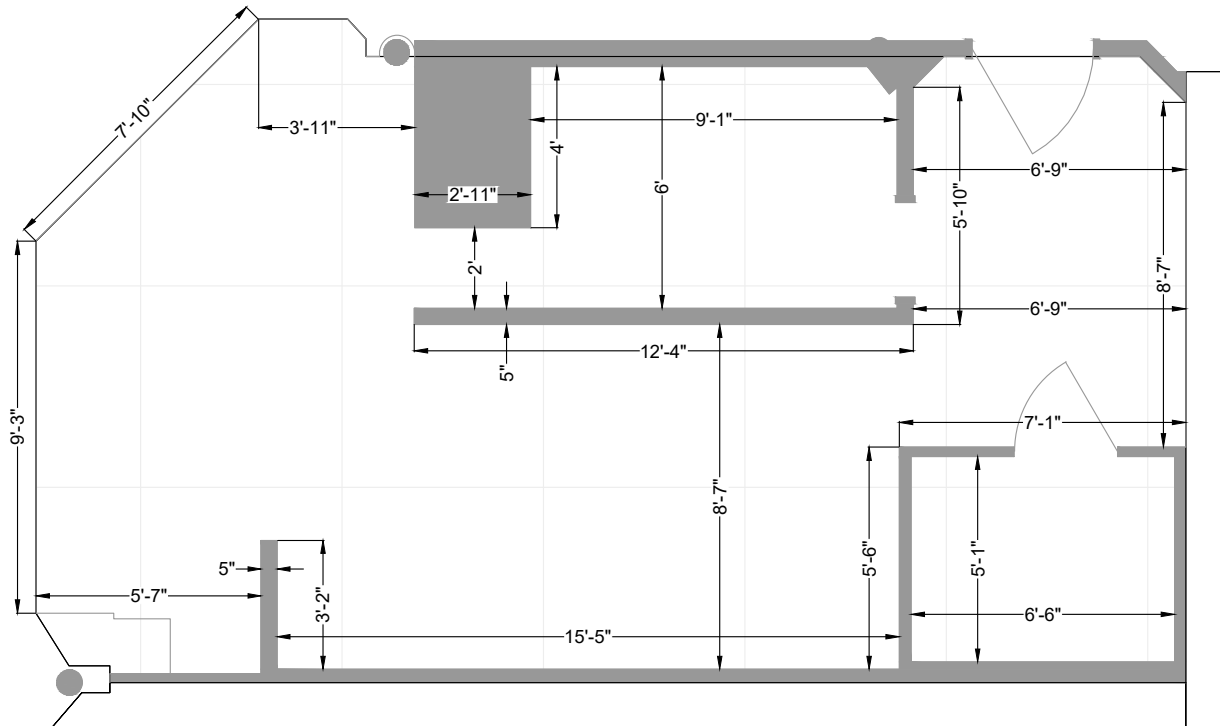
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Freight Elevator

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

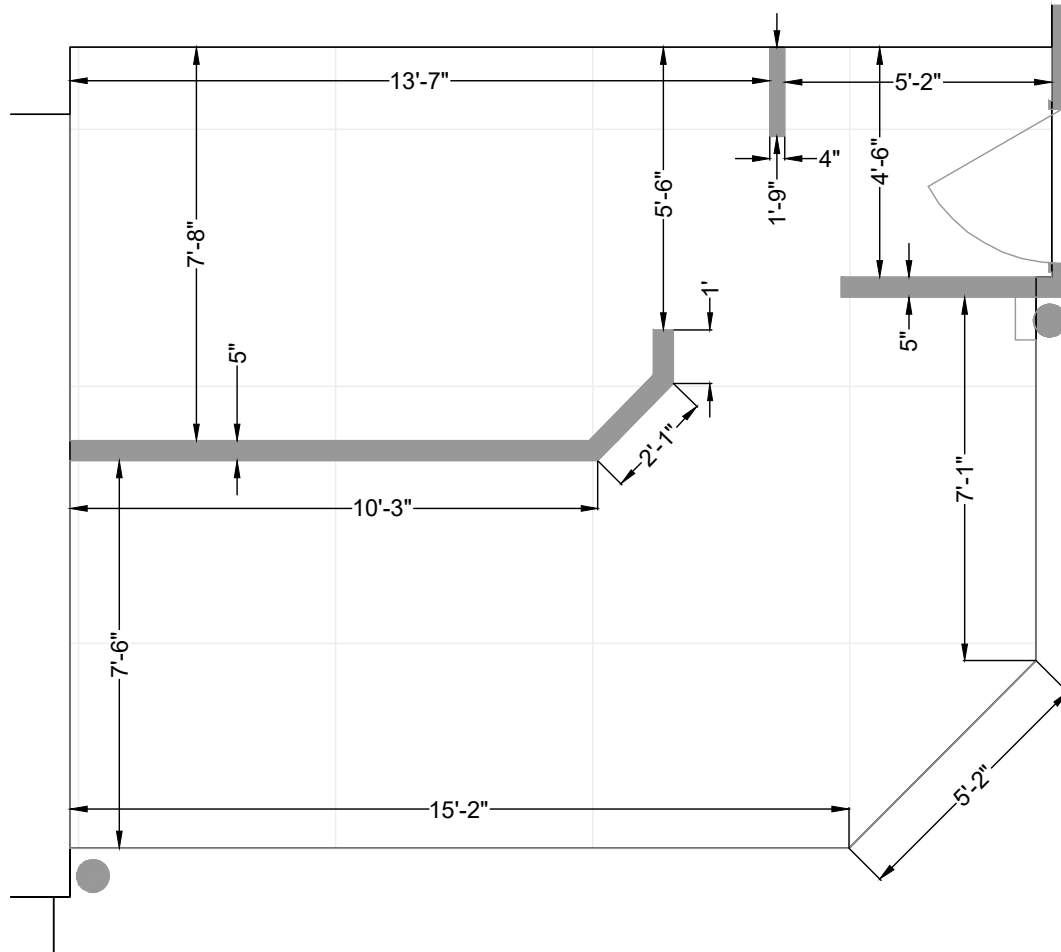
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Freight Elevator

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

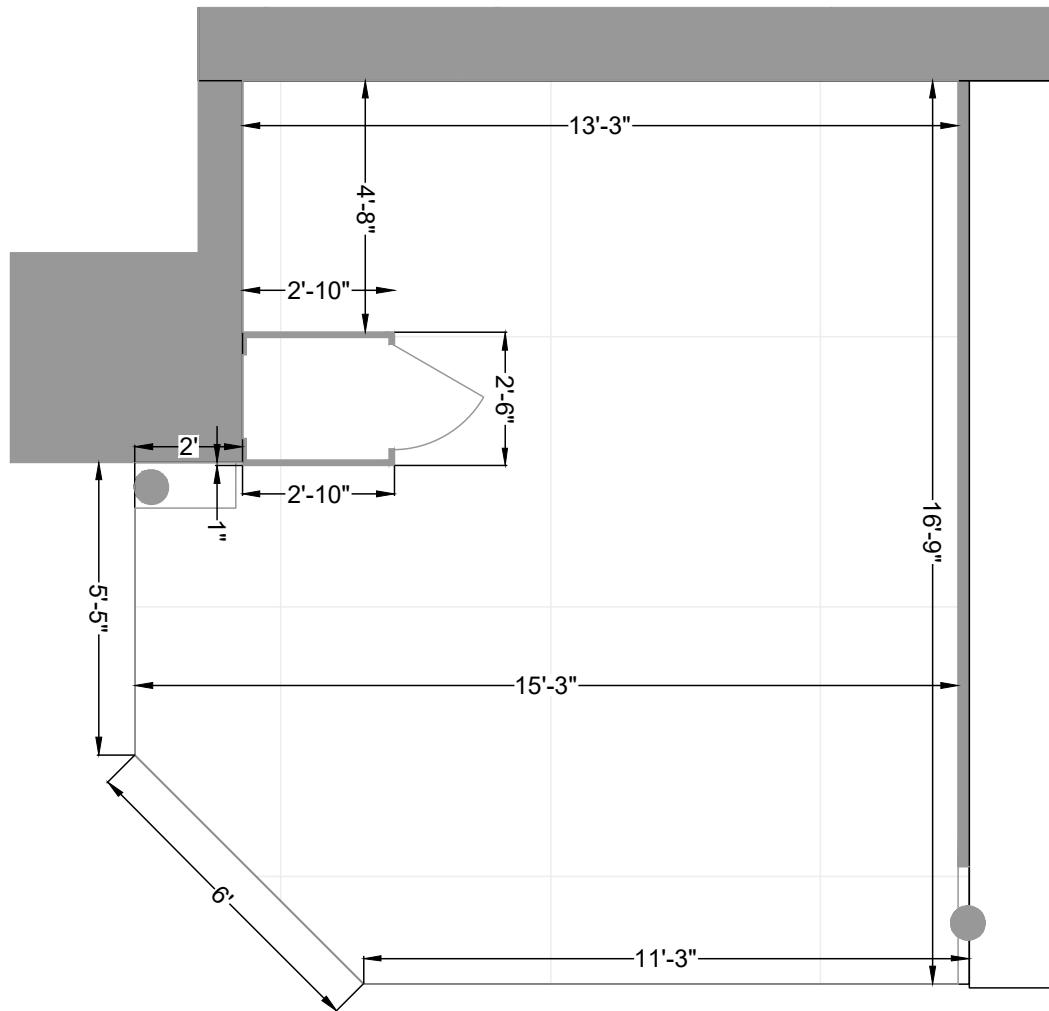
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Freight Elevator

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

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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.

