



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

hwietzel@taurusgroup.com



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



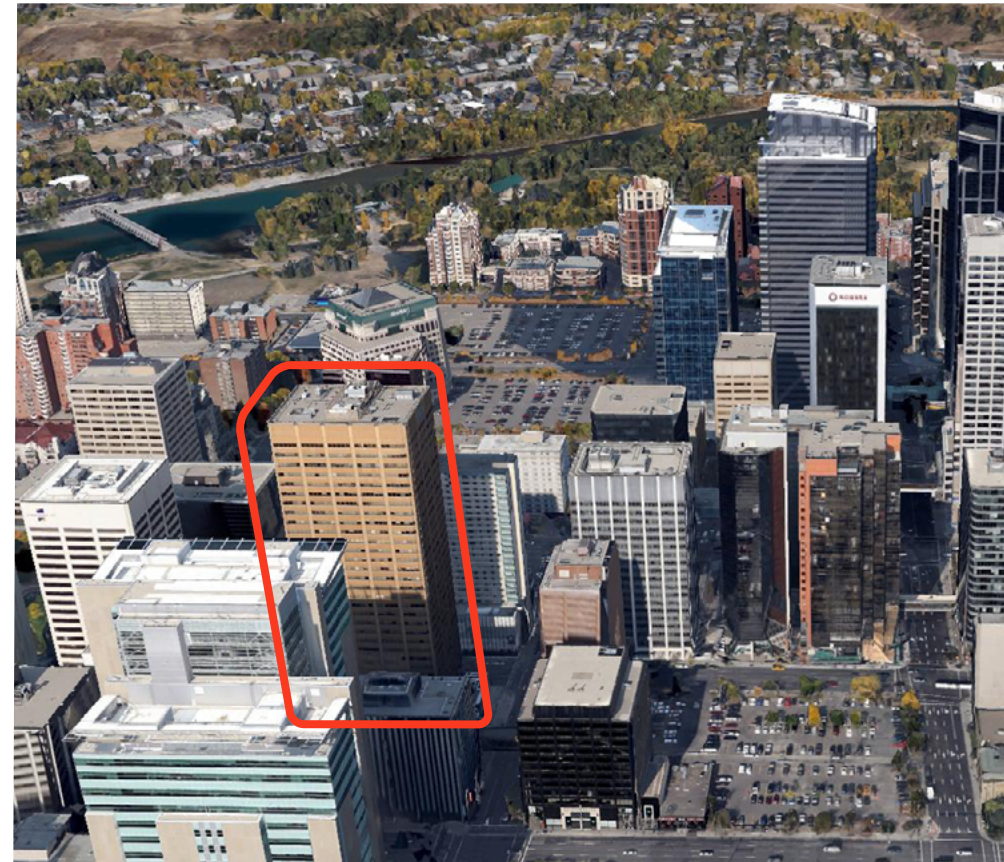
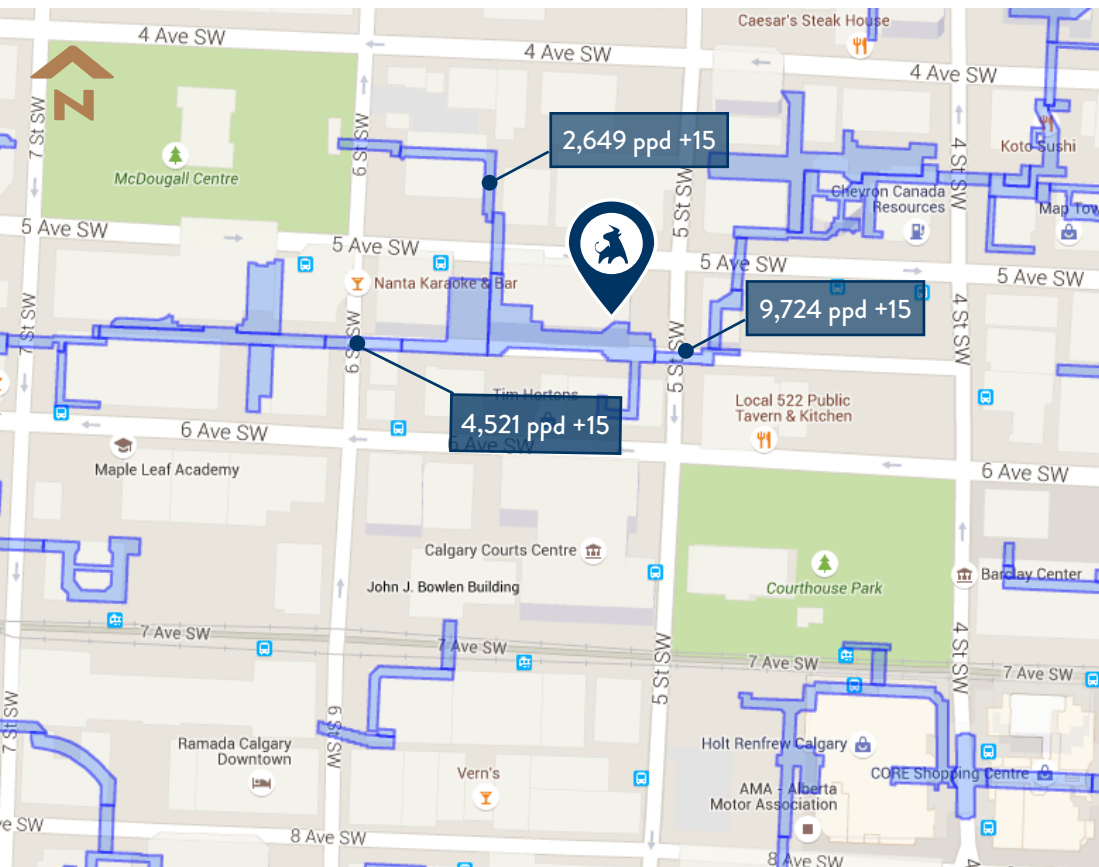
ABOUT

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



The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of its compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

COMMUNITY

DEMOGRAPHIC DATA



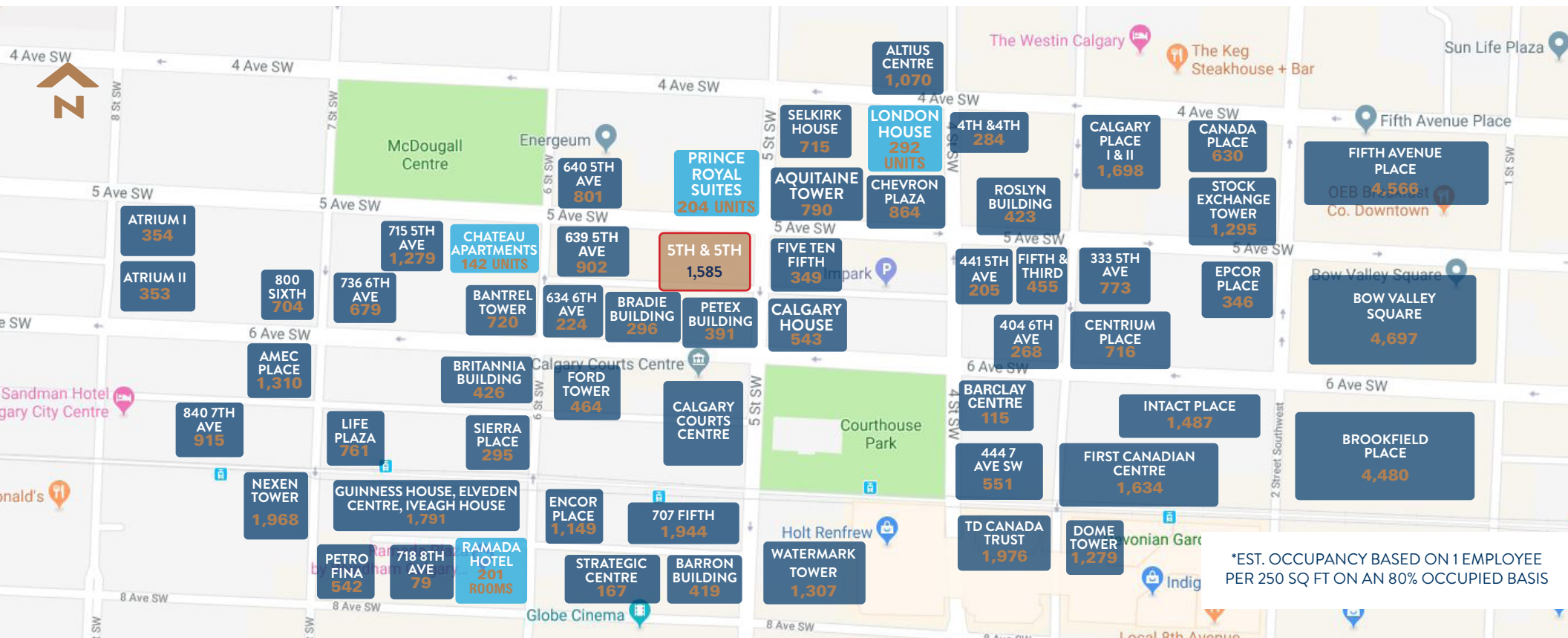
POPULATION

Downtown: 19,119
Calgary (2025): 1,688,000



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 2025 ESTIMATES

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

FOOD COURT COSTS

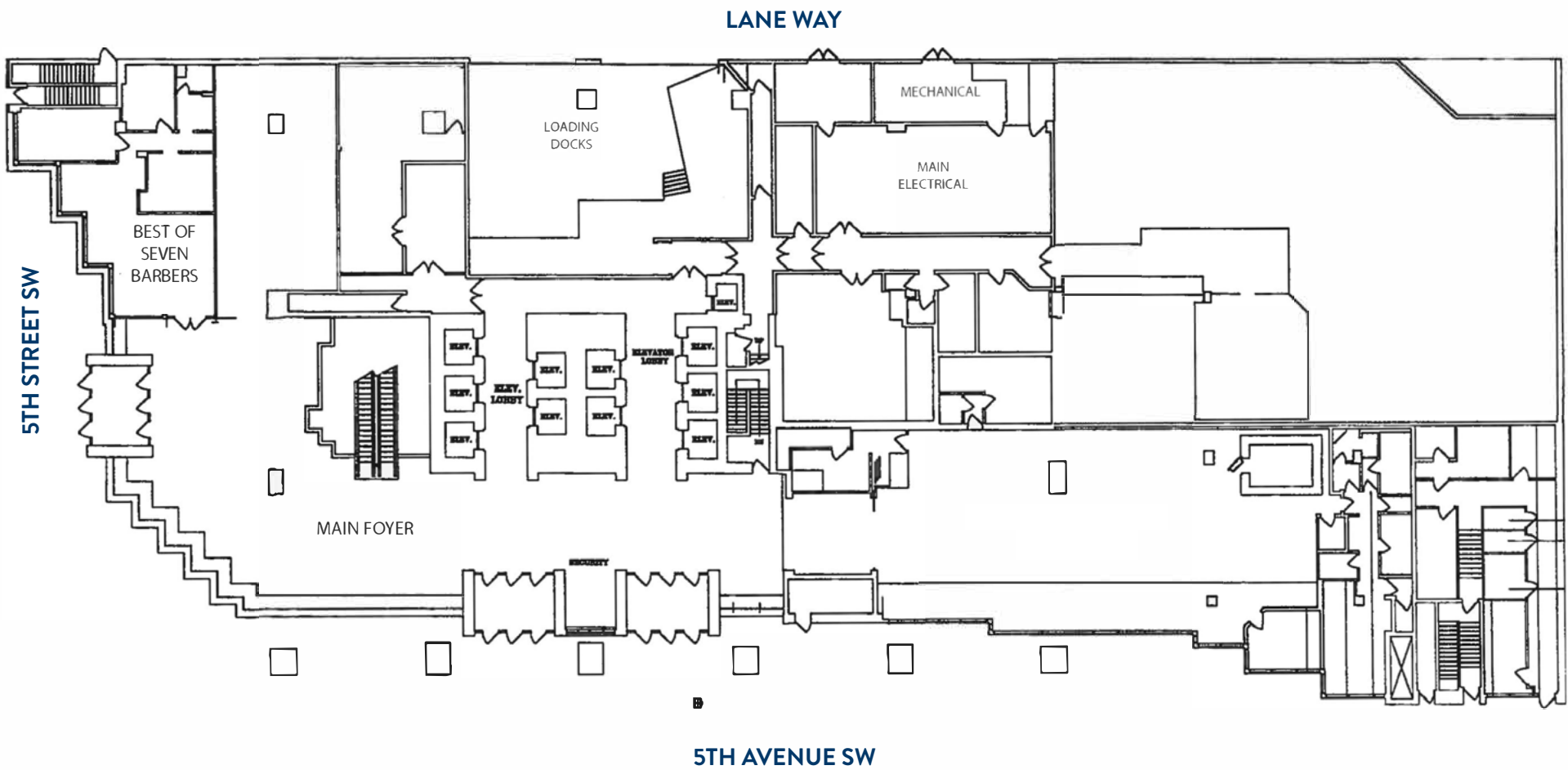
Food Court Operating Cost	\$ 47.61 PSF
Property Tax	\$ 1.69 PSF
Total	\$ 49.30 PSF

Premises Utilities	Included
Management Fee	Included

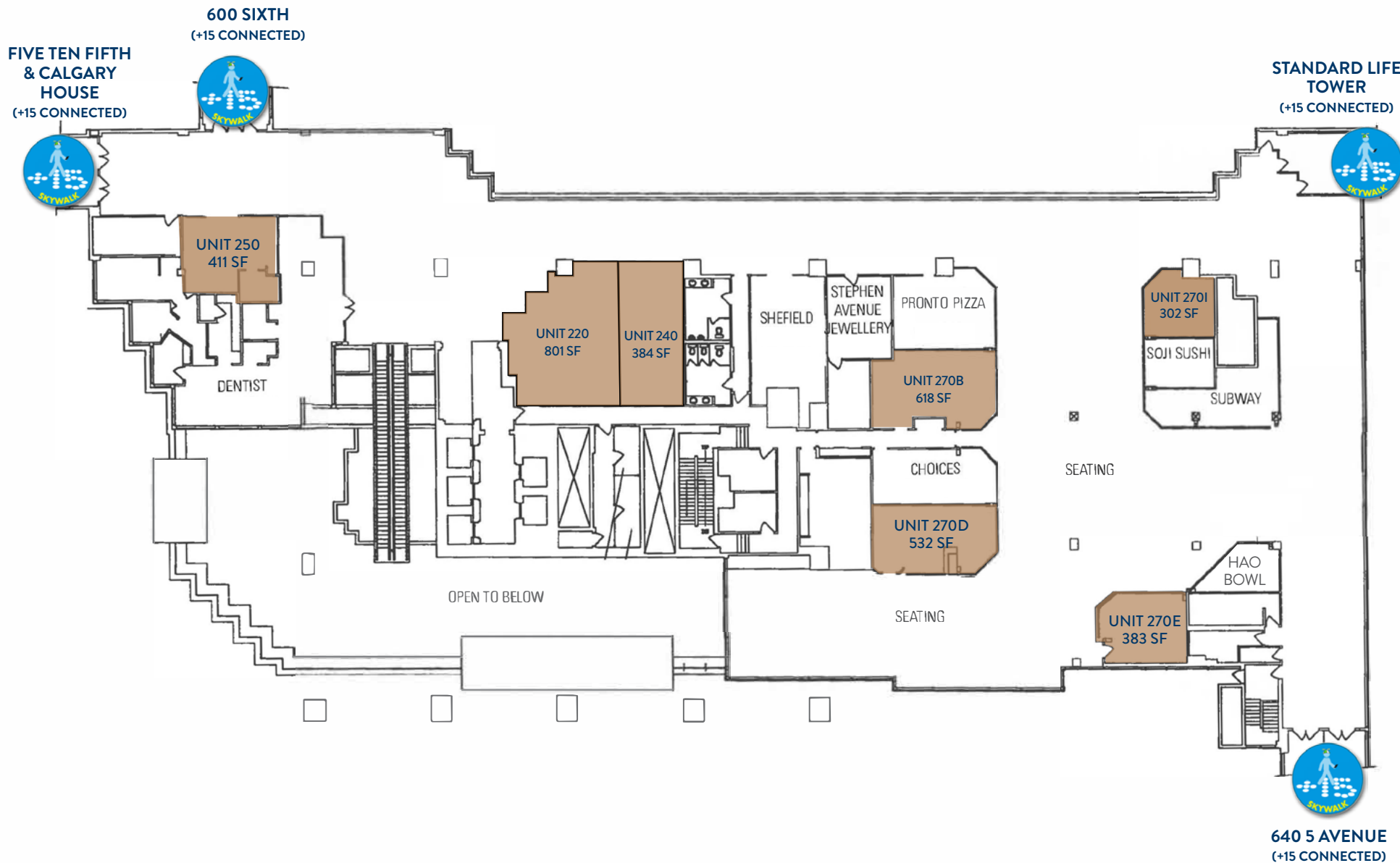
TENANTS



MAIN FLOOR

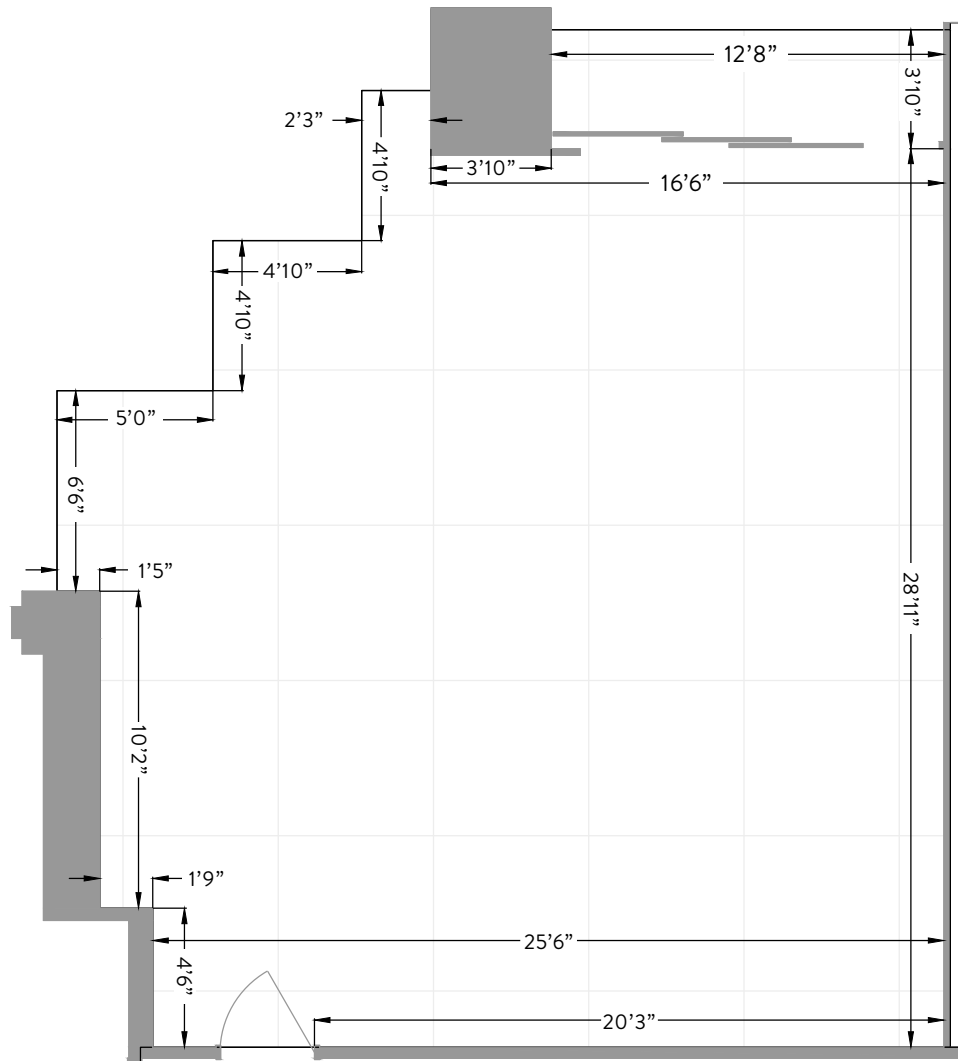


PLUS 15 & FOOD COURT



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

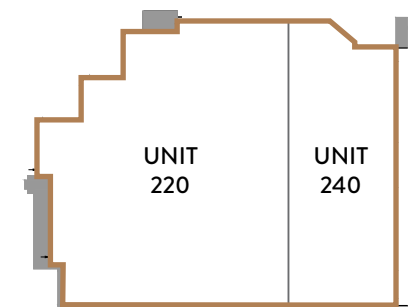
GAS

No

SEWER

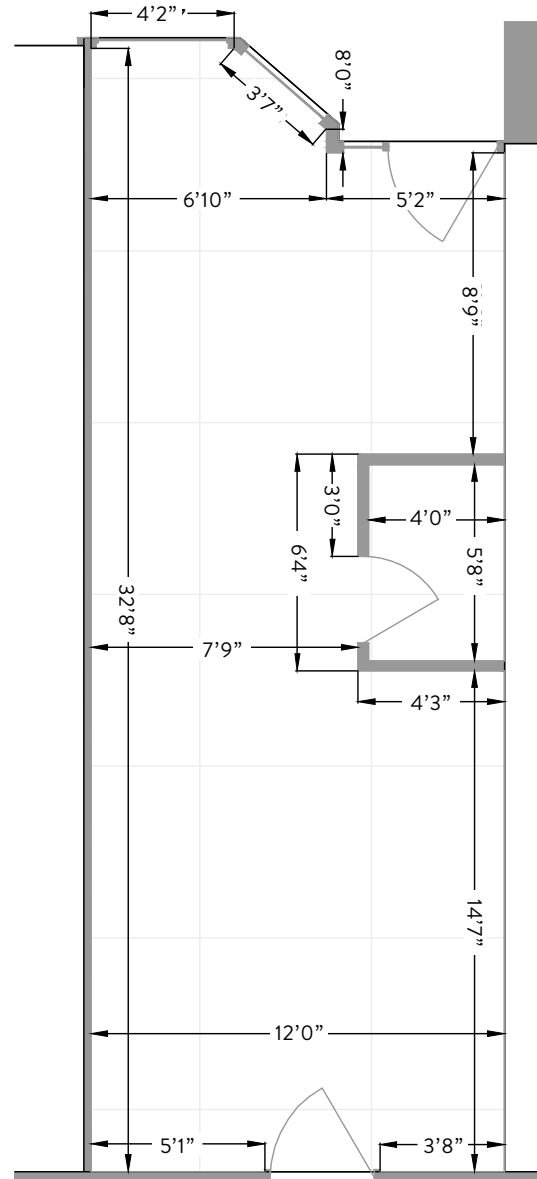
4" Floor Drain

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

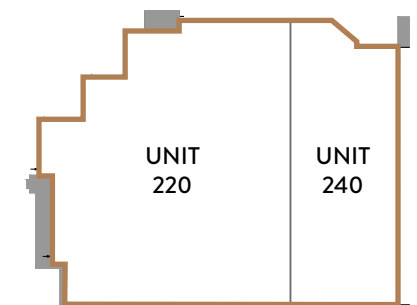
LOADING

Freight Elevator

STORAGE

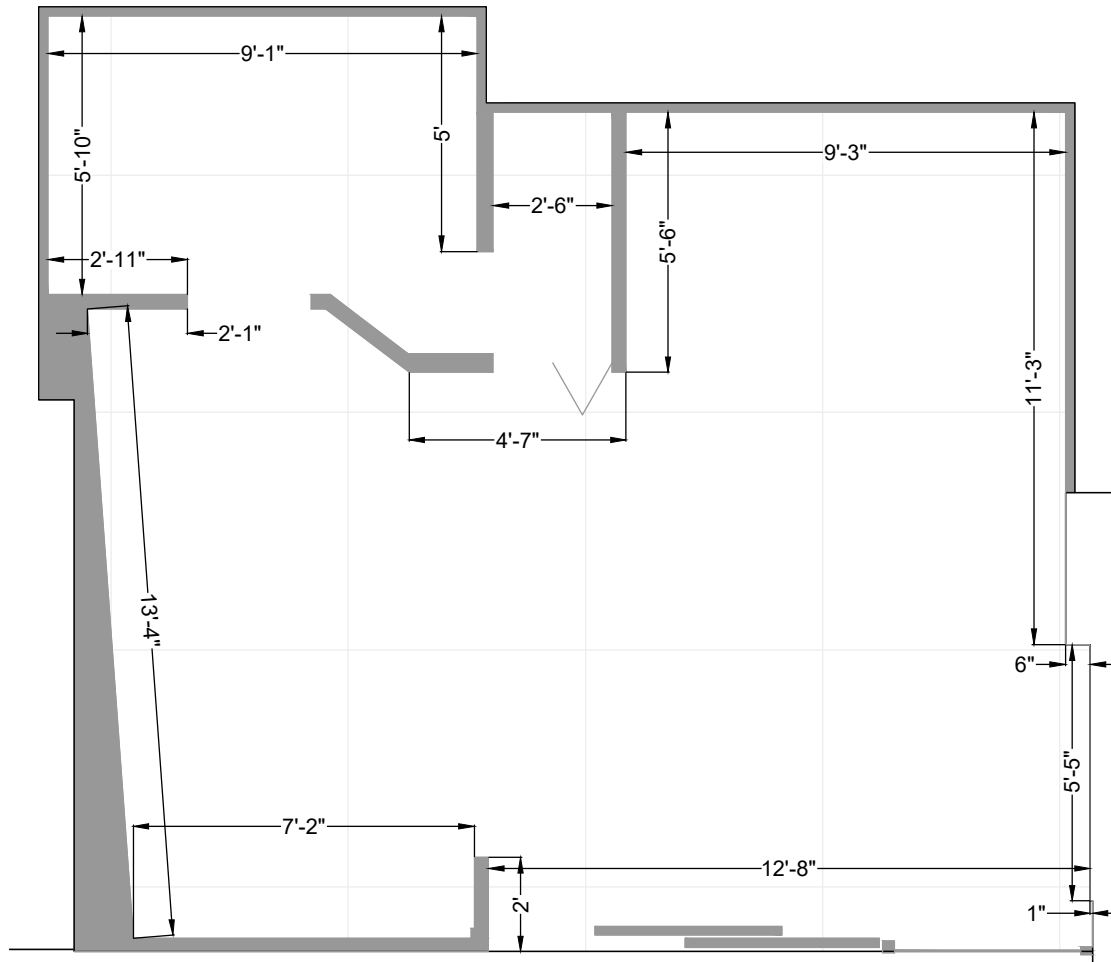
Available Upon Request

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

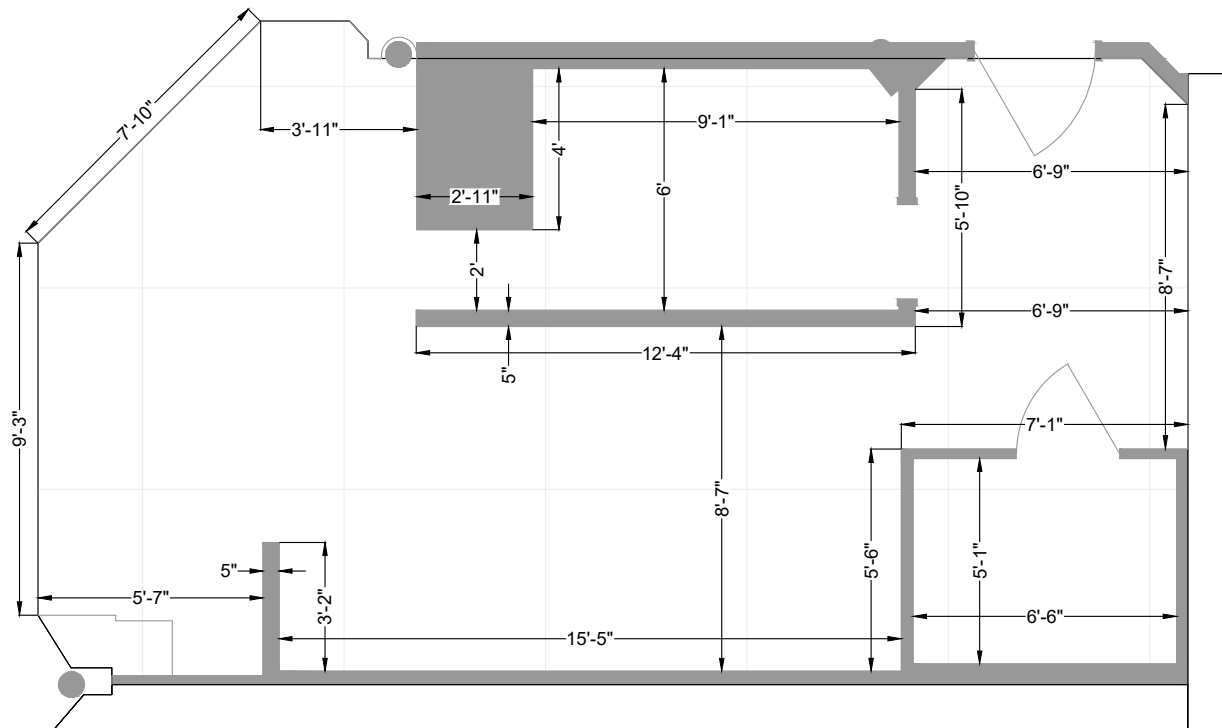
Loading Dock

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

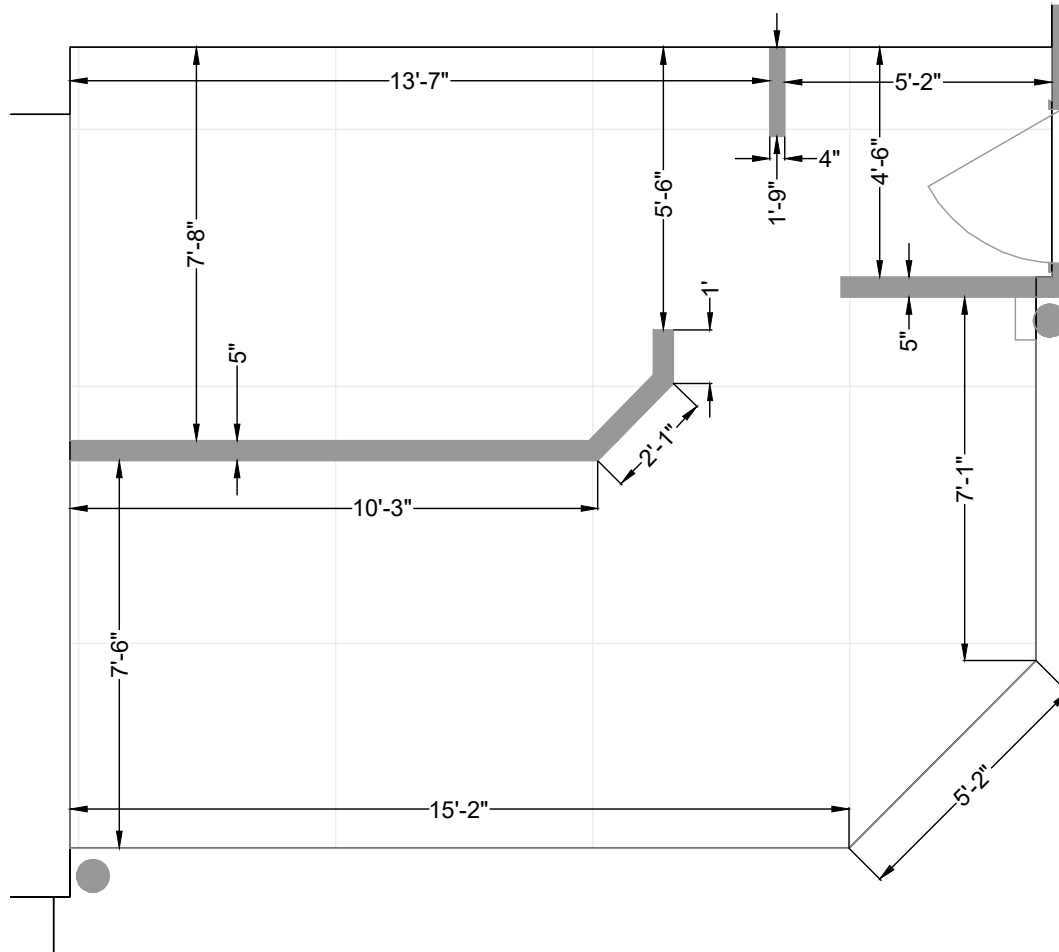
Loading Dock

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

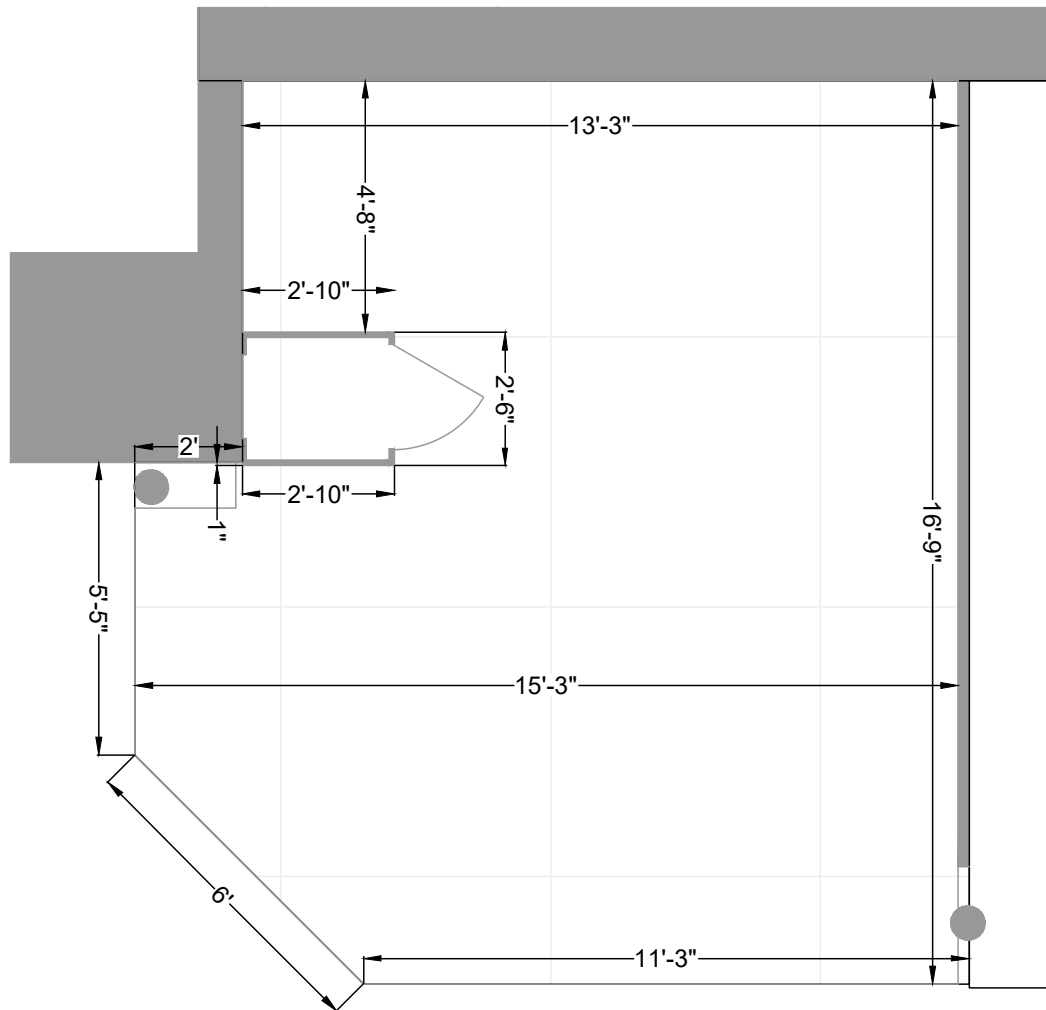
Loading Dock

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



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



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

HEATHER WIETZEL



Direct: (403) 206-6046



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



hwietzel@taurusgroup.com

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.

