



520 5th Avenue SW

Five Twenty

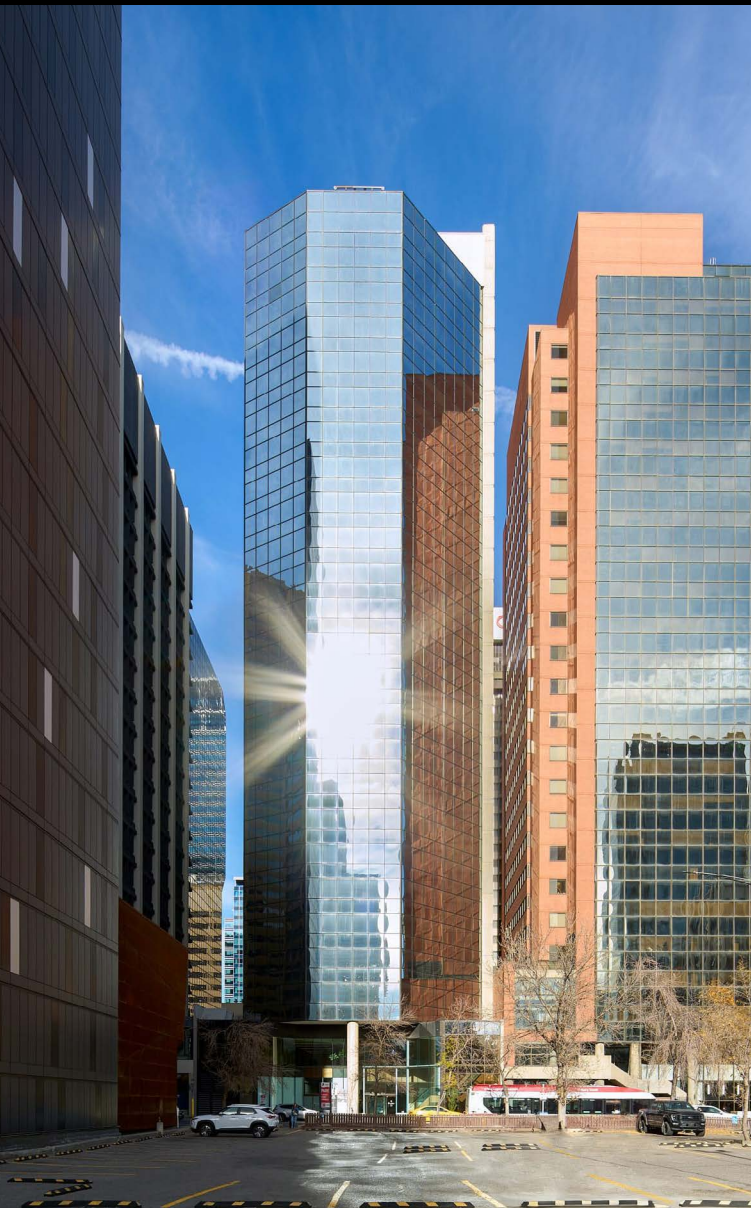
TITLE PROPERTIES

WELCOME TO TITLE PROPERTIES



Where *excellence* finds its address.

We go beyond managing commercial real estate; we transform office spaces into dynamic hubs of collaboration, innovation, and community. Our forward-thinking approach combines curated programming and amenity-rich environments to meet the evolving needs of the modern workplace – offering flexibility, growth potential, and a sense of belonging.



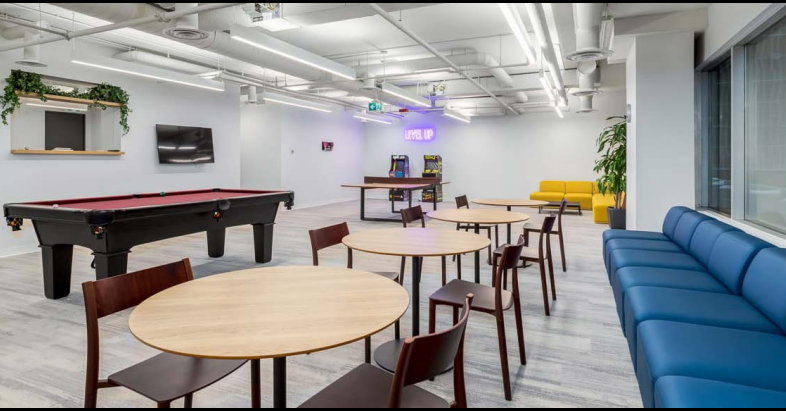
Five Twenty

PROPERTY OVERVIEW

- 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 sq ft
- Parking: One (1) underground stall per 4,000 sq ft leased at \$450 per stall per month. Parkade height is 6'4".
- Rentable area: 195,127 sq ft
- Number of floors: 26
- Landlord: Title Properties Ltd.
- Building Hours: 7am – 6pm
- Annual Net Rent (per sq ft): Market rates
- Operating Costs & Taxes (est. 2025):

Operating Costs (est):	\$17.55 per sq ft
Taxes (est):	\$1.31
Total (est):	\$18.86

Property Highlights



PROPERTY 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

FITNESS FACILITY

- Brand new tenant-only fitness facility on the 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.)

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

Available Spaces for Lease

SUITE NUMBER	SQUARE FOOTAGE	AVAILABILITY	VIRTUAL TOUR
Suite 2500 → Future Show Suite	4,500 sq ft	January 1, 2026	N/A
Suite 2310	2,916 sq ft	Upon 120 days notice	N/A
Suite 1800	2,203 sq ft	CONDITIONALLY LEASED	N/A
Suite 1701 → Future Show Suite	3,142 sq ft	Immediate	N/A
Suite 1001	1,910 sq ft	Upon 90 days notice	N/A
Suite 700	7,988 sq ft	Immediate	View the suite here
Suite 650	2,180 sq ft	Immediate	View the suite here
Suite 500 → Proposed Show Suite	8,062 sq ft	Immediate	View 500A here

*Flexible demising options available, starting at 3,792 sq ft. Offering flexible occupancy dates.

Suite 2500

→ *Future Show Suite*

4,500_{sq ft}

- 9 Exterior Offices
- Interior Open Workstations
- 1 Large Boardroom
- 1 Small Meeting Room
- Available January 1

Floor Plan



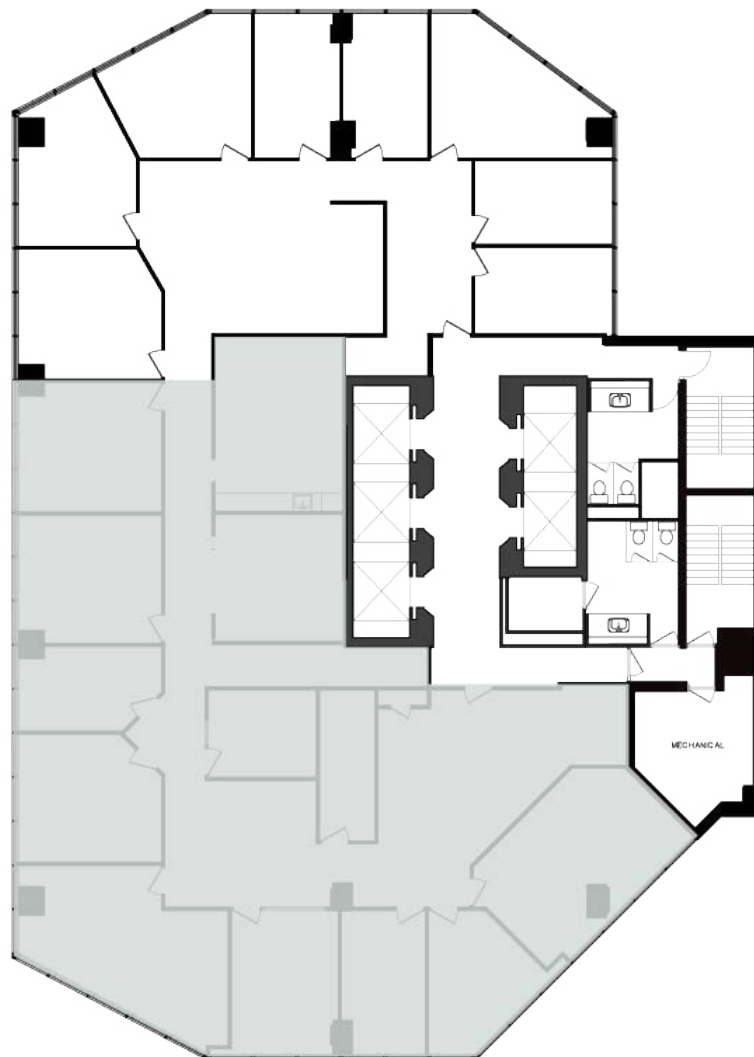
TITLE PROPERTIES

Suite 2310

2,916 sq ft

- 8 Exterior Offices
- Interior Open Workspace
- Available upon 120 days notice

Floor Plan

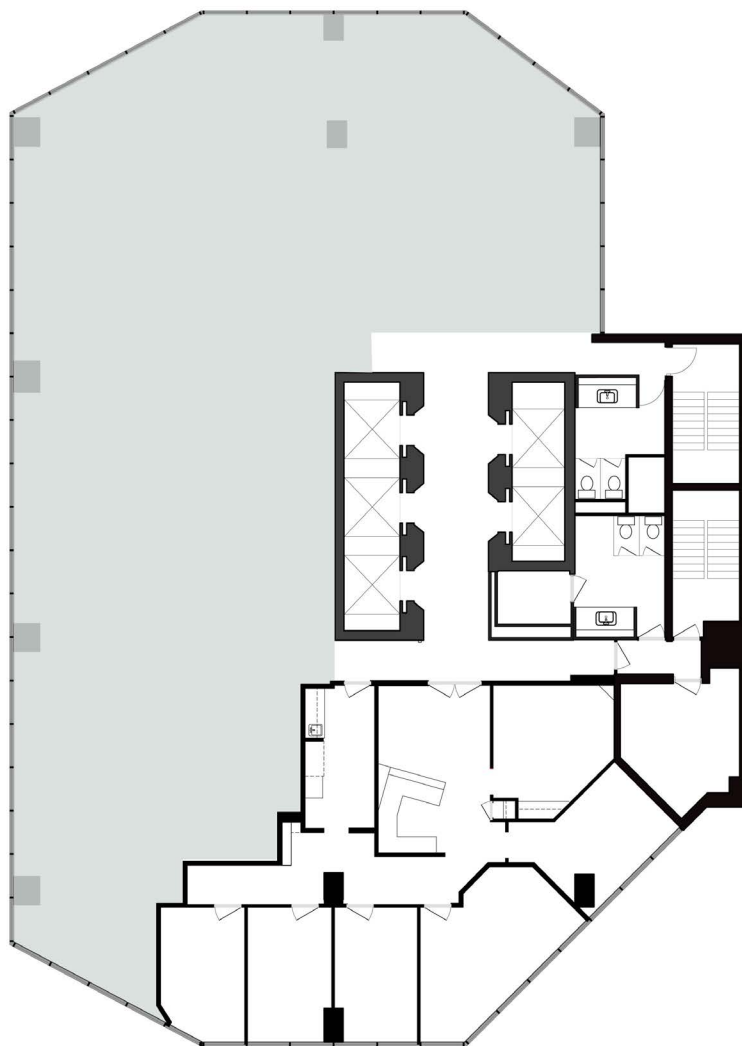


Suite 1800

2,203 sq ft

- 5 Offices
- Boardroom and Kitchen
- Unit is fully furnished
- South facing views
- Available September 30, 2025

Floor Plan

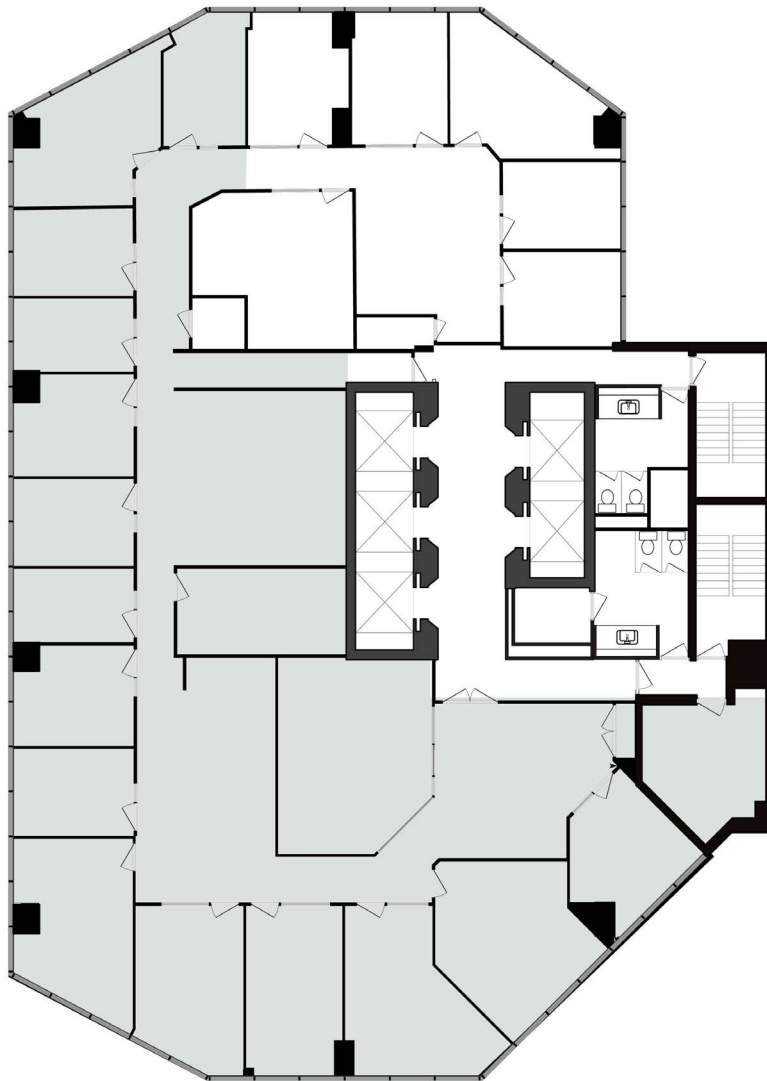


Suite 1001

1,910 sq ft

- 5 Exterior Offices
- Boardroom
- Storage Rooms
- Server Room
- Reception
- Available upon 90 days notice

Floor Plan



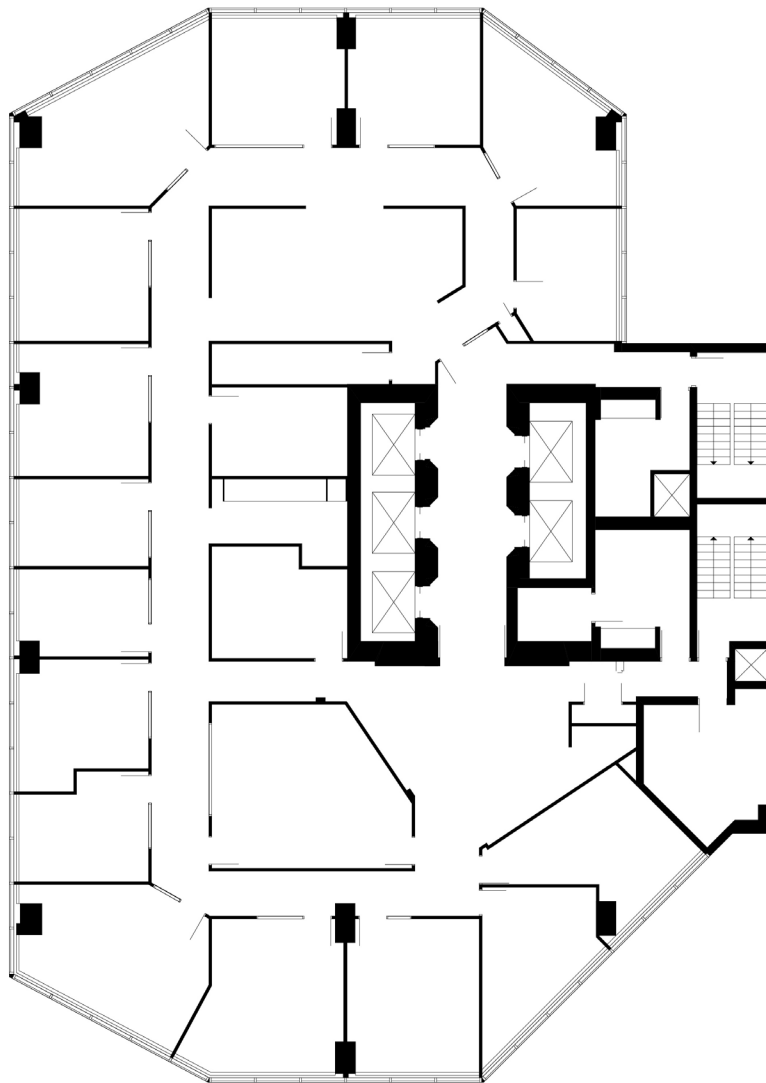
Suite 700

Suite 700
Virtual Tour
[CLICK HERE](#)

7,988 sq ft

- 16 perimeter offices
- 2 large boardrooms
- Fully furnished
- Available Immediately

Floor Plan



TITLE PROPERTIES

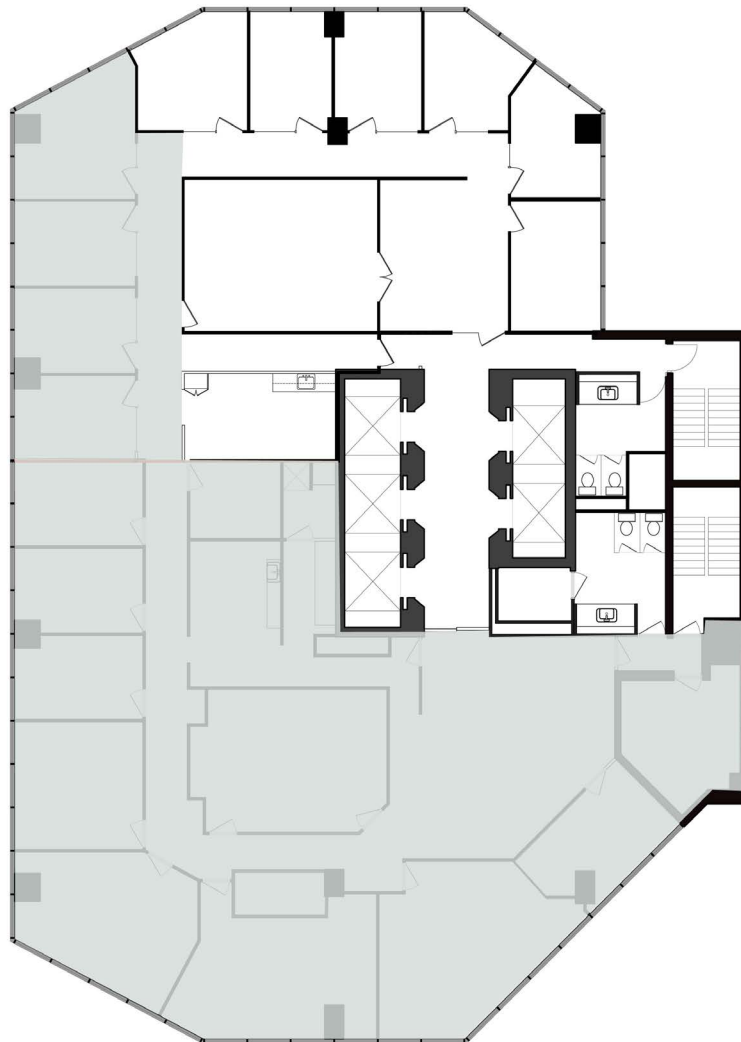
Suite 650

Suite 650B
Virtual Tour
[CLICK HERE](#)

2,180 sq ft

- 6 perimeter offices
- Large boardroom and reception area
- Available Immediately
- Chalkline deal only
- Short term lease options available

Floor Plan



TITLE PROPERTIES

Suite 500

ENTIRE FLOOR

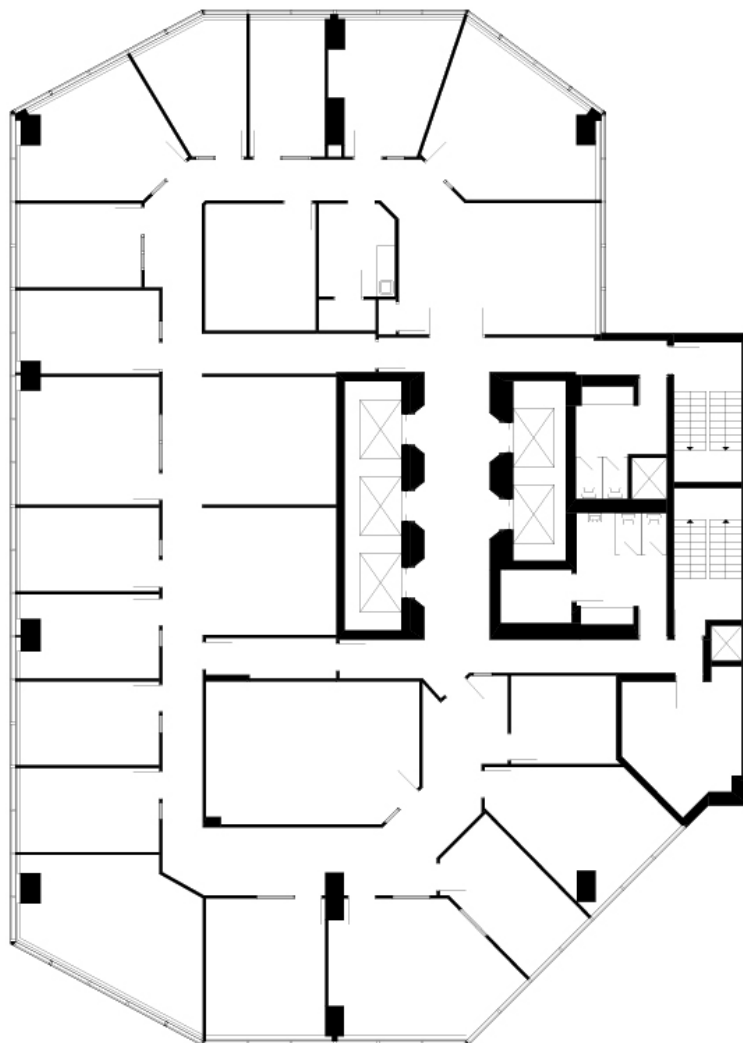
8,062 sq ft

Existing layout

- Proposed show suites can be made available for occupancy in 90 days from lease execution
- Flexible demising options
- Space plan designed for modern efficiency
- A side available immediately
- B side available immediately
- As of September 1, 2025, space is contiguous for a total of 8,062 sq ft

Floor Plan

The contiguous design of these suites allows for effortless expansion, making them ideal for growing businesses.



TITLE PROPERTIES

Suite 500

→ Proposed Show Suite

ENTIRE FLOOR

8,062 sq ft

Demising options available:

500A 500B
4,270 sq ft 3,792 sq ft

- Proposed show suites can be made available for occupancy in 90 days from lease execution
- A side available immediately
- B side available immediately
- As of September 1, 2025, space is contiguous for a total of 8,062 sq ft
- Flexible demising options
- Space plan designed for modern efficiency

Floor Plan

The contiguous design of these suites allows for effortless expansion, making them ideal for growing businesses.

PROPOSED SPACE PLAN

500A

4,270 SQ FT

POTENTIAL
DEMISING WALL

500B

3,792 SQ FT





Conference Room



Tenant Lounge

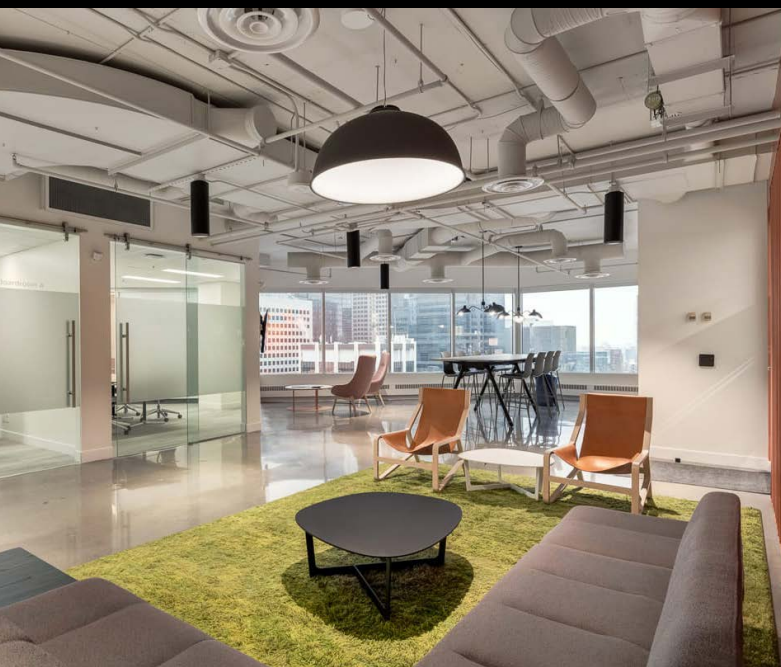


Tenant Lounge

TITLE PROPERTIES



Fitness Facility



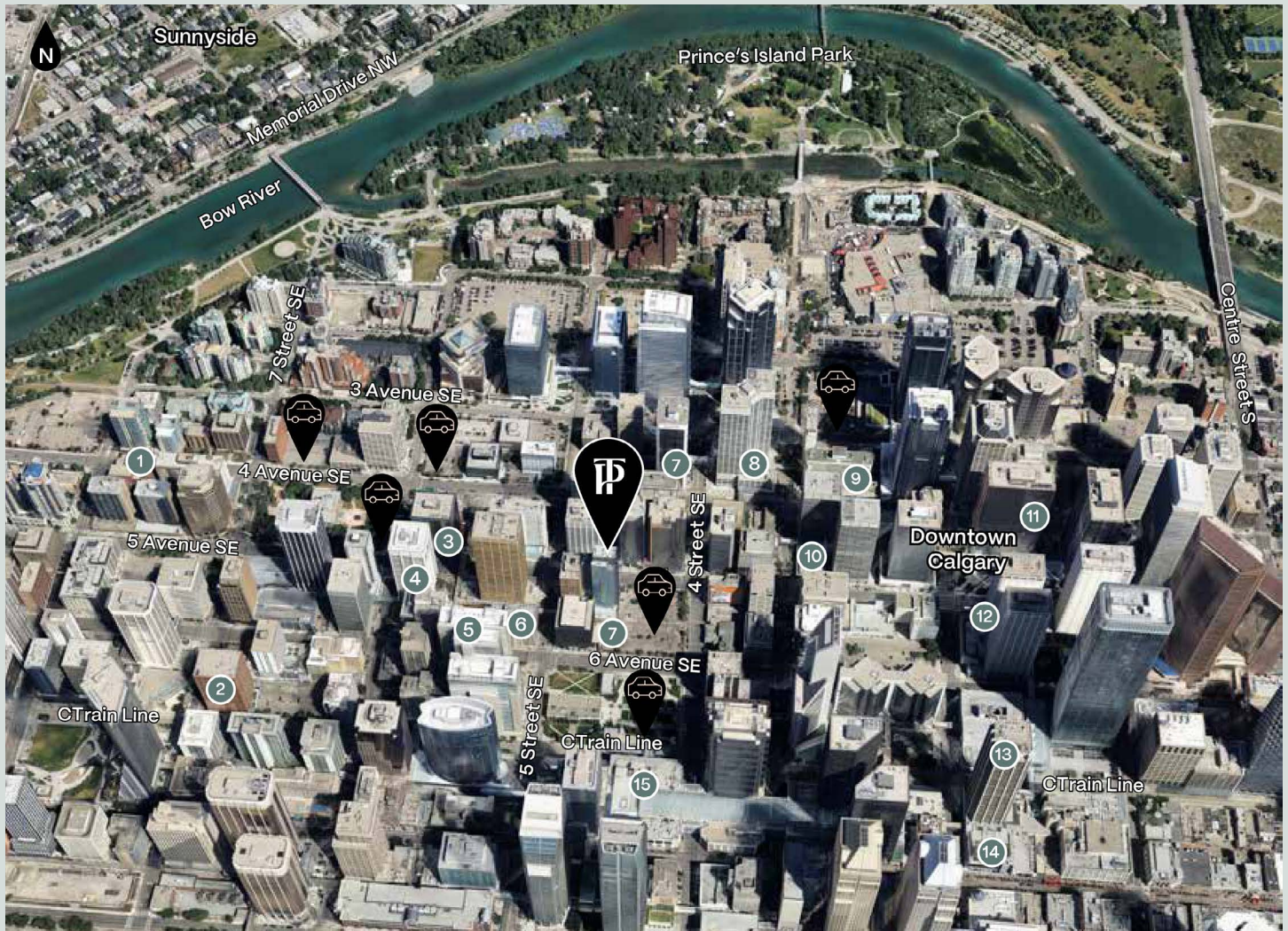
19th Floor Flex Space



Lobby

TITLE PROPERTIES

Nearby Amenities



1 Spicy Amigos

2 A&W

3 Tim Horton's

4 Gogi Korean Kitchen

5 Ola Poke

6 Deville Coffee

7 Caesar's Steak House & Lounge

8 Artigiano

9 Owen's Landing

10 The Rooftop YYC

11 OEB Breakfast Co.

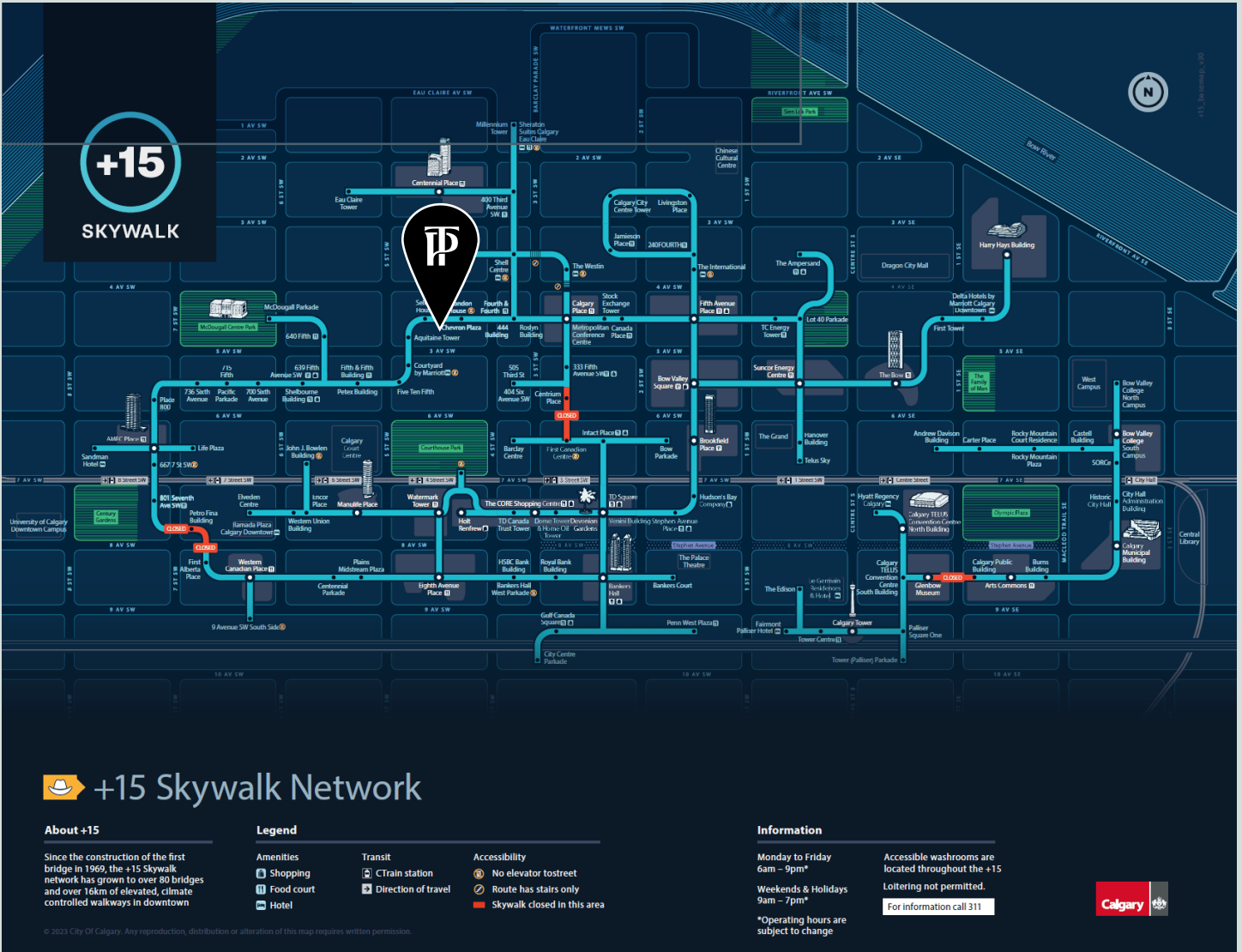
12 Starbucks

13 Major Tom Bar

14 Barbarella Bar

15 The CORE Shopping Centre

+15 Skywalk Map



The Plus 15 Network is a unique part of Calgary’s downtown landscape that supports the economy, enables pedestrian mobility for all ages and abilities and connects people to services and destinations throughout downtown.



If you would like more information on any of our services, please call, email, or visit us online.

Brett Baker, VP Leasing

brett.baker@titleproperties.ca

403.618.7219

TITLEPROPERTIES.CA

TITLE PROPERTIES