

# FIFTH & FIFTH

UNIT 1020, 605 5 AVENUE SW | DOWNTOWN OFFICE SUBLEASE

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# Property Highlights



High Quality Show Suite



New fitness & bike storage facility



BOMA Best Platinum certification



Central location with +15 connections in all directions



Conference centre & golf simulator



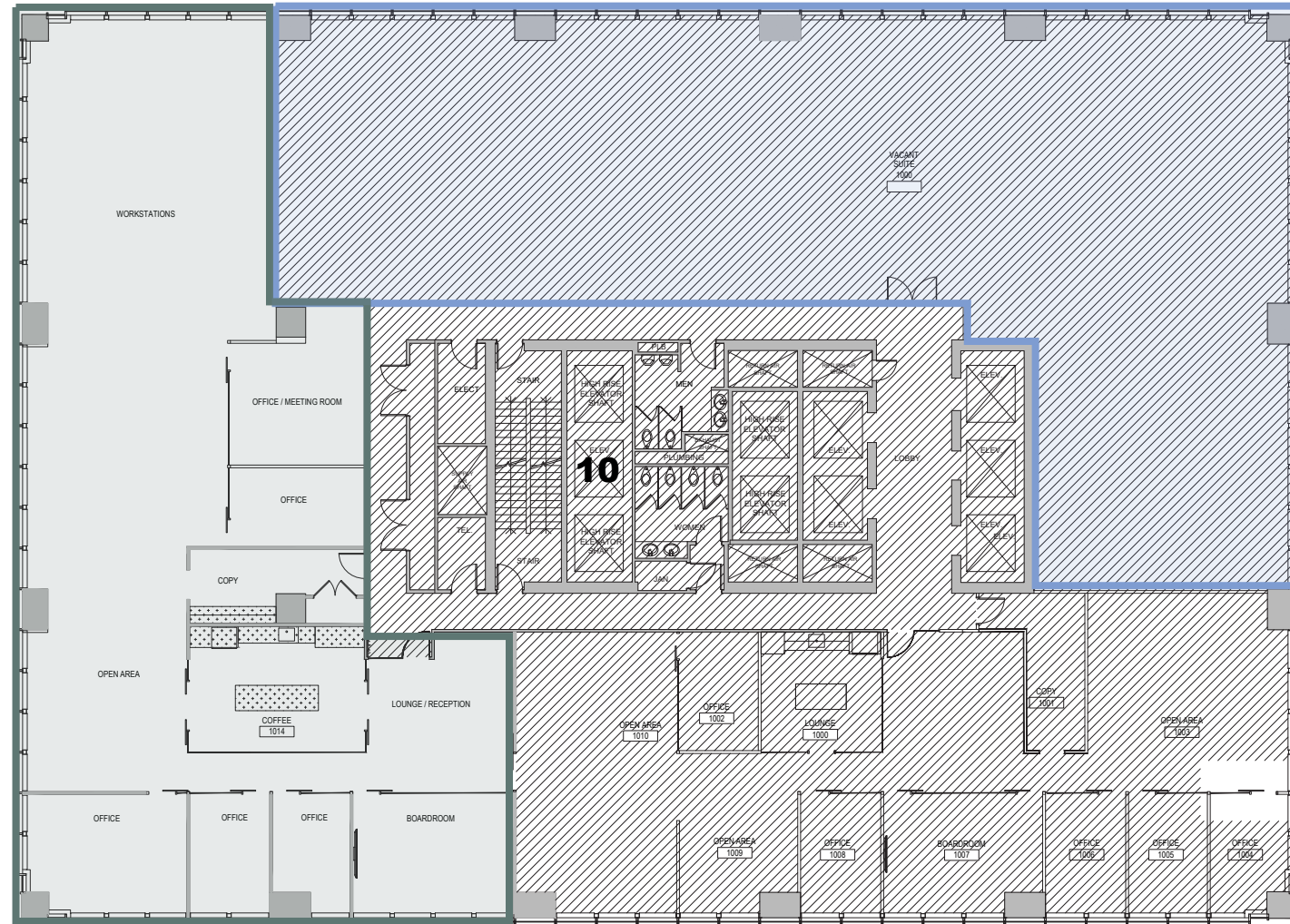
LRT Station within 2 blocks & safewalk program



## YOUR NEXT OFFICE

YEAR BUILT/RENOVATED:	1979 / 2015
SUBPREMISES AREA:	Suite 1020: 5,625 sf
EXPIRY DATE:	June 29, 2029
OP. COSTS:	\$20.53/sf (est. 2026)
MARKET RATES:	Market sublease rates
PARKING:	1:2,200 sf, Underground Heated
AVAILABLE:	Immediate
PROPERTY MANAGER:	GWL Realty Advisors Inc.
LANDLORD:	HOOPP Realty Inc./Les Immeubles HOOPP Inc. and The Canada Life Assurance Company

# UNIT 1020: 5,625 SF



- Sublease area (5,625 sf)
- Contiguous headlease area (6,564 sf)
- Occupied

5 Offices  
 Reception  
 Partially furnished

Boardroom  
 Open workstation area  
 Show suite standard

Kitchen  
 Reception  
 IT Room





## AMENITIES & LOCATION

Fifth & Fifth is ideally located in the heart of downtown Calgary. Soaring 34 stories high, this class A building has amazing views of the Bow River, Eau Claire, and the mountains. Inside the building, you will find a variety of attractive amenities and services. The building boasts a brand new fitness and bike facility, conference centre, golf simulator, concierge service, food court, and two levels of retail and services.

The building provides ample parking and a secure bike cage in a heated underground parkade, and access Calgary's +15 pedestrian system in all directions. These +15 walkways not only give your business access to thousands of pedestrians each day but will also easily connect you and your employees to a number of restaurants, retail shops, and hotels in the area.

### Building Amenities

- New fitness & bike storage facility
- Golf Simulator
- E-service concierge service
- LRT within 2 blocks
- Two levels of retail & services, including ATM, food court, dentist, dry-cleaning, barber shop, convenience store, jewellery store, etc.
- Conference centre
- On-site security & operations
- +15 connections in all directions
- Safewalk program
- OHS management system ISO 45001.2018



# THE HEART OF DOWNTOWN

## PARKS & LANDMARKS

- 1 Prince's Island Park

## RECREATION

- 1 Eau Claire Athletic Club
- 2 Bow Valley Athletic Club

## SHOPPING

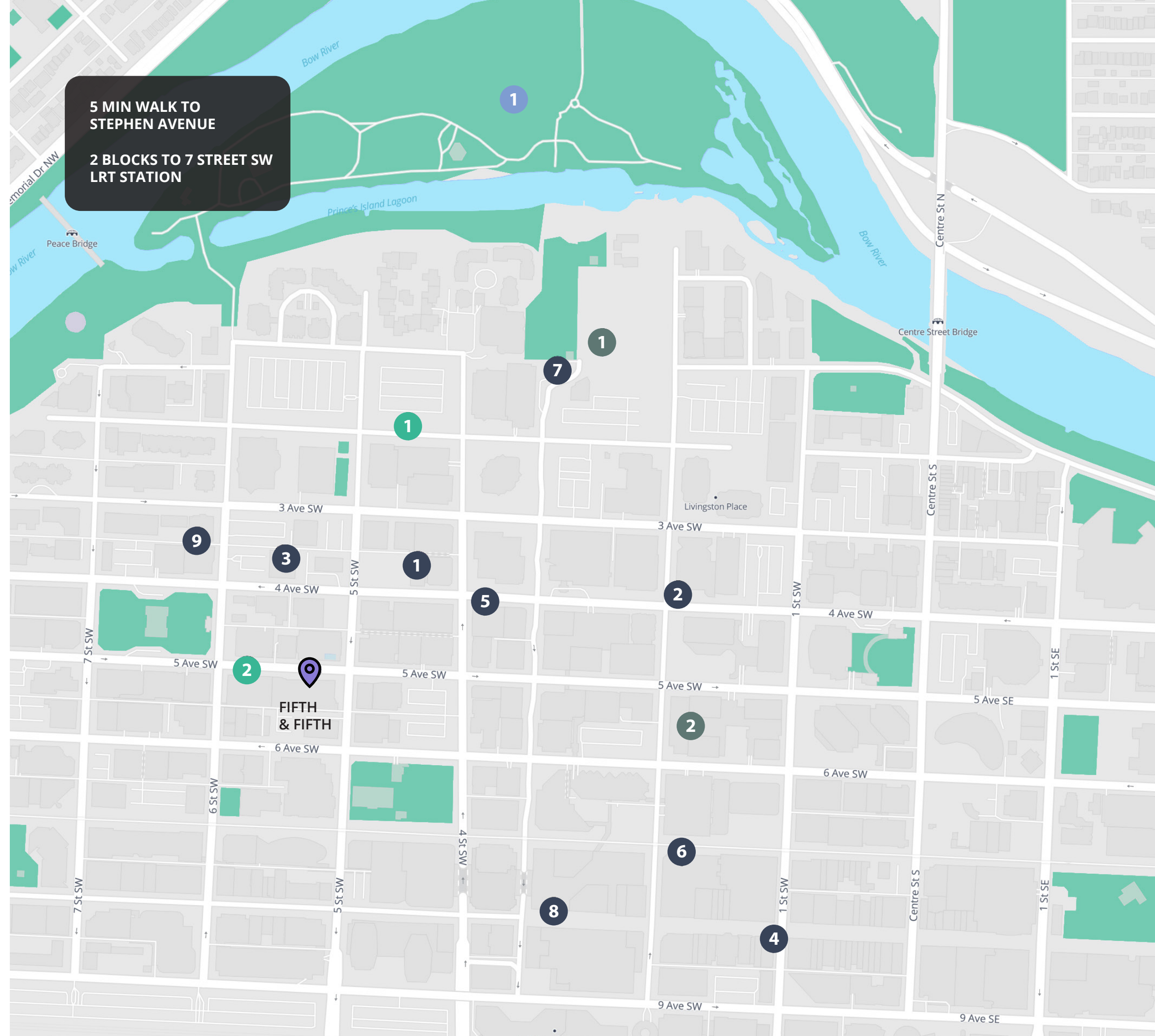
- 1 CORE Shopping Centre
- 2 Stephen Avenue Walk

## CHILDCARE

- 1 Fueling Brains Academy
- 2 Little Treasures

## DINING & COFFEE

- 1 Caesar's Steakhouse + Lounge
- 2 Monogram Coffee
- 3 Fonda Fora
- 4 Deville Coffee
- 5 KOTO Sushi
- 6 Major Tom
- 7 JOEY Eau Claire
- 8 Brix + Barrel
- 9 Analog Coffee



# YOUR VISION OUR EXPERIENCE

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