

 SLATE Colliers

# Five Ten Fifth

Office space for lease

 510 5<sup>th</sup> Street SW, Calgary | Alberta

## Aly Lalani

Executive Vice President | Partner  
+1 403 298 0410  
aly.lalani@colliers.com

## Leigh Kirnbauer

Vice President | Partner  
+1 403 298 0408  
leigh.kirnbauer@colliers.com


## Jane Taylor

Associate | Transaction Manager  
+1 403 298 0420  
jane.v.taylor@colliers.com

## Cassie van Kessel

Associate | Office Project Specialist  
+1 403 298 0406  
cassie.vankessel@colliers.com

## Lease Information

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Suite	SQ/FT	Availability
Suite 100	1,807 SF	Immediately
Suite 310	3,823 SF	Immediately
Suite 600	4,769 SF	Immediately
Suite 710	2,659 SF	Immediately
Suite 1000	6,447 SF	Immediately
Suite 1100	6,447 SF	Immediately
Suite 1200	6,447 SF	July 1, 2024
Suite 1600	6,447 SF	Immediately
Suite 1720	6,447 SF	Immediately

Contiguous for 19,341 SF

Contiguous for 12,894 SF

\*Show Suite    \*\* Furnished



## Building Information

### Building Details

<b>Constructed</b>	1982
<b>Building Rentable Area</b>	109,883 square feet
<b>Average Floorplate</b>	6,461 square feet
<b>Number of Floors</b>	18
<b>Landlord</b>	SCREO   Calgary Office Inc.
<b>HVAC</b>	Monday - Friday 6:00 am - 6:00 pm
<b>Annual Net Rent</b>	Market Rates
<b>Operating Costs &amp; Taxes</b>	\$17.02 per SF (2024 estimate)
<b>Security</b>	Monday - Friday: 7:00am - 7:30pm Roaming security on evenings and weekends
<b>Parking</b>	1:4,041 square feet @ \$485 per stall per month   Parkade Height: 6'2"

### Highlights

- +15 connections to Fifth & Fifth, Petex Building, Aquitaine Tower, and the Dorian Hotel
- Dog friendly
- Two blocks from LRT line
- Numerous amenities in the immediate area
- On site security
- Fitwel Viral Response Certified

### Bike Storage

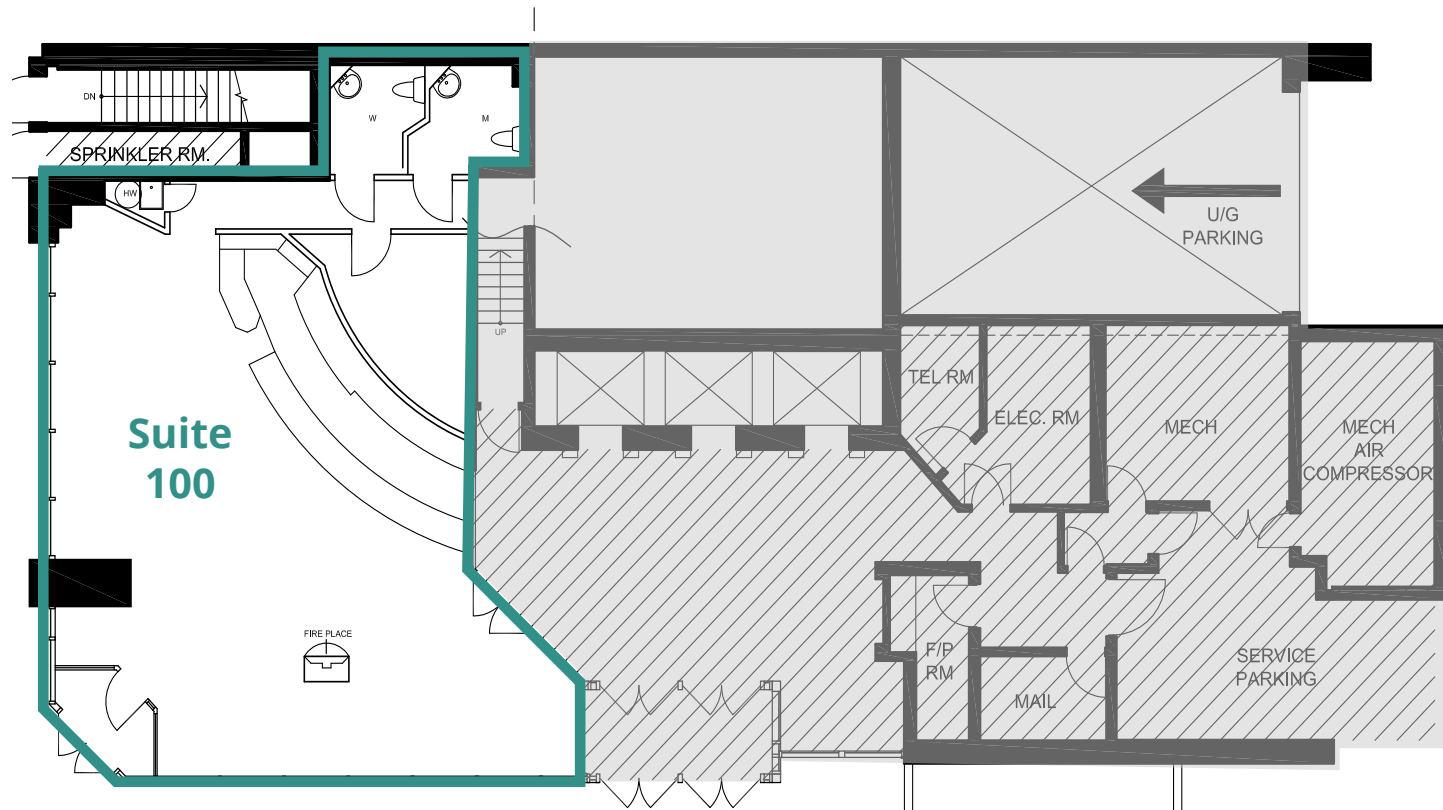
- Floor mounted ground racks in the parkade
- Non-reserved
- Total bike parking: 15



# Floor Plans

## Floor 1

1,807 SF



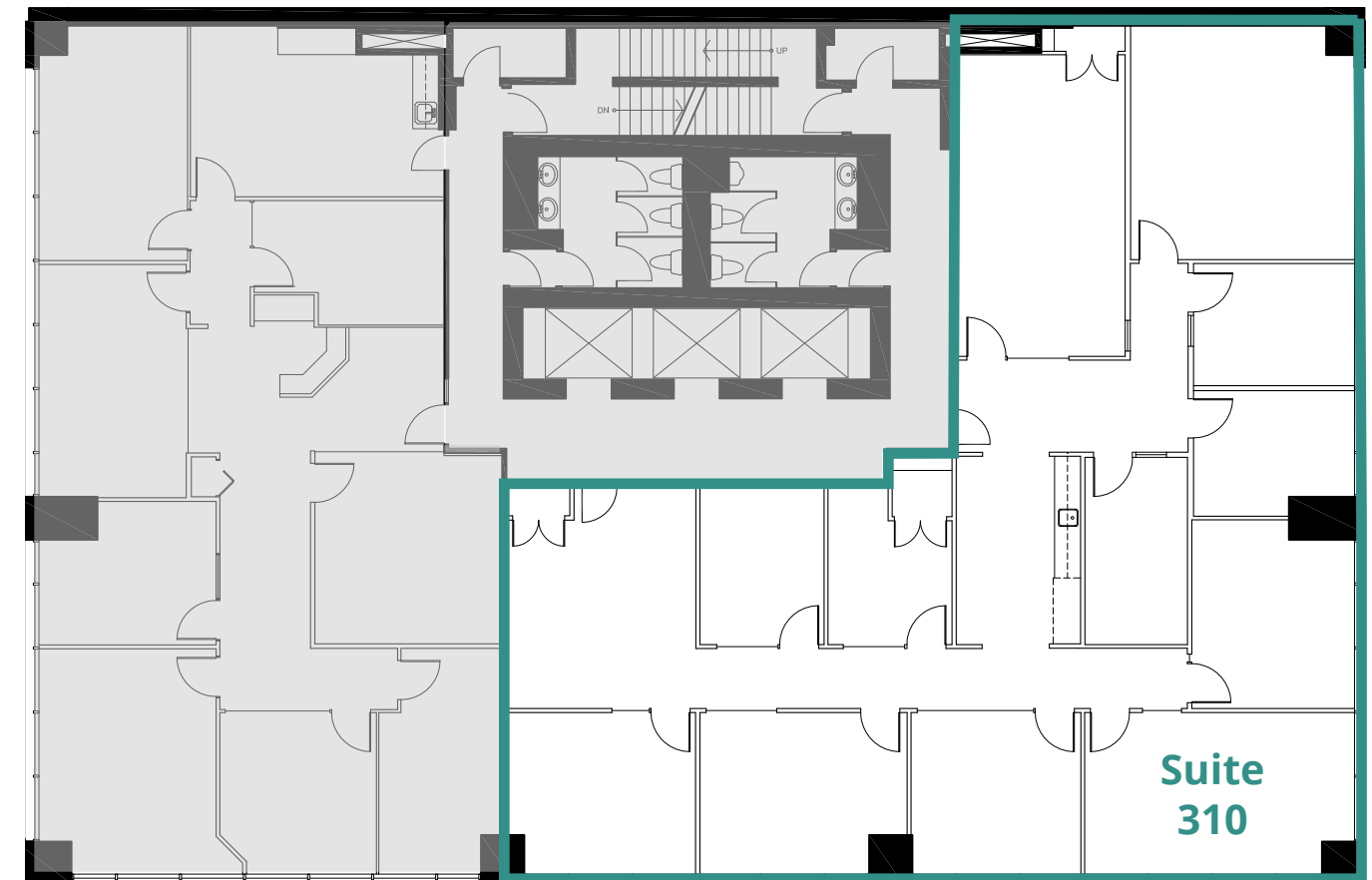
### Suite 100 | 1,807 SF

- former coffee shop layout

# Floor Plans

## Floor 3

3,823 SF



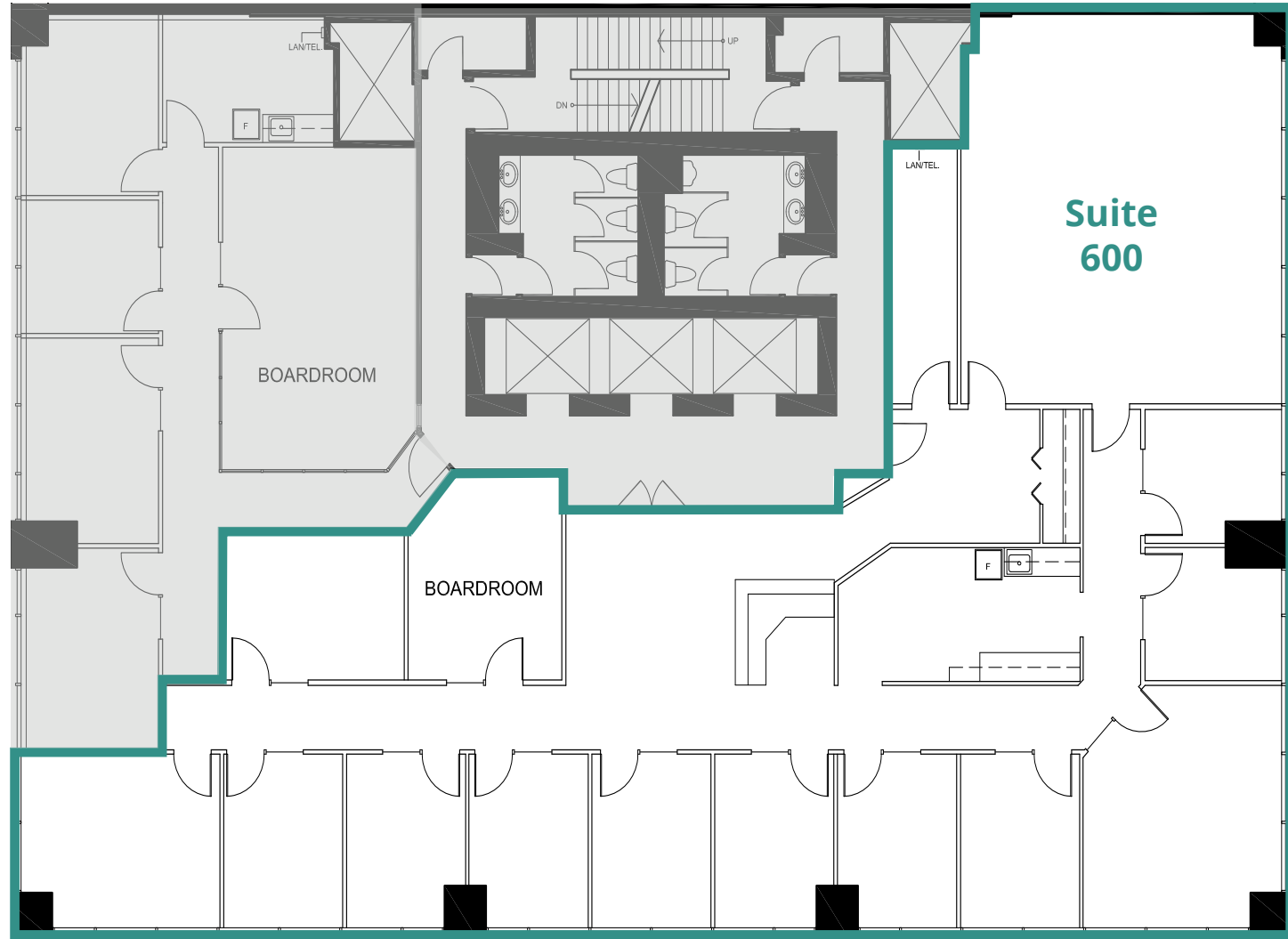
### Suite 310 | 3,823 SF

- 7 exterior offices
- 3 interior offices
- 2 boardrooms
- reception
- kitchen/copy area

# Floor Plans

## Floor 6

4,769 SF



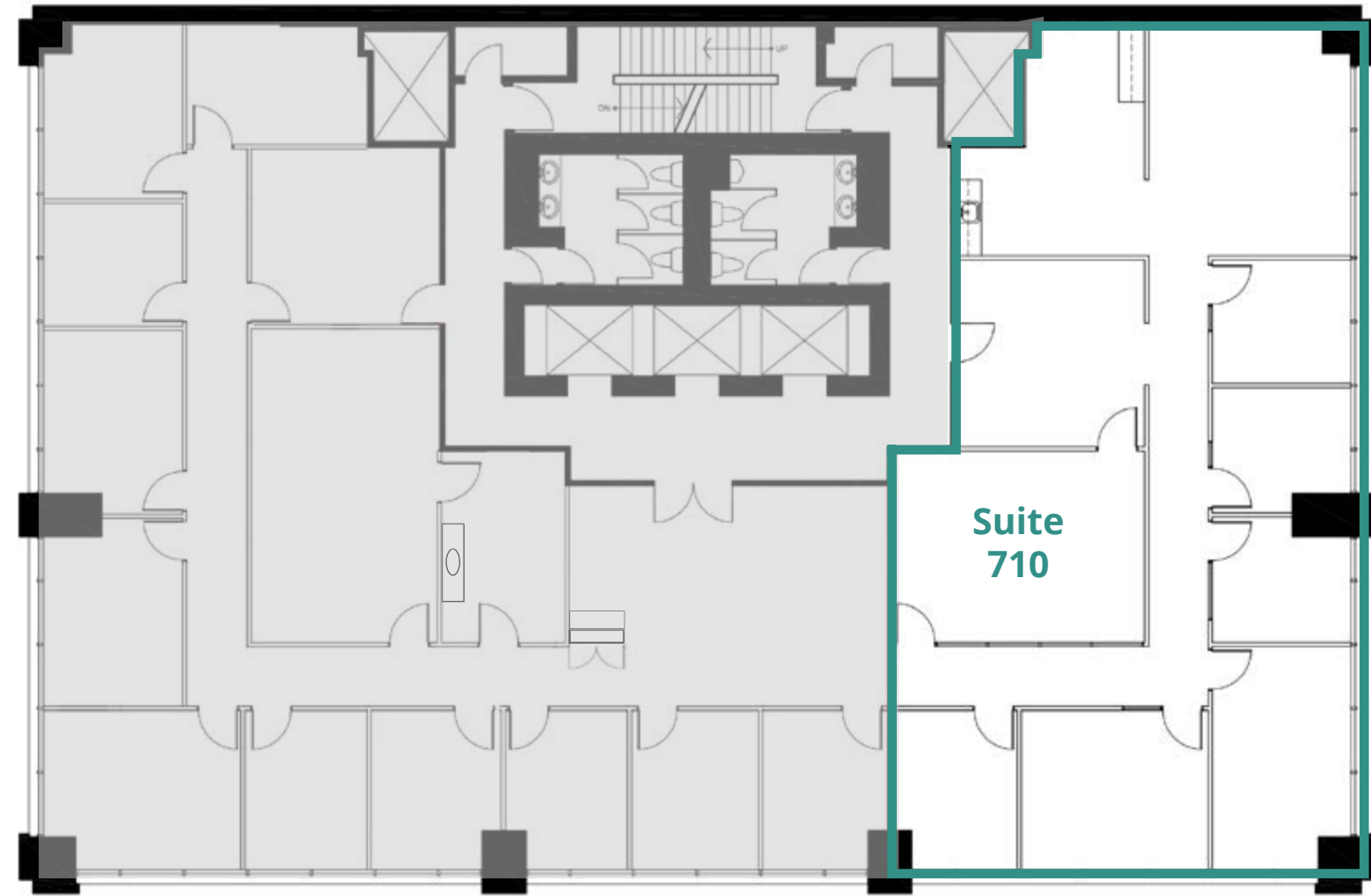
### Suite 600 | 4,769 SF

- 11 exterior offices
- 1 interior office
- open work room
- boardroom
- reception
- kitchen
- storage

# Floor Plans

## Floor 7

2,659 SF



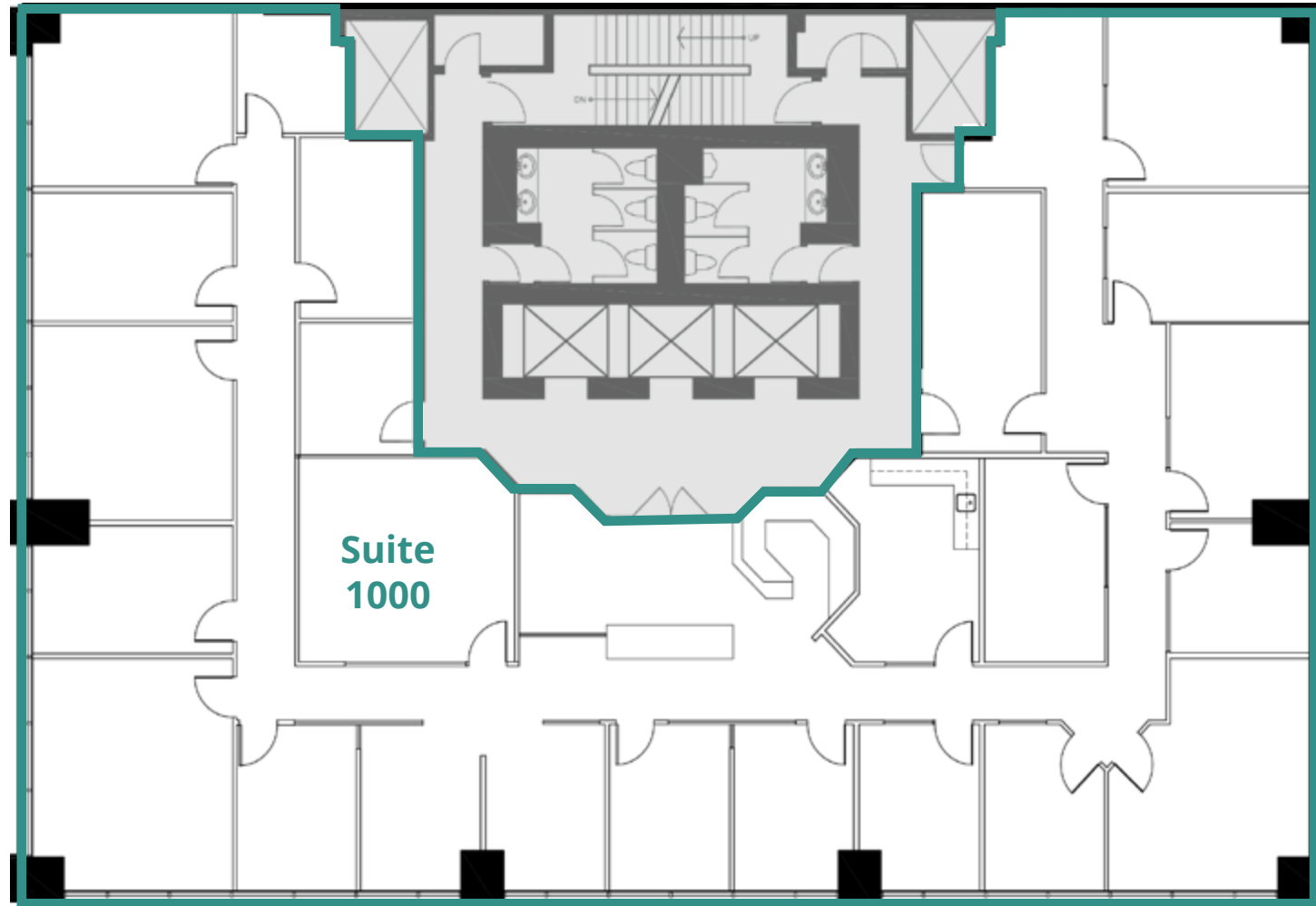
### Suite 710 | 2,659 SF

- 6 exterior offices
- boardroom
- kitchen
- reception
- small open area

# Floor Plans

## Floor 10

6,447 SF



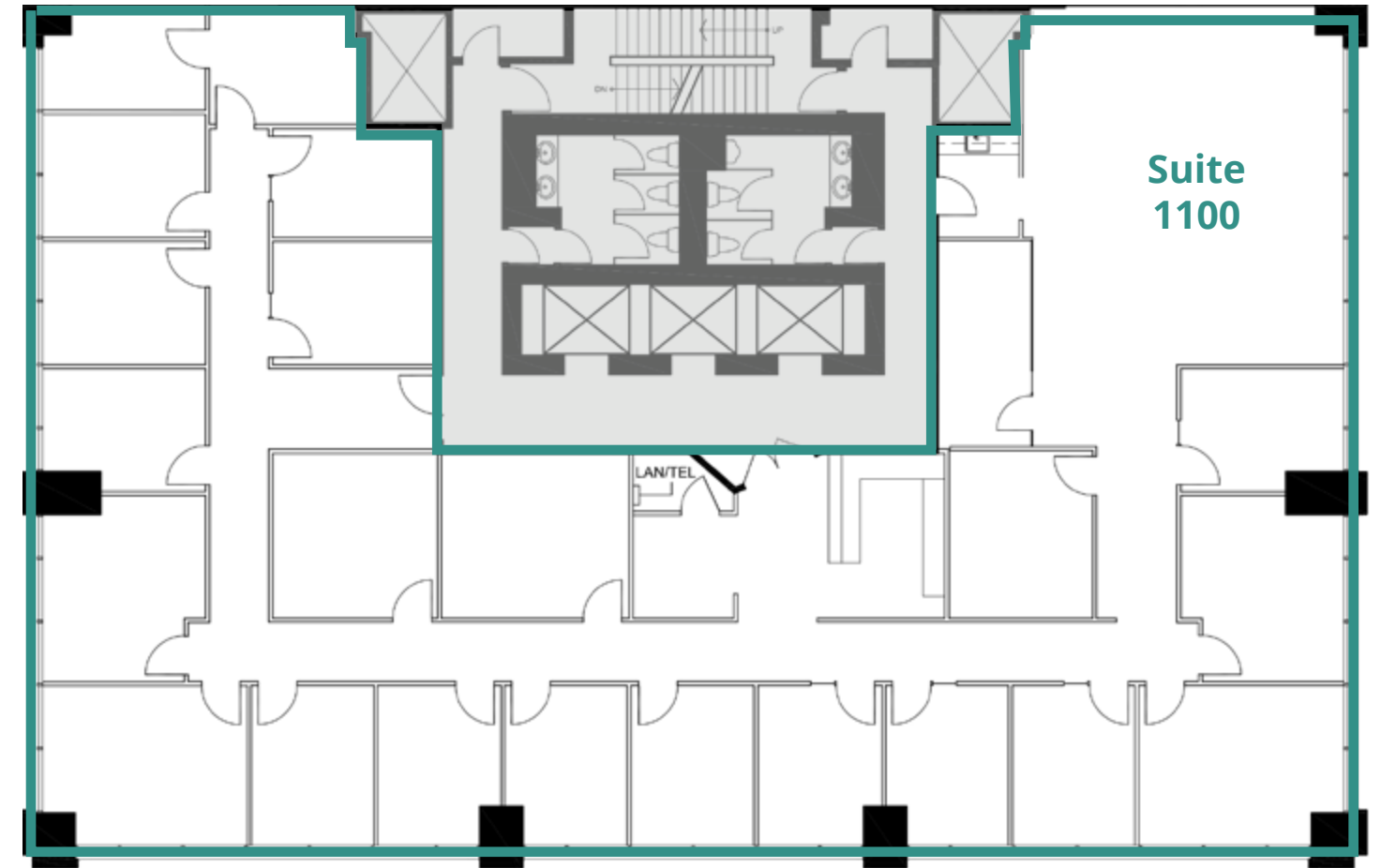
### Suite 1000 | 6,447 SF

- 17 exterior offices
- 2 interior offices
- boardroom
- reception
- kitchen

# Floor Plans

## Floor 11

6,447 SF



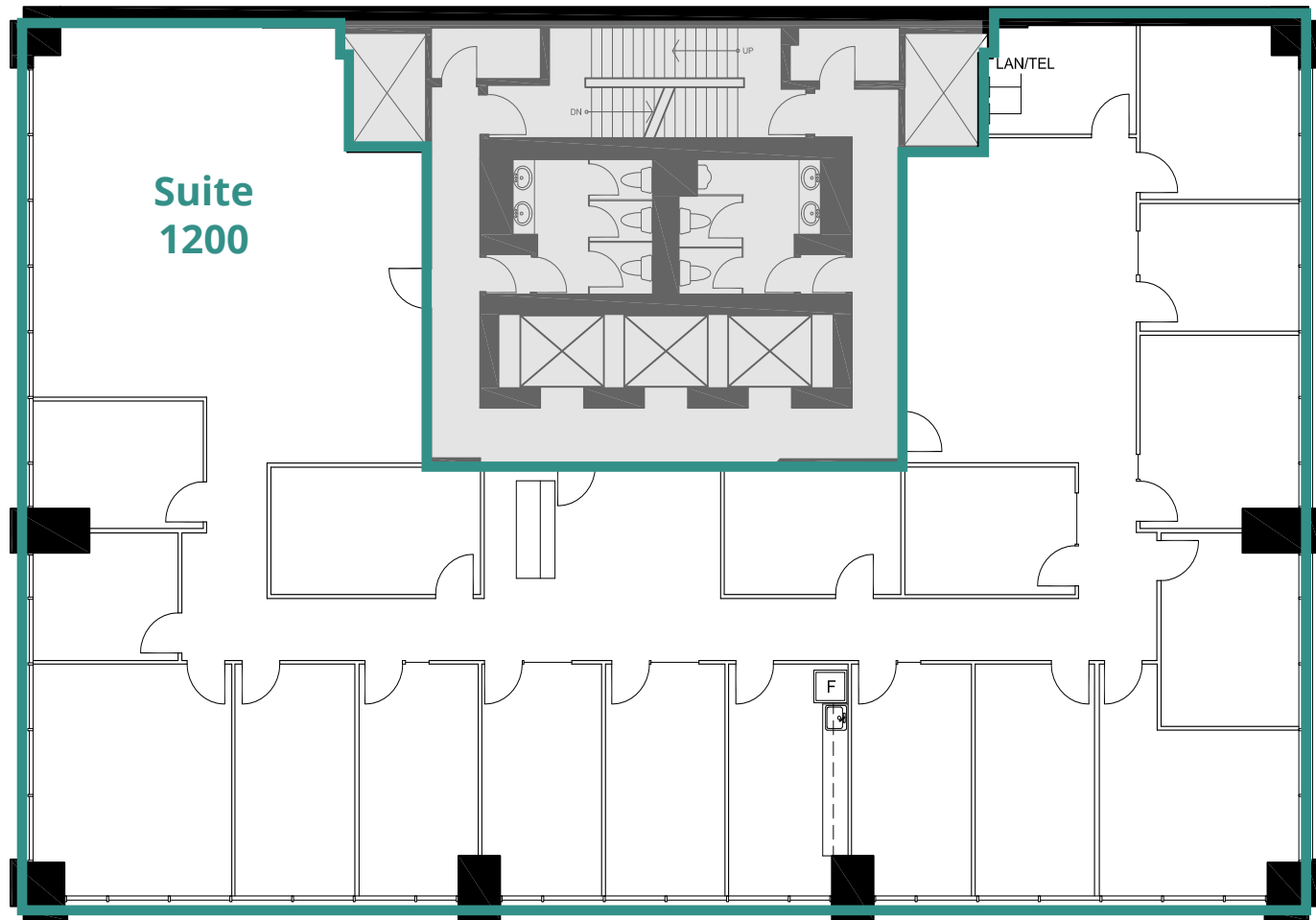
### Suite 1100 | 6,447 SF

- 16 exterior offices
- 6 interior offices
- kitchen
- reception
- open area

# Floor Plans

## Floor 12

6,447 SF



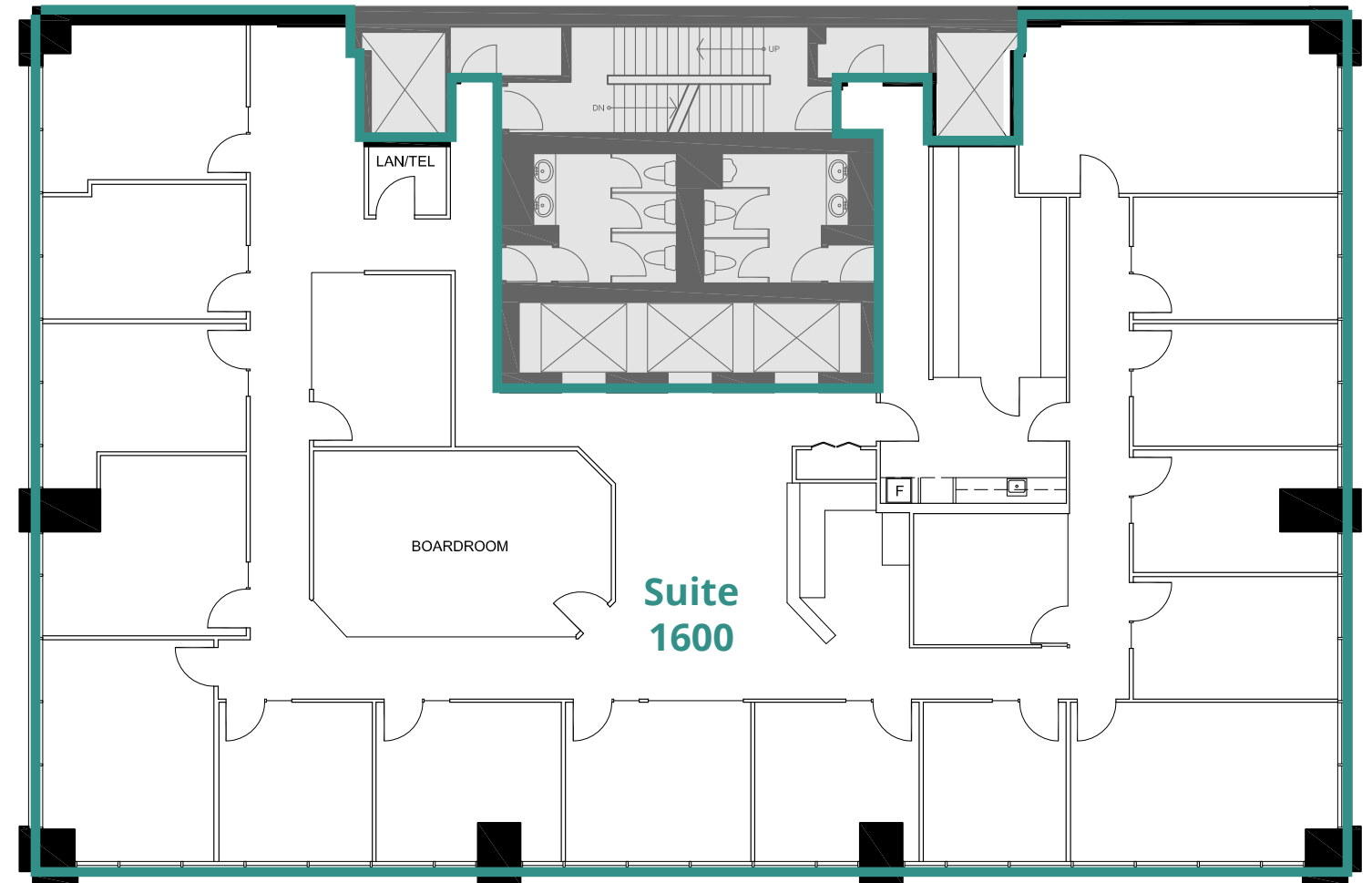
### Suite 1200 | 6,447 SF

- 14 exterior offices
- 1 interior office
- boardroom
- meeting room
- reception
- kitchen
- open area for workstations
- server room

# Floor Plans

## Floor 16

6,447 SF



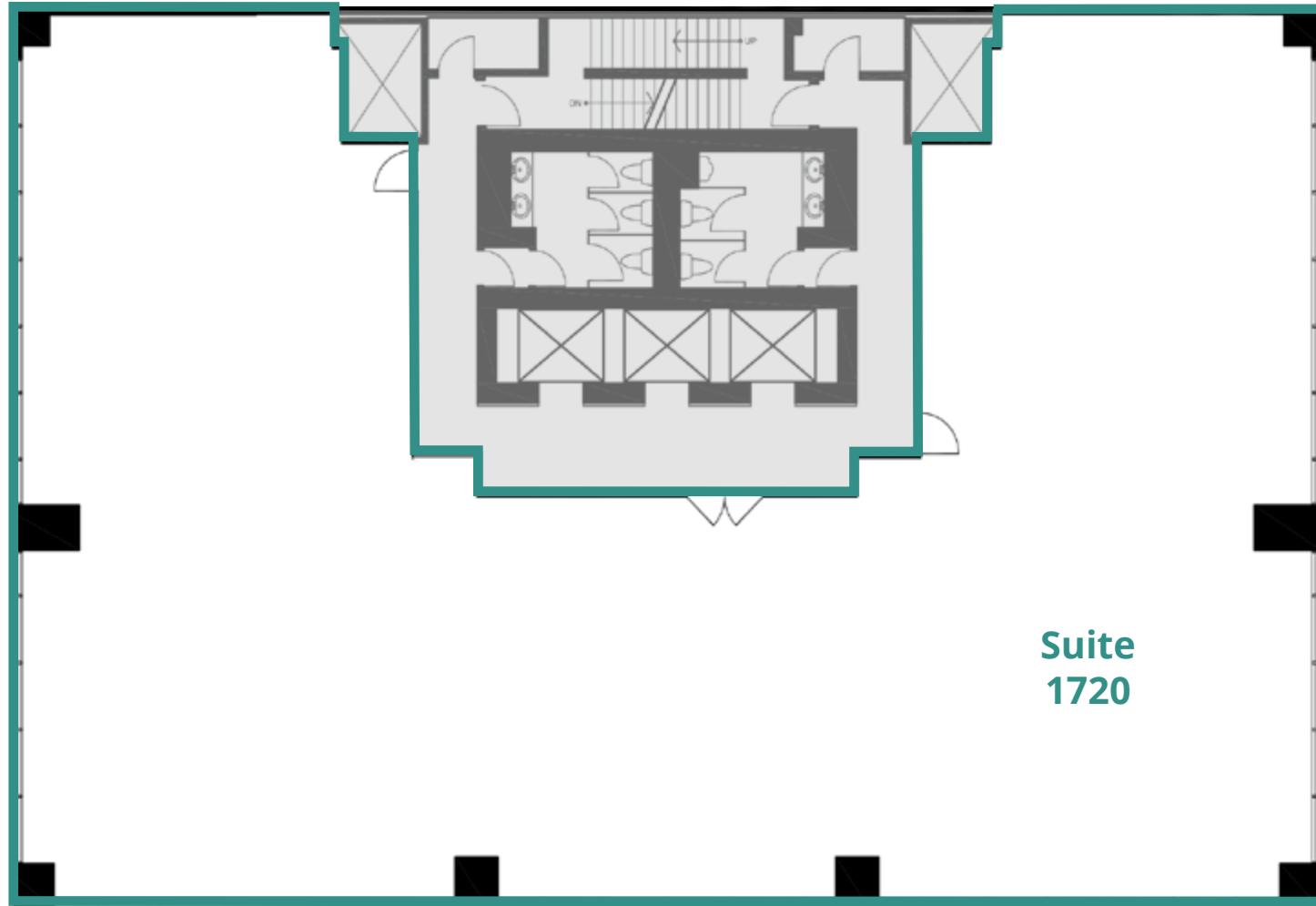
### Suite 1600 | 6,447 SF

- 16 exterior offices
- 2 interior offices
- boardroom
- kitchen
- reception
- copy/print area
- server room

# Floor Plans

## Floor 17

6,447 SF

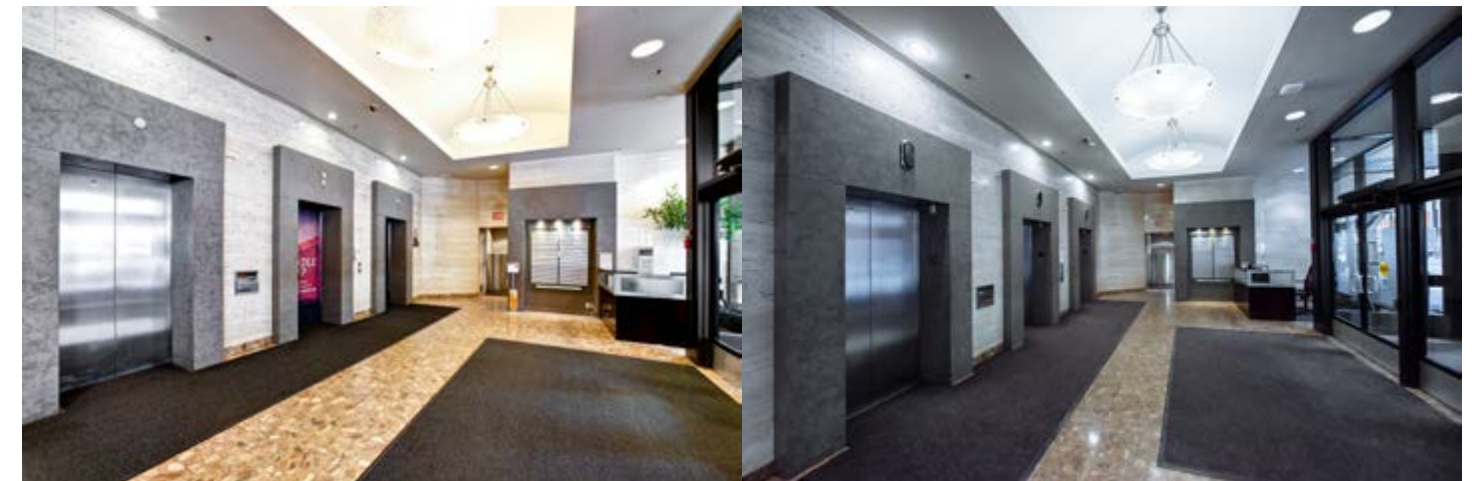


Suite 1720

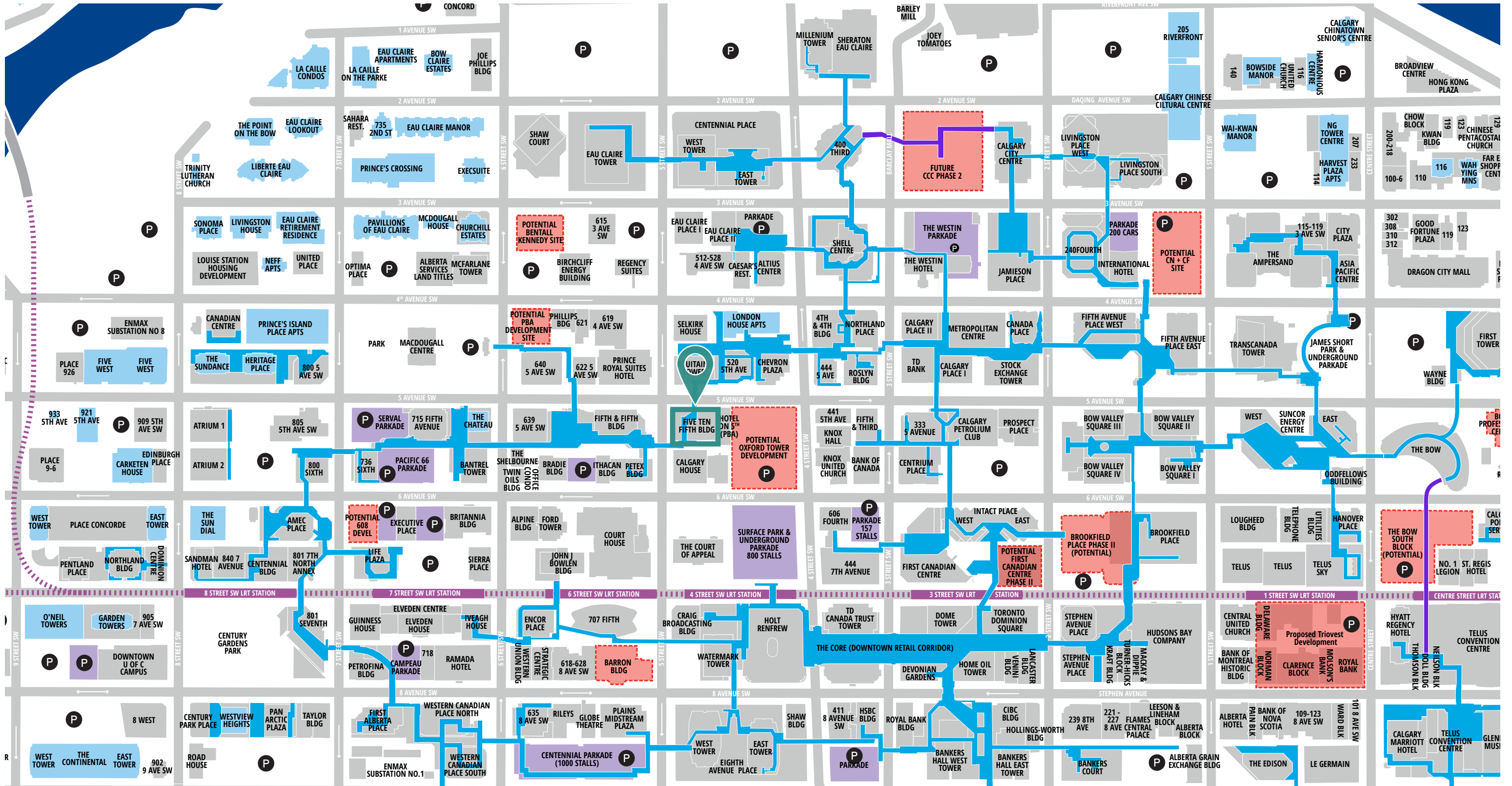
Suite 1720 | 6,447 SF

- open area with new carpet

# Property Photos



# Surrounding Area





510 5<sup>th</sup> Street SW, Calgary, Alberta

**Aly Lalani**

Executive Vice President | Partner  
+1 403 298 0410  
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Vice President | Partner  
+1 403 298 0408  
leigh.kirnbauer@colliers.com

**Jane Taylor**

Associate | Transaction Manager  
+1 403 298 0420  
jane.v.taylor@colliers.com

**Cassie van Kessel**

Associate | Office Project Specialist  
+1 403 298 0406  
cassie.vankessel@colliers.com



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