

707 FIFTH

Take Your Business
To a Higher Level

Colliers

Distinctive Architecture

707 Fifth is a modern 27-storey, AA-class office building located directly on the LRT line and connected to the +15 network, with direct access to Encor Place and Watermark Tower. The building offers a tenant fitness centre, tenant lounge and conference facilities on the third floor, a landscaped winter garden, and on-site cafe, Alforno. Secure bicycle parking is available, supported by end-of-trip facilities.

For Sublease | 707 5th Street SW, Calgary, AB





Winter Garden



Common Areas

707 Fifth

Sublease Information

Available Subpremises	Floor 21 - 22,785 SF Floor 20 - 22,750 SF Floor 19 - 22,713 SF Floor 18 - 22,474 SF Floor 17 - 21,586 SF Floor 16 - 22,095 SF <small>Note: All floors are base building condition</small>
Sublandlord	PetroChina Canada Ltd.
Annual Net Rent	Market Sublease Rates
Operating Costs & Taxes	\$22.48 per square foot (2026 estimate)
Occupancy Date	Immediate
Term of Sublease	5+ years
Parking	1:1,700 SF

Building Details

Address	707 5 Street SW
Constructed	2017
Rentable Area	554,981 SF
Average Floorplate	22,215 SF
Number of Floors	27
Landlord	Manulife Real Estate
Property Management	Jones Lang Lasalle (JLL) Property Management
HVAC	Monday - Friday 6:00 am - 6:00 pm

Stacking Plan - Rentable Area (SF)

27	PetroChina Canada Ltd.
26	PetroChina Canada Ltd.
25	PetroChina Canada Ltd.
24	PetroChina Canada Ltd.
23	PetroChina Canada Ltd.
22	PetroChina Canada Ltd.
21	22,785 For Sublease
20	22,750 For Sublease
19	22,713 For Sublease
18	22,474 For Sublease
17	21,586 For Sublease
16	22,095 For Sublease
15	Tenant
14	Tenant
13	Tenant
12	Tenant
11	Tenant
10	Tenant
9	Tenant
8	Tenant
7	Tenant
6	Tenant
5	Tenant
4	Tenant
3	Amenities & Property Management Office
2	+15, Retail
1	Lobby, Retail

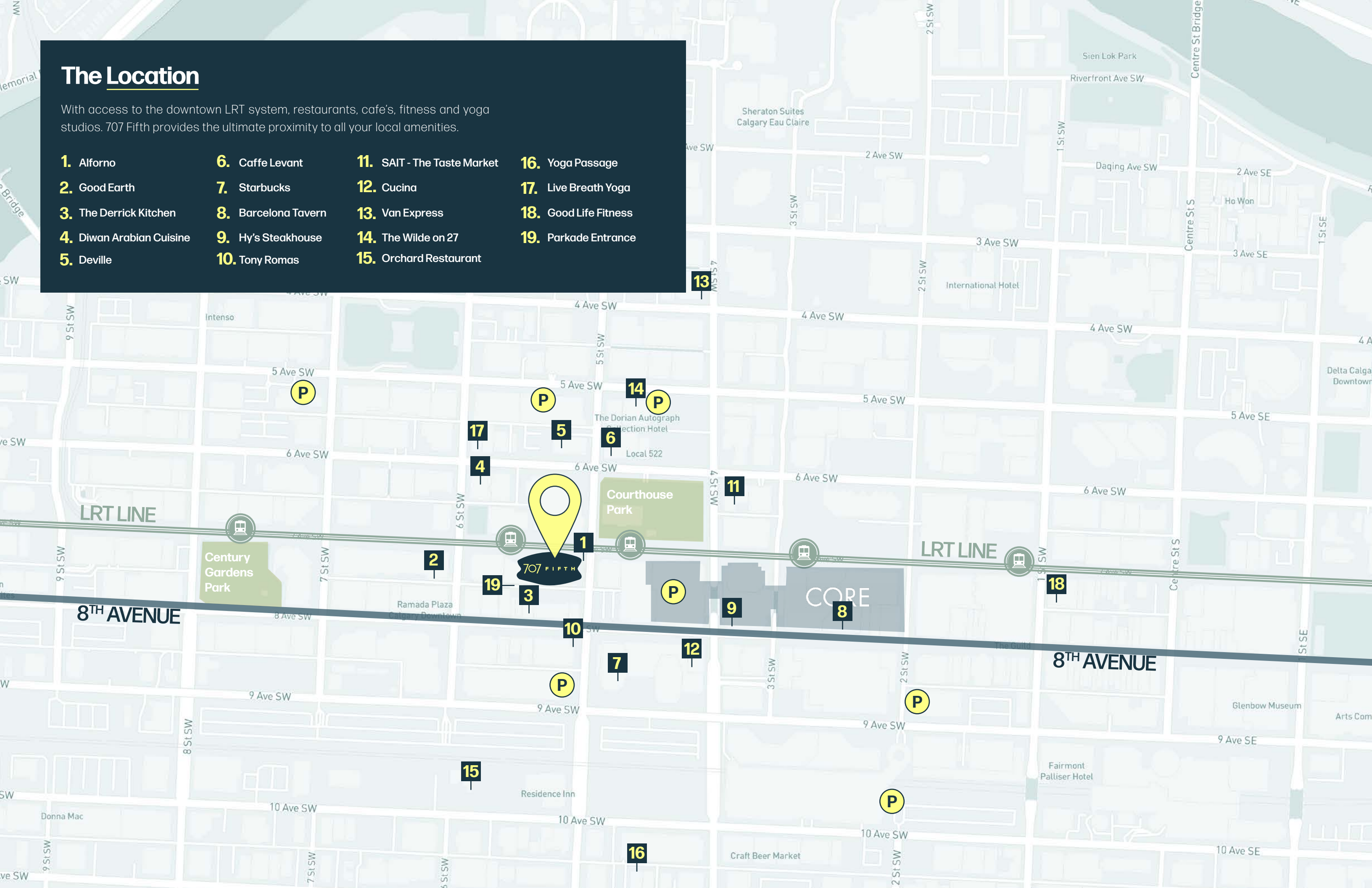
134,403 SF of contiguous space available

Note: Square footages above are based on BOMA 1996

The Location

With access to the downtown LRT system, restaurants, cafe's, fitness and yoga studios. 707 Fifth provides the ultimate proximity to all your local amenities.

- | | | | |
|--------------------------|---------------------|-----------------------------|-----------------------|
| 1. Alforno | 6. Caffe Levant | 11. SAIT - The Taste Market | 16. Yoga Passage |
| 2. Good Earth | 7. Starbucks | 12. Cucina | 17. Live Breath Yoga |
| 3. The Derrick Kitchen | 8. Barcelona Tavern | 13. Van Express | 18. Good Life Fitness |
| 4. Diwan Arabian Cuisine | 9. Hy's Steakhouse | 14. The Wilde on 27 | 19. Parkade Entrance |
| 5. Deville | 10. Tony Romas | 15. Orchard Restaurant | |



The Benefits

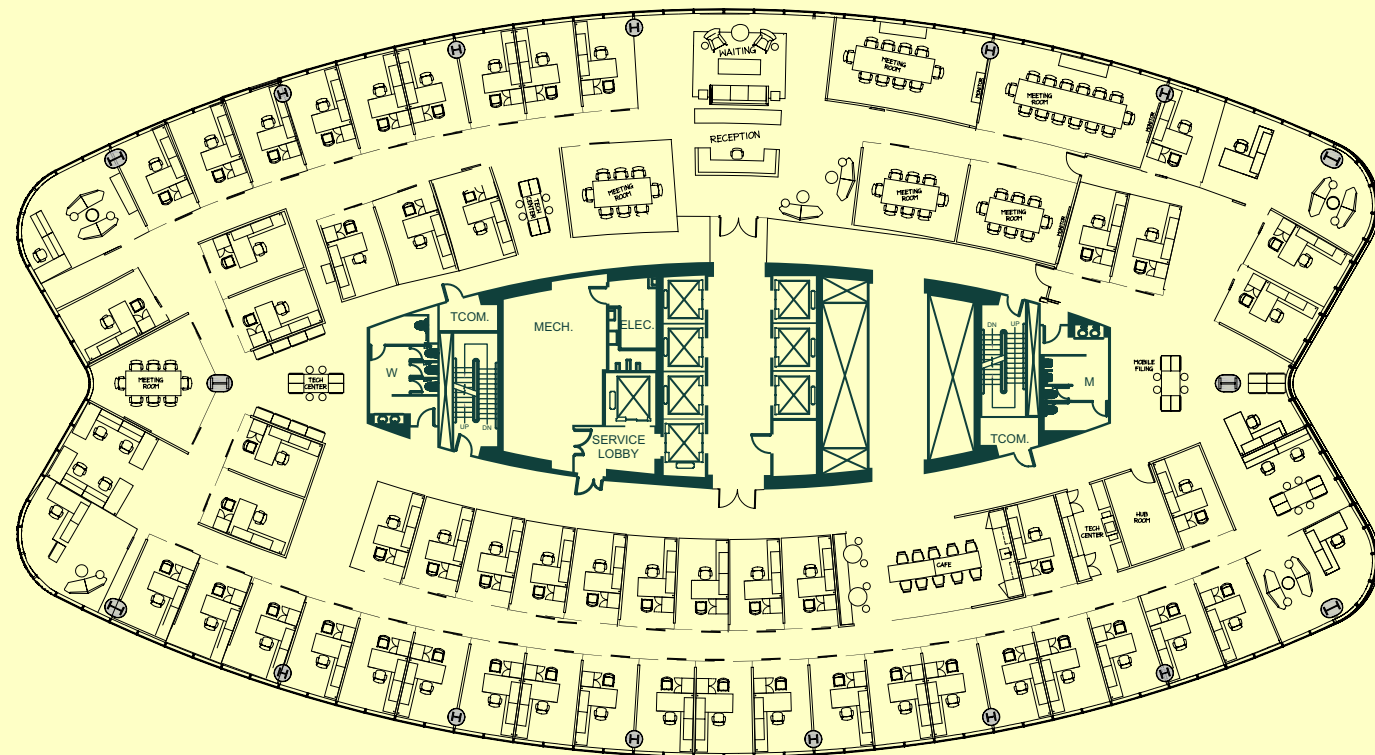
707 Fifth brings all the connected value and integrity that a business address should provide. An endless list of benefits that will make your life easier and to stay connected.

- On LRT line
- On-site retail and restaurants
- Dedicated conference room for tenants
- Tenant only fitness centre with lockers and showers
- +15 connected with two access points
- Main floor bike storage with end-of-trip facilities



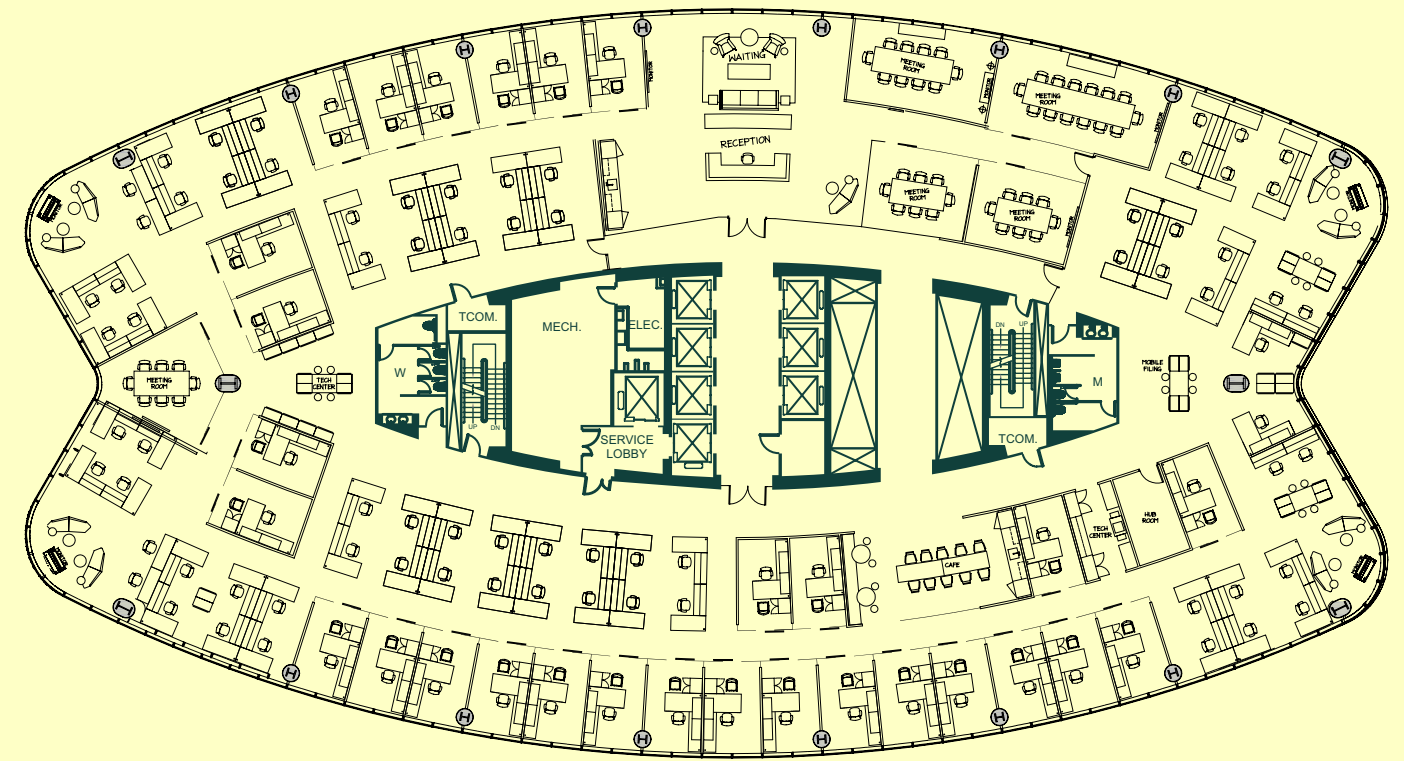
The Floor Plans

Conceptual Office Intensive - Full Floor



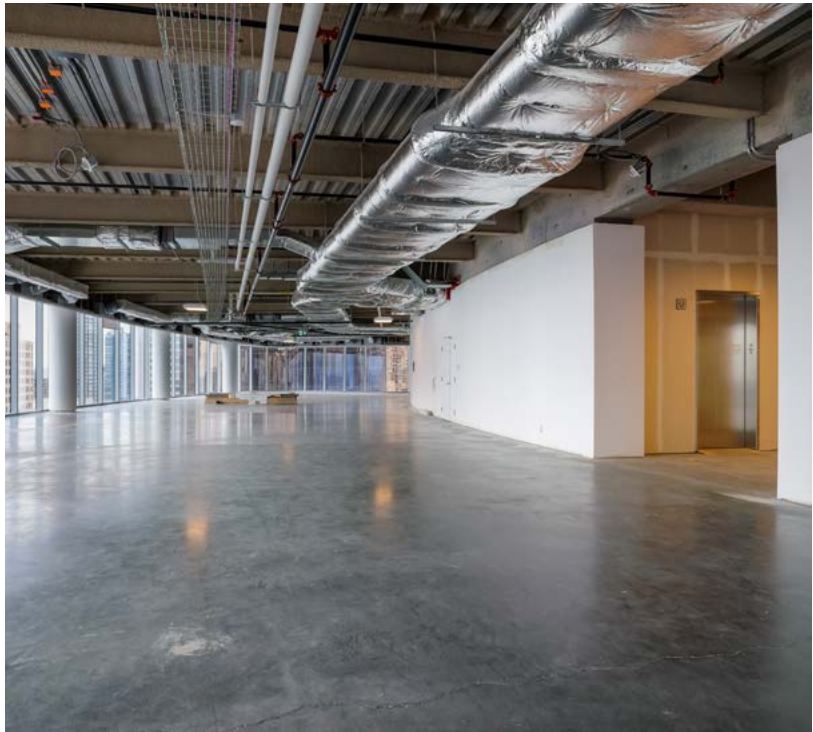
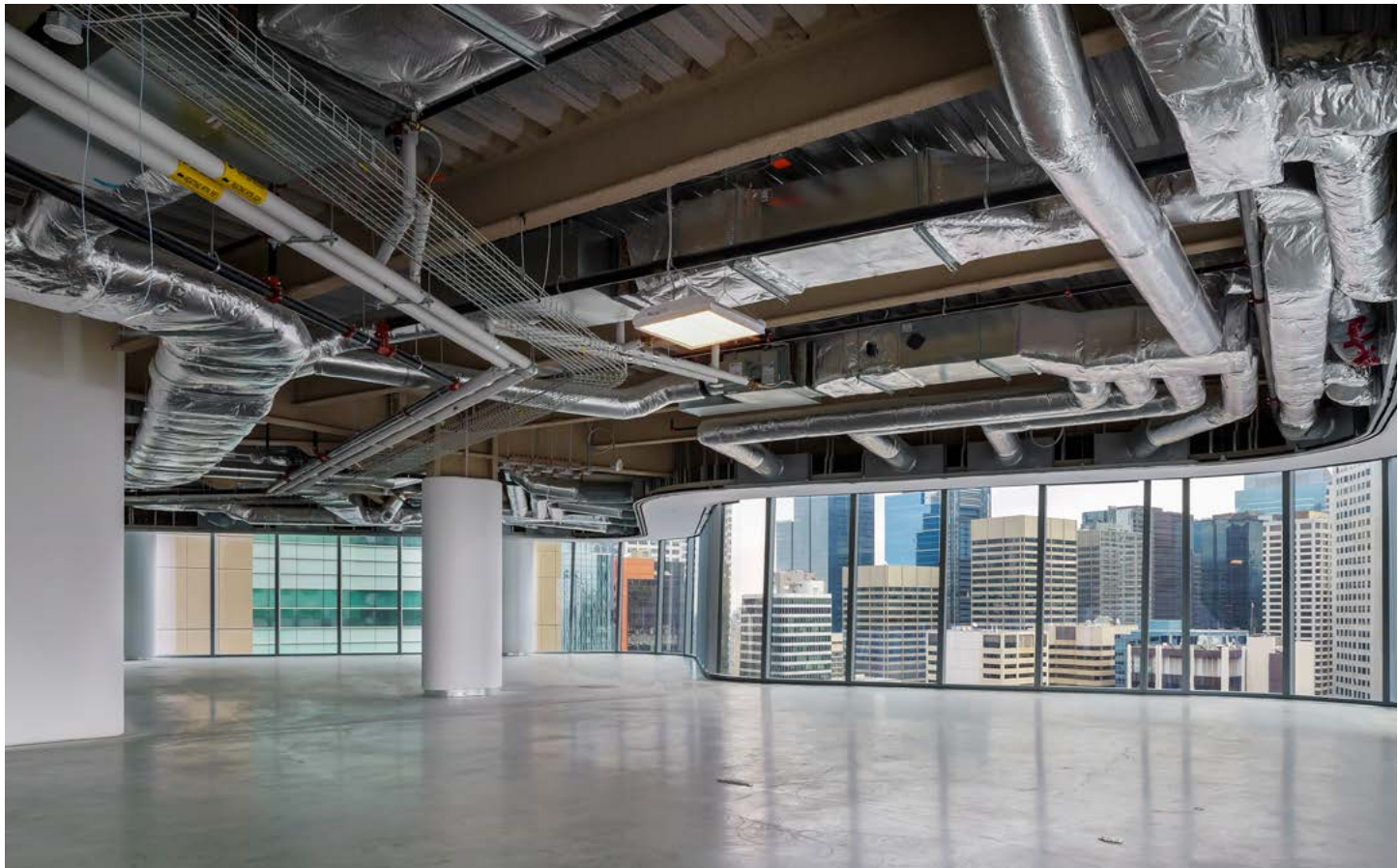
- 37 Exterior Offices
- 20 Interior Offices
- 7 Workstations
- Boardroom
- 5 Meeting Rooms
- Reception
- Café
- Storage Room
- 2 Copy Areas

Conceptual Mixed Open Office Plan - Full Floor



- 21 Exterior Offices
- 8 Interior Offices
- 74 Workstations
- Boardroom
- 4 Meeting Rooms
- Reception
- Café
- Storage Room
- 2 Copy Areas

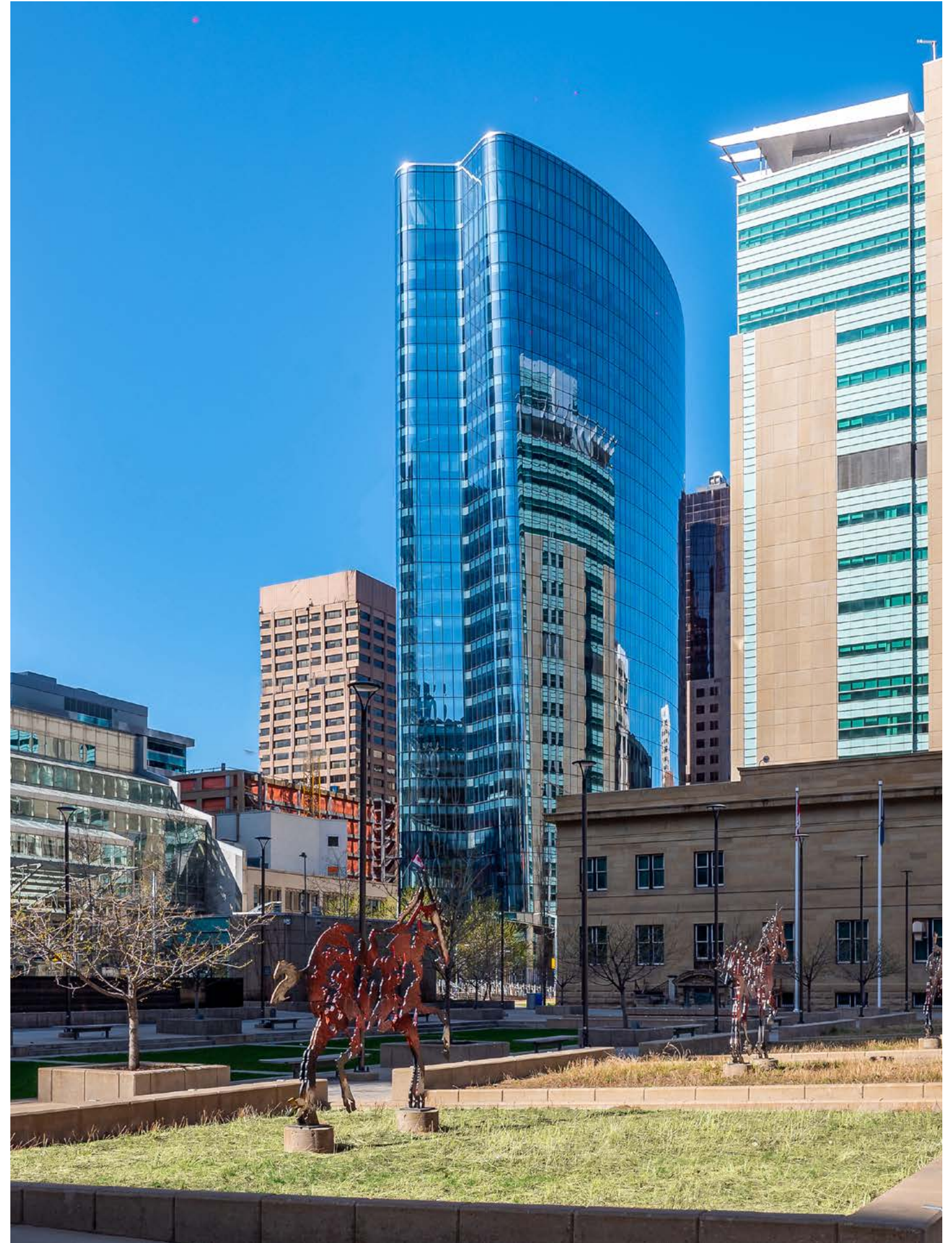
The Space



The Possibilities











707 FIFTH

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