



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.



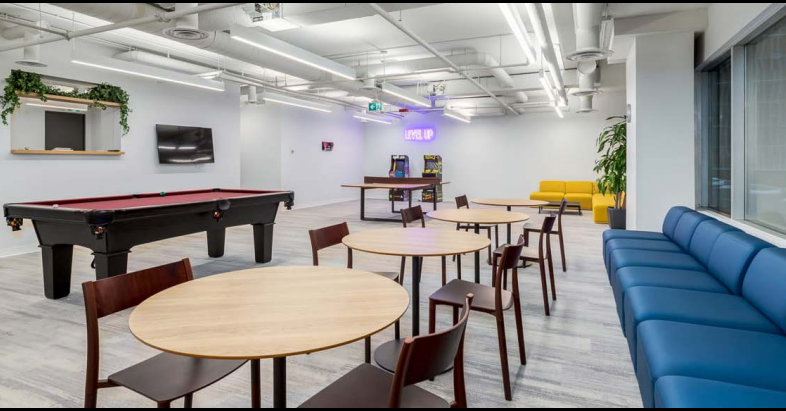
Five Twenty

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. 2026):

Operating Costs (est):	\$18.54 per sq ft
Taxes (est):	\$1.37
Total (est):	\$19.91

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
- BOMA BEST® Silver Certified

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	July 1, 2026	N/A
Suite 2310 *Suite requires demising.	2,916 sq ft	Upon 120 days notice	N/A
Suite 1940	1,679 sq ft	September 1, 2026	Coming Soon
Suite 1920	1,542 sq ft	Immediate	View the suite here
Suite 1001 *Suite requires demising.	1,910 sq ft	Immediate	N/A
Suite 650 *Chalkline deal only	2,180 sq ft	Immediate	View the suite here

Suite 2500

→ *Future Show Suite*

4,500_{sq ft}

- 9 Exterior Offices
- Interior Open Workstations
- 1 Large Boardroom
- 1 Small Meeting Room
- Available July 1, 2026

Floor Plan



Suite 2310

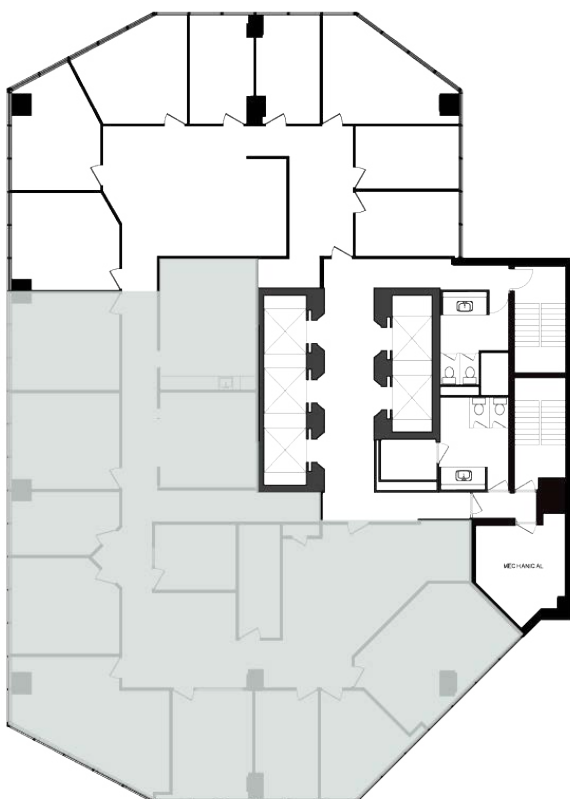
2,916 sq ft

Suite requires demising

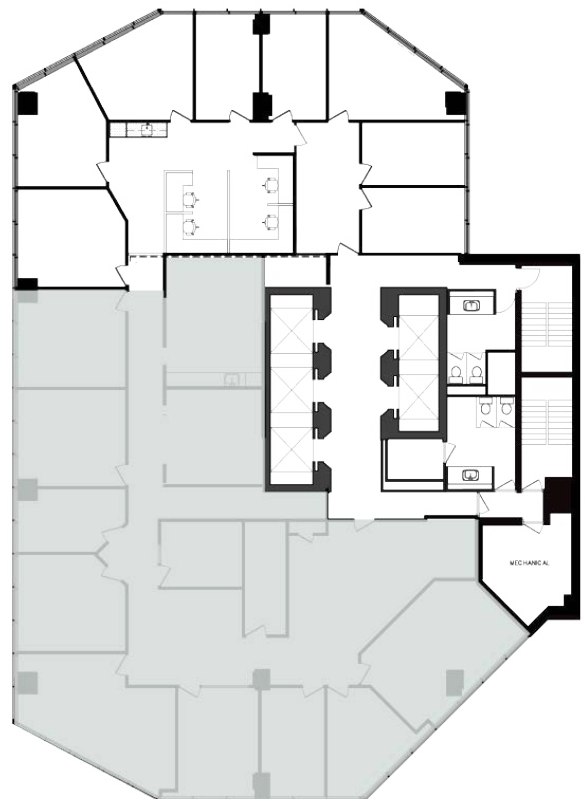
- 8 Exterior Offices
- Interior Open Workspace
- Available upon 120 days notice

Floor Plan

CURRENT FLOOR PLAN



PROPOSED SPACE PLAN



Suite 1940

1,679 sq ft

- Available September 1, 2026

Floor Plan



Suite 1920

Suite 1920
Virtual Tour
[CLICK HERE](#)

1,542 sq ft

- 5 Offices
- 2 Boardrooms
- Kitchen
- Available May 1, 2026

Floor Plan



TITLE PROPERTIES

Suite 1001

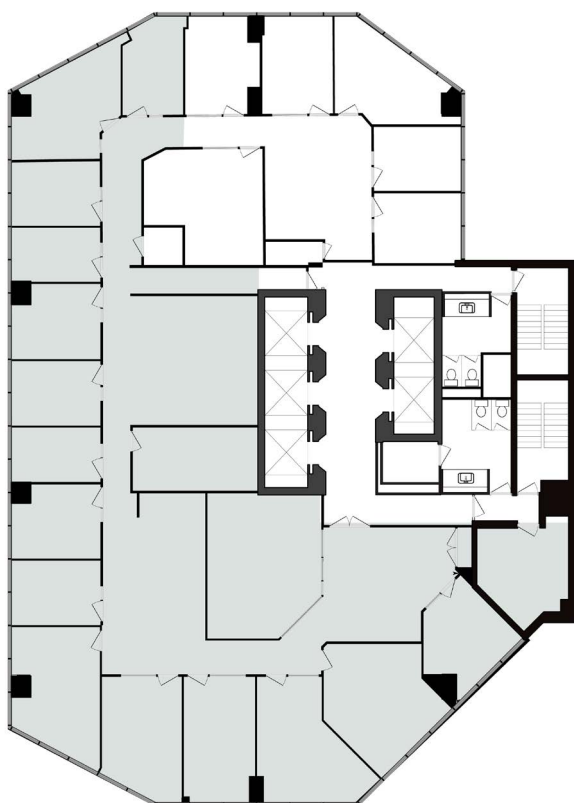
1,910 sq ft

Suite requires demising

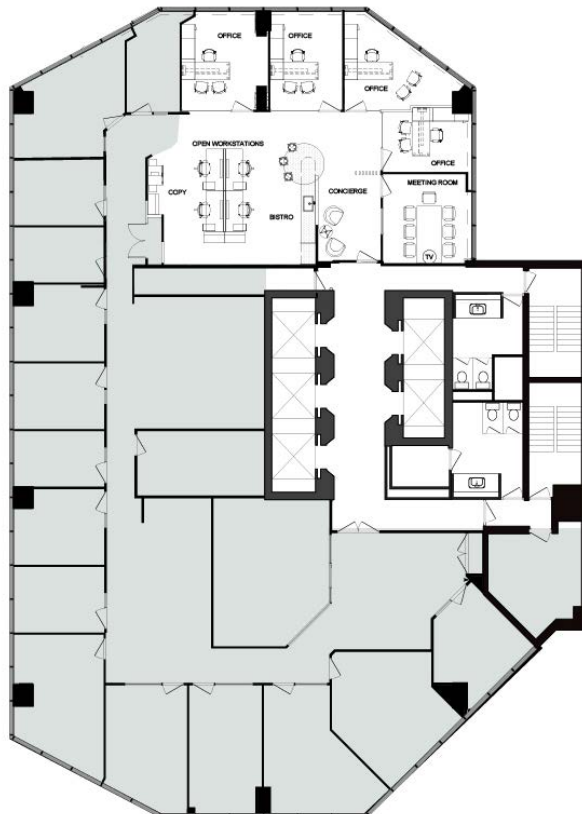
- 5 Exterior Offices
- Boardroom
- Storage Rooms
- Server Room
- Reception
- Available immediately

Floor Plan

CURRENT FLOOR PLAN



PROPOSED SPACE PLAN



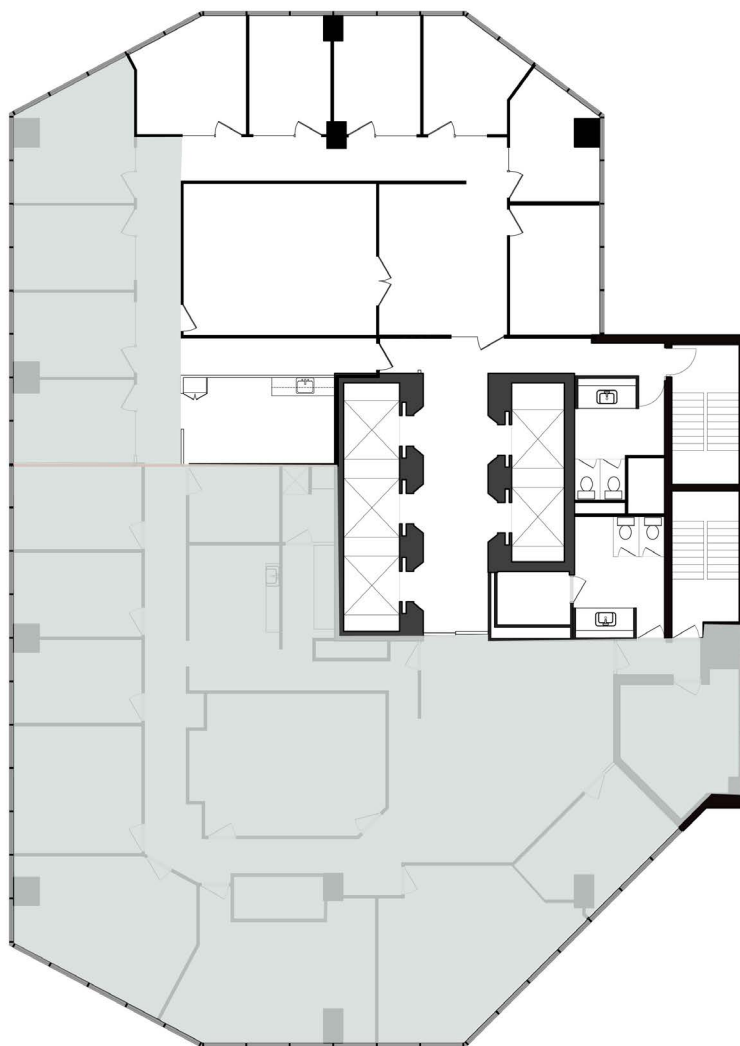
Suite 650

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

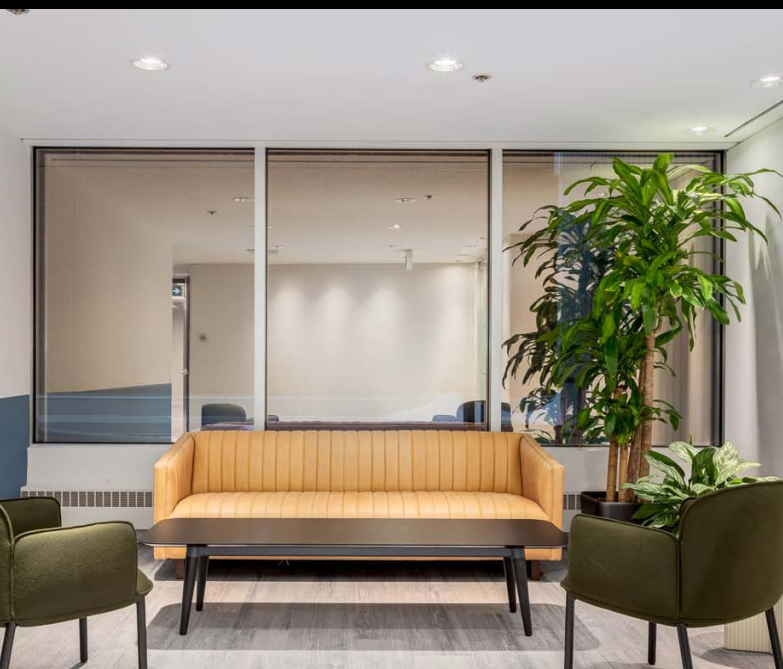
Floor Plan



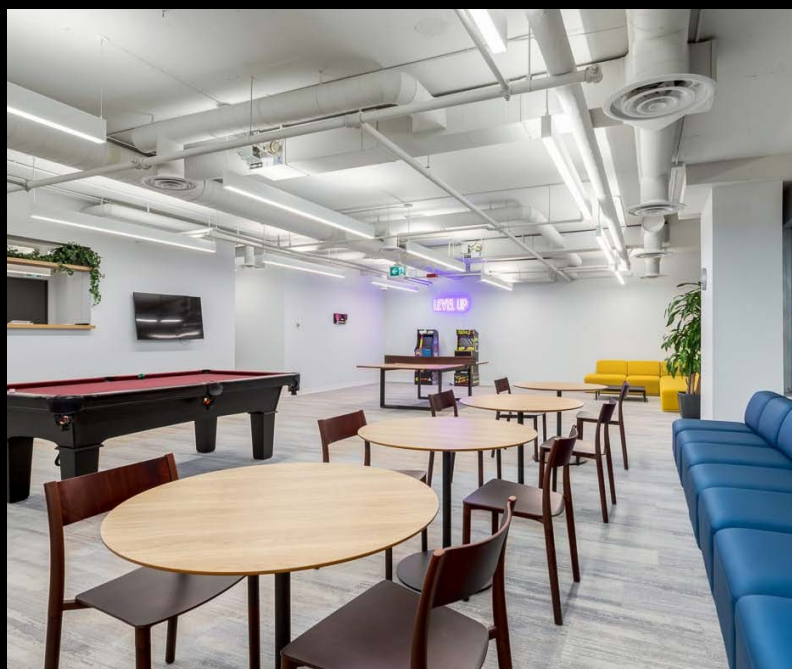
TITLE PROPERTIES



Conference Room



Tenant Lounge

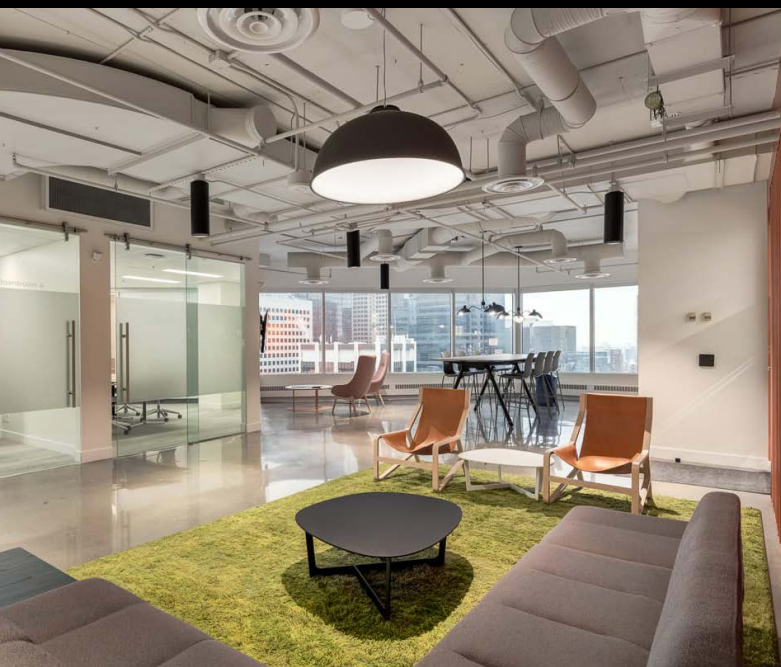


Tenant Lounge

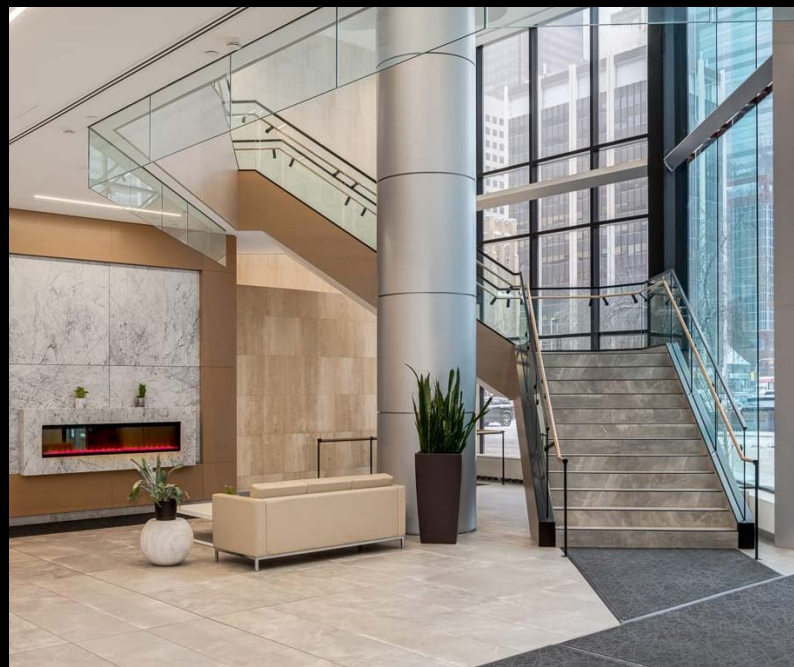
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Fitness Facility



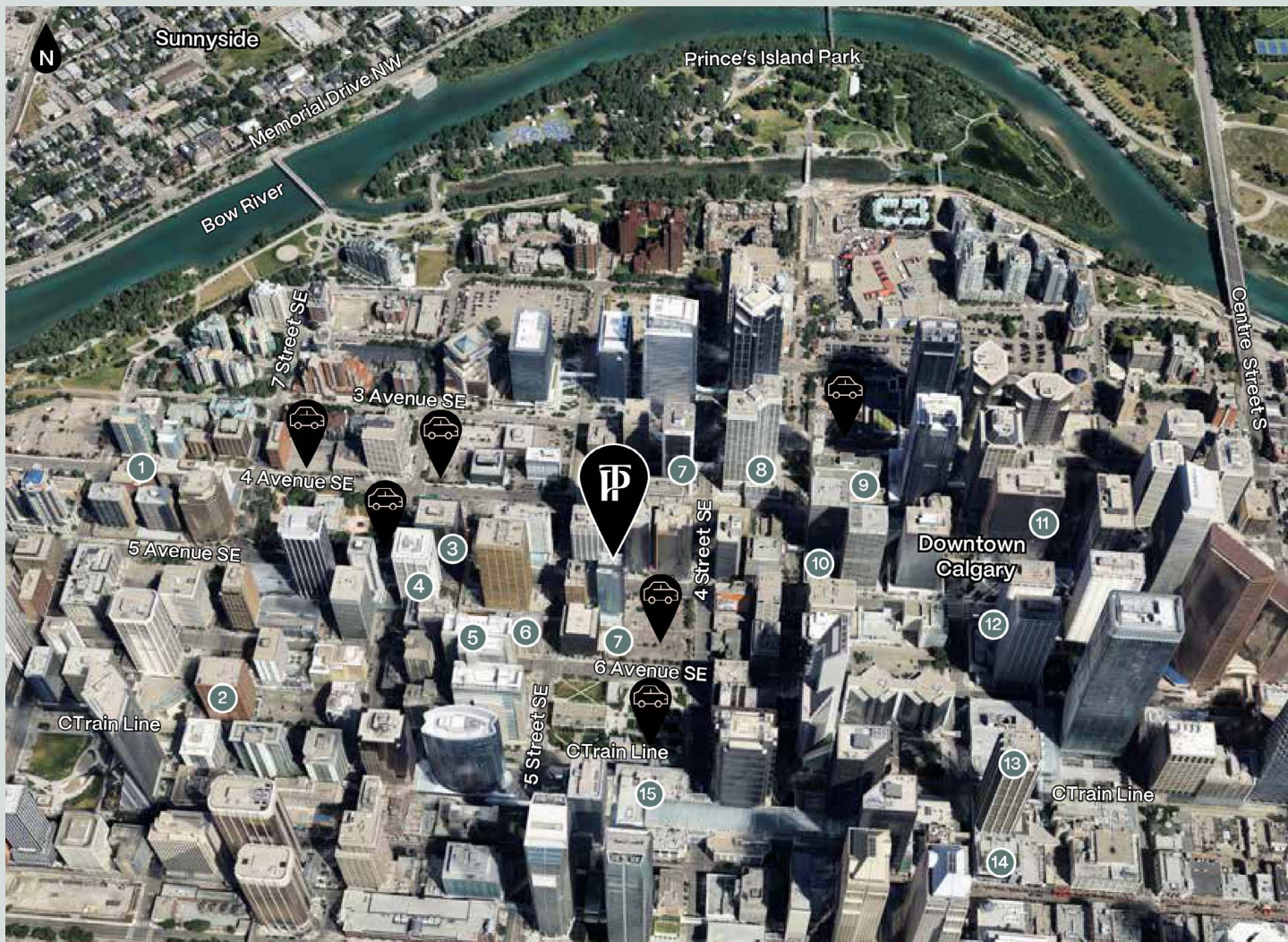
19th Floor Flex Space



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.

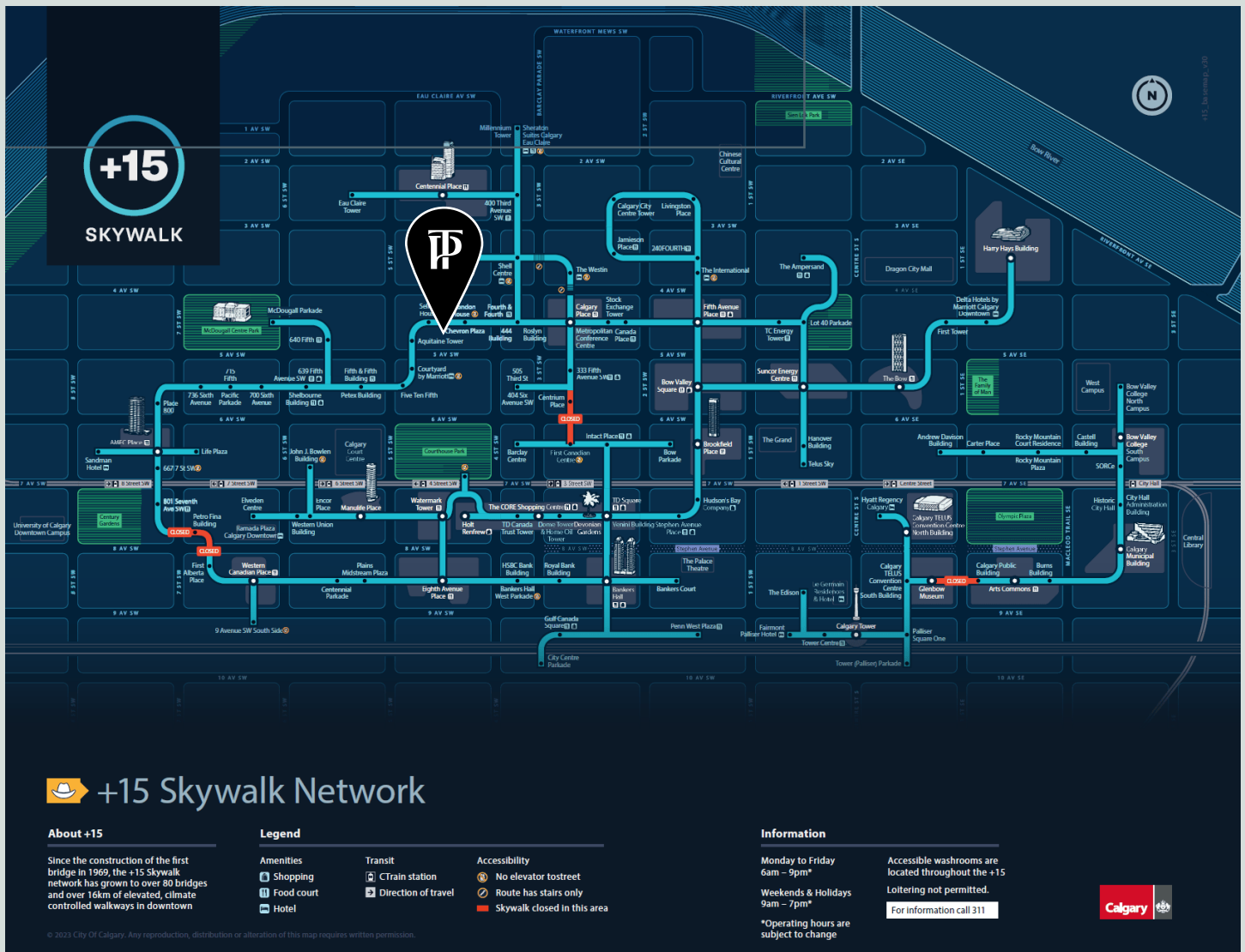
12 Starbucks

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.

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