

Office | For Lease



639 Fifth Avenue

639 5 Avenue SW
Calgary, AB



Flexible and Convenient

Recently renovated, Class B office building located in the west end of the downtown core

In house conference centre, fitness facility with showers and towel service available for exclusive tenant use, are just some of the key features available to tenants of the building. In addition, the building is Plus 15 connected to Fifth & Fifth, 715 5 Avenue SW, 700 6 Avenue SW and 640 5 Avenue SW. GOGI Korean Kitchen, Gentlemen's Choice barbershop and Canada Post are located on the main floor.

Committed to environmental sustainability, 639 5 Avenue SW is BOMA BEST Platinum certified.



Availability

Available Space

Suite 1550	1,500 square feet
Suite 570	3,422 square feet
Suite 520	5,063 square feet <i>(can be demised to ~2,500 square feet)</i>
Suite 400	13,138 square feet

Availability

April 1, 2026 (Suite 570)
Immediate (All other suites)

Term

3 – 5 years

Parking

1 stall per 3,600 square feet

Net Rent

Market Rates

Allowance

Negotiable

2024 Op Costs & Taxes

\$15.72 per square foot

Building Details

Year Built

1970, renovated 2018

Building Class

B

Number of Floors

25

Average Floor Plate

12,000 square feet

Building Size

280,047 square feet

Property Manager

Equium Group

Building Amenities

- Fitness centre with shower and towel service
- Conference centre
- Daycare
- Bike storage and repair station
- Plus 15 connected
- GOGI Korean Kitchen, Gentlemen's Choice barbershop and Canada Post

Parking

- 1 stall per 3,600 sf, underground
- \$450.00 per month, per stall
Month-to-month stalls available
- 6' parkade clearance

Elevators

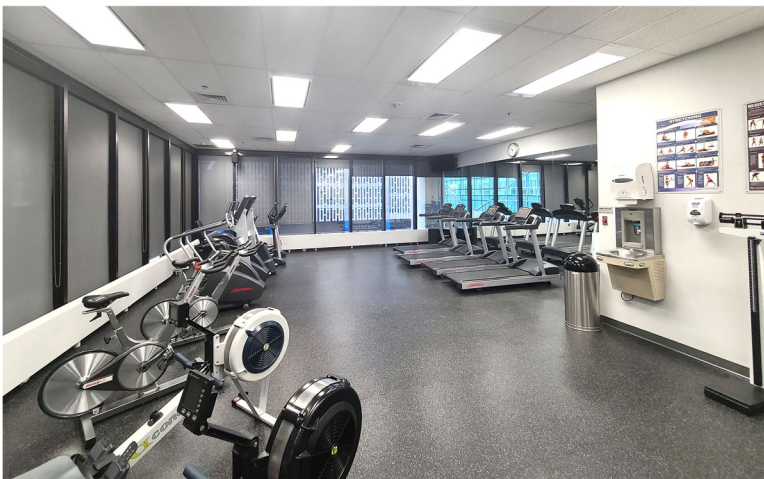
- 5 high rise
- 4 low rise

HVAC

7:00 am to 6:00 pm, Monday to Friday

Security

- 24-hour manned security
- Card access
- Video surveillance

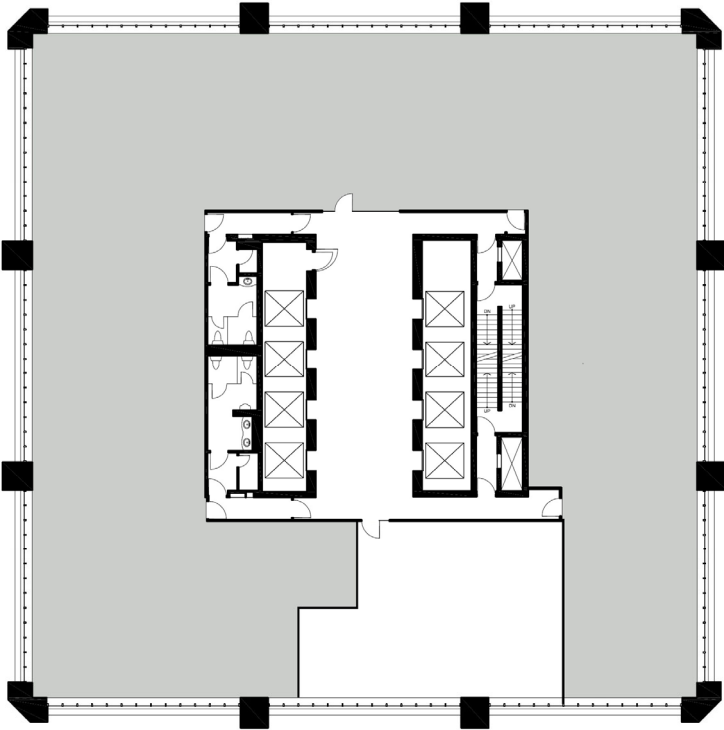


Floor Plans

Suite 1550

1,500 SF

Currently undeveloped



Suite 520

5,063 SF

Can be demised to ~2,500 SF

Show suite

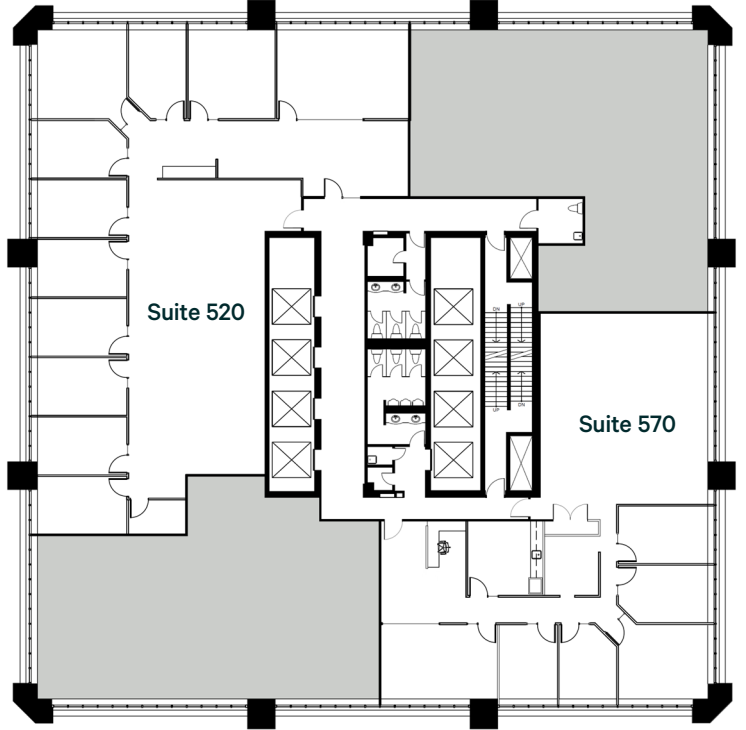
- + 10 exterior offices
- + Open area
- + Meeting room
- + Supply room
- + Reception area

Suite 570

3,422 SF

Show suite condition

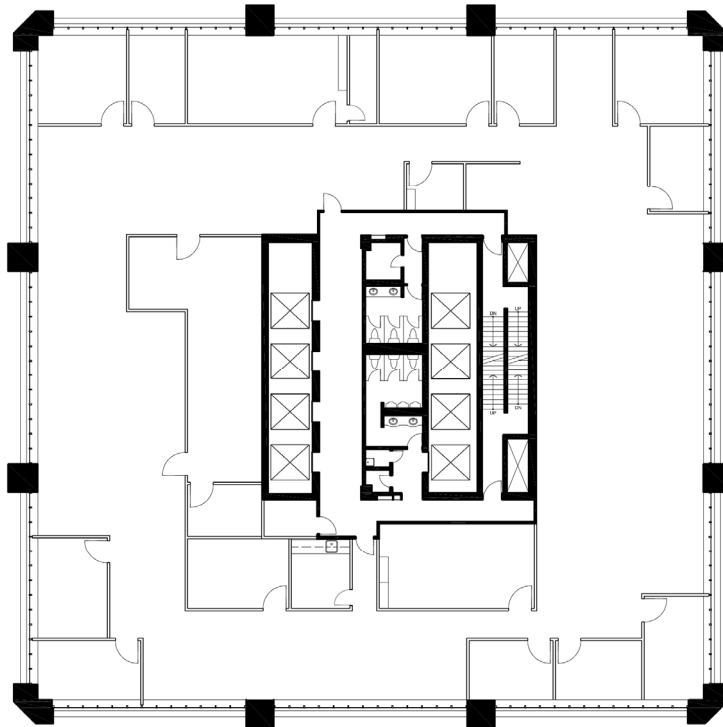
- + 5 exterior offices
- + Open area
- + Meeting room
- + Kitchen
- + Copy room
- + Server room
- + Reception area



Suite 400

13,138 SF

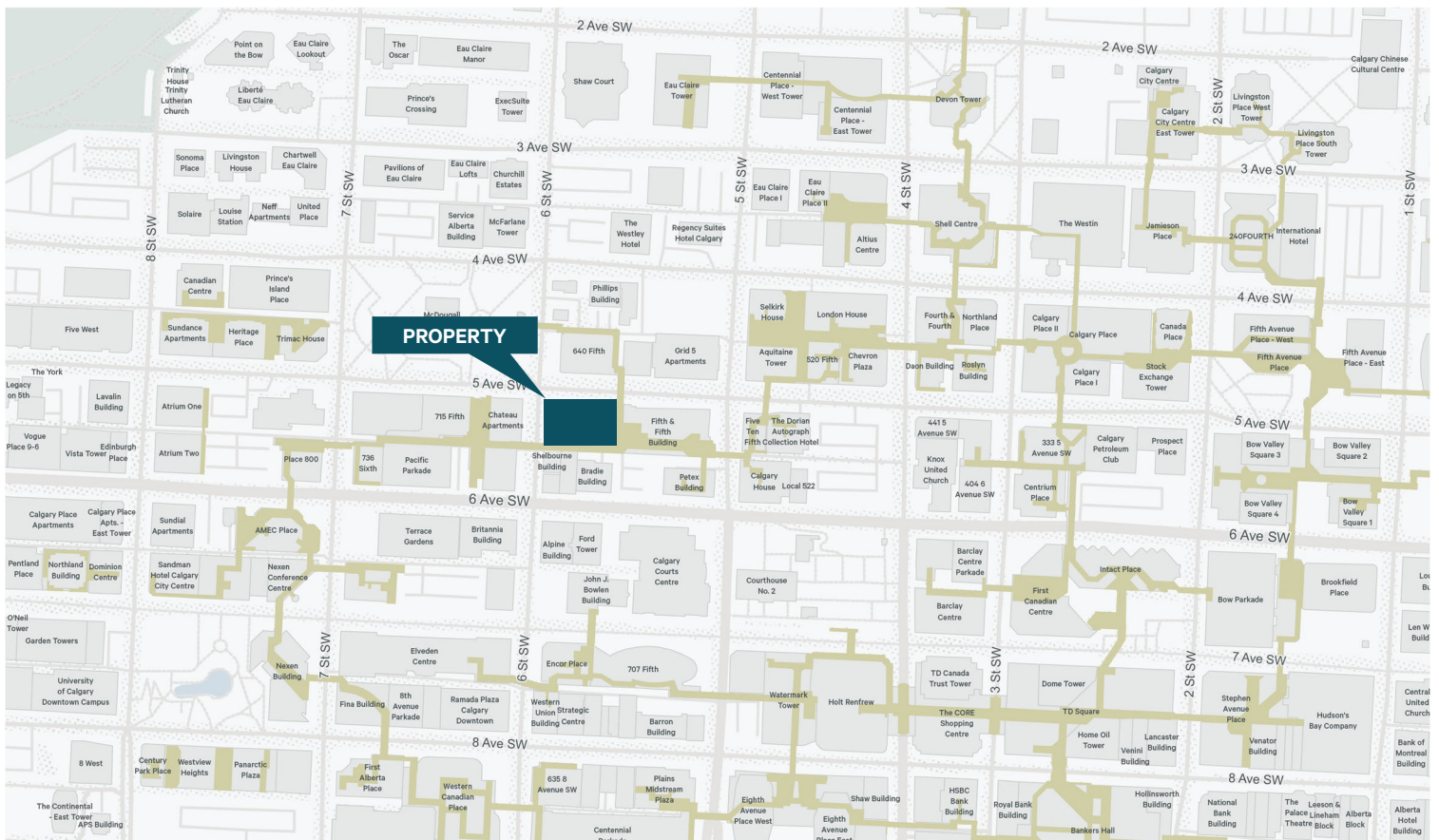
- + 12 exterior offices
- + 2 interior offices
- + Open areas for workstations
- + 2 boardrooms
- + Kitchen



Area Map

Convenient Downtown Location

- + Plus 15 connected to Fifth & Fifth, 715 5 Avenue SW, 700 6 Avenue SW and 640 5 Avenue SW
- + Fitness facility & conference centre available for exclusive tenant use
- + Daycare located on the Plus 15 level
- + GOGI Korean BBQ, Gentlemen's Choice Barber Shop and Canada Post located on the main floor
- + Heated, underground parking
- + Secure bike storage and repair station
- + Convenient access to bus routes and the LRT
- + Abundant amenities in the immediate area including restaurants, shopping and services



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For Lease



Contact Us

Scott McCulloch
Senior Vice President
+1 403 750 0539
scott.mcculloch@cbre.com

CBRE Limited
3200 525 8 Avenue SW
Calgary, AB T2P 1G1
www.cbre.ca

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