

# Fifth & Fifth

Up to 9,690 sf in Two Suites for Sublease



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# Fifth & Fifth



**9,690 sf available  
immediately**

## Space Profile

Sublandlord:	Kantor LLP
Subpremises:	Option A: 4,468 sf Option B: 5,222 sf 19th Floor Total: 9,690 sf
Availability:	Immediately
Term Expiry:	January 30, 2028
Asking Rent:	\$13,000 per month, gross
T.I.A.:	\$25.00 per sf to build out Option A (4,468 sf)
Op. Costs & Taxes:	\$22.49 per sf (est. 2024)
Parking:	2 unreserved, underground stalls available per option at \$495 per stall per month

## Building Information

Address:	605 Fifth Avenue SW
Year of Completion:	1980
Number of Floors:	34
Rentable Area:	519,046 sf
Average Floor plate:	17,000 sf
Security:	7 days per week, 24 hours per day Manned security desk, card key access
HVAC:	Mon. - Fri.: 6:00 am - 6:00 pm
Landlord/ Building Manager:	HOOPP Realty Inc. and The Canada Life Assurance Company/GWL Realty Advisors Inc.

## Features & Amenities

Space is in excellent, move-in condition

Currently demised and suites can be leased separately or for a total of 9,690 sf

Both suites are bright and flooded with natural lighting

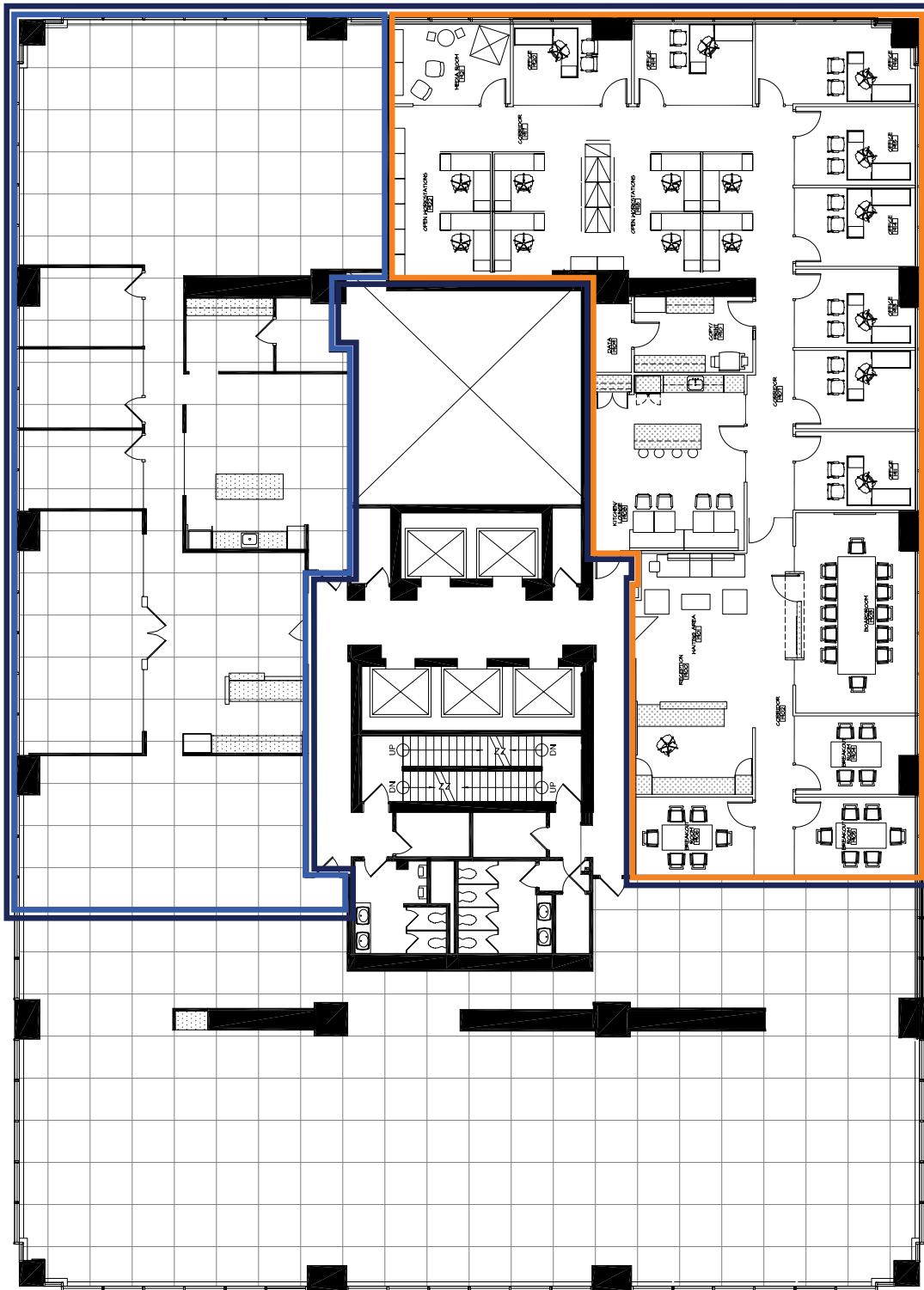
Suites are built out with high-end fixtures

Several amenities available in the building including retail, services, coffee shop, food court, concierge and secure bike storage

New fitness facility available for tenant use.

Building is located two blocks from the CTrain line and directly across from the Calgary Court House

Within walking distance to Bow River pathway system, The Core Shopping Centre,



## 19th Floor Total 9,690 sf

### Option A: 4,468 sf

Reception  
Boardroom  
3 perimeter offices  
2 open areas  
Kitchen/staff lounge

### Option B: 5,222 sf

Reception  
Boardroom  
3 meeting rooms  
9 perimeter offices  
8 workstations  
Kitchen/staff lounge  
Copy room  
Server room

### Option C: 9,690 sf

Options A and B combined



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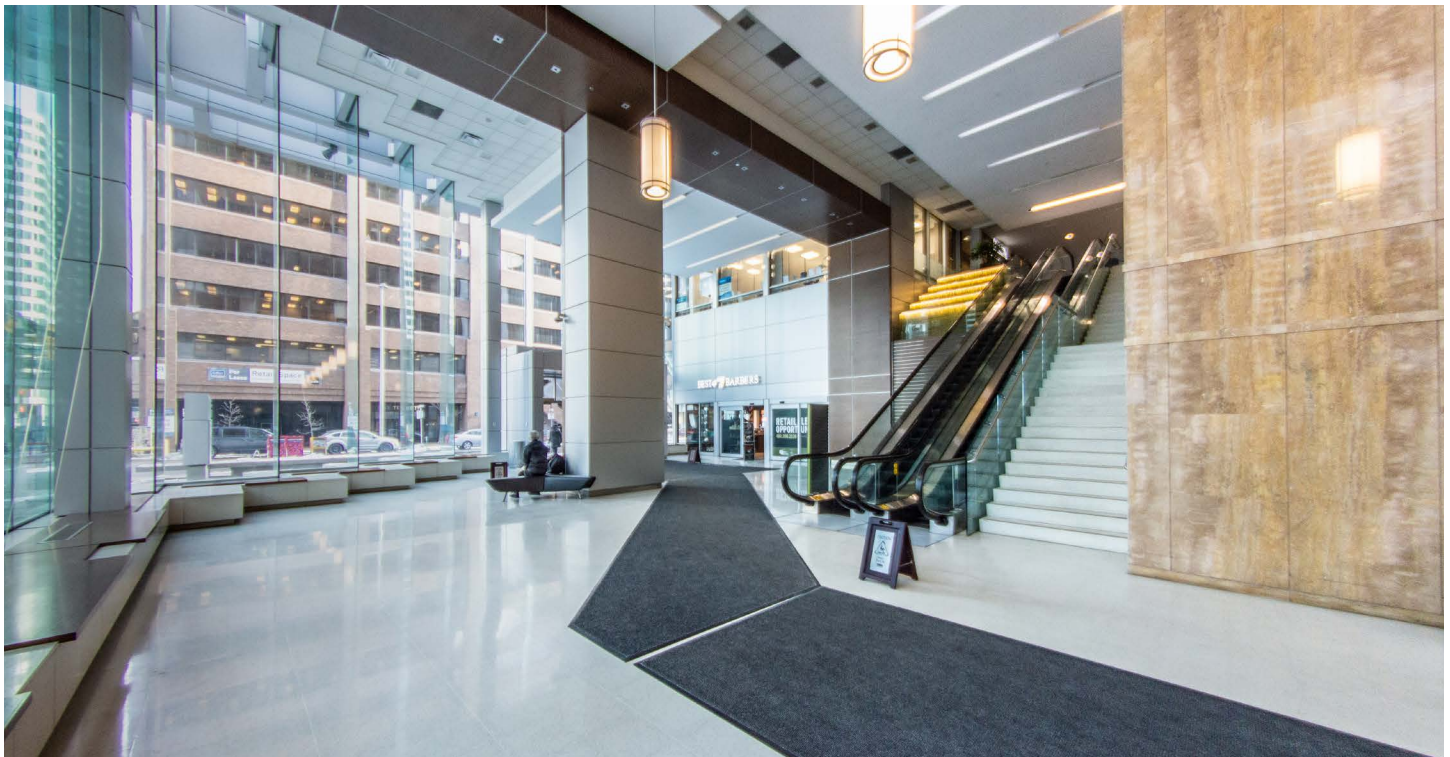
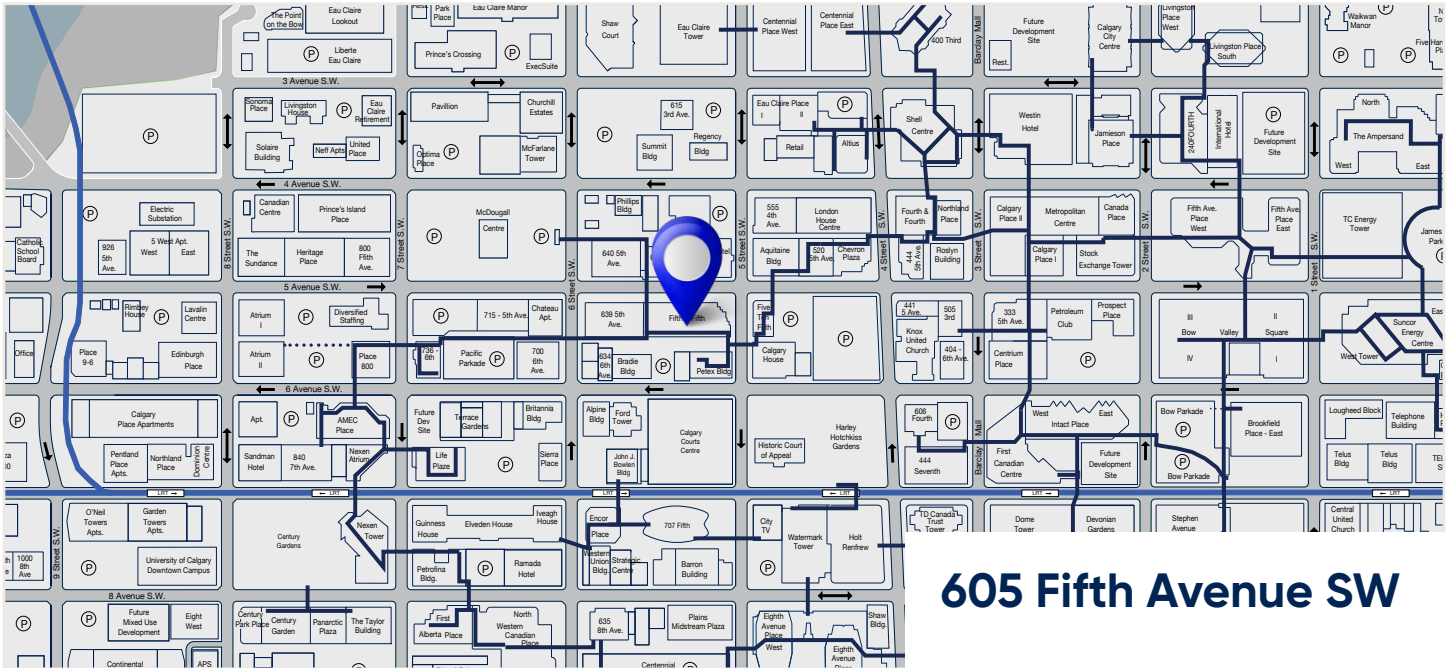
### Option A: 4,468 sf



### Option B: 5,222 sf



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## Agent Information

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