



AVISON YOUNG

715 5th Avenue SW

Renovated office space in the west end of Downtown

- Located at 5th Avenue & 7th Street SW overlooking McDougall Centre Park
- Building amenities include 24/7 manned security desk, Fifth Avenue Fitness Club, coffee bar and renovated 3,000 SF conference facility
- +15 Connected to Place 800 and 639 5th Ave SW
- 2 Blocks to the LRT and food court
- Newly renovated common areas, washrooms and elevator lobbies
- Floor to ceiling windows offer excellent views throughout the building
- **NEW** Building lobby & elevator renovations
- New outdoor tenant patio on the second floor



24/7
On-site security



24/7
Exclusive health club



Conference center and
shared meeting spaces



Secure underground
and covered parking

**Get more
information**

Glenn Simpson, Principal
Executive Vice President
+1 403 232 4329

Nairn Rodger, Principal
Executive Vice President
+1 403 232 4341

Nik Kosman
Associate
+1 587 293 3362

For Lease

715 - 5th Avenue SW
Calgary, AB

Building Details

Building Size:

- 399,563 SF (32 Floors)

Parking Ratio:

- 1:3,000 SF underground
- 1:1,500 SF rooftop & covered

Parking Rates:

- Underground \$415/Stall/Month
- Covered \$350/Stall/Month
- Roof \$250 - \$290 with plug-in
Stall/Month

Net Asking Rate:

- Market

Op. Costs:

- \$15.75 PSF (2025 est.)

Fifth Avenue Fitness Club

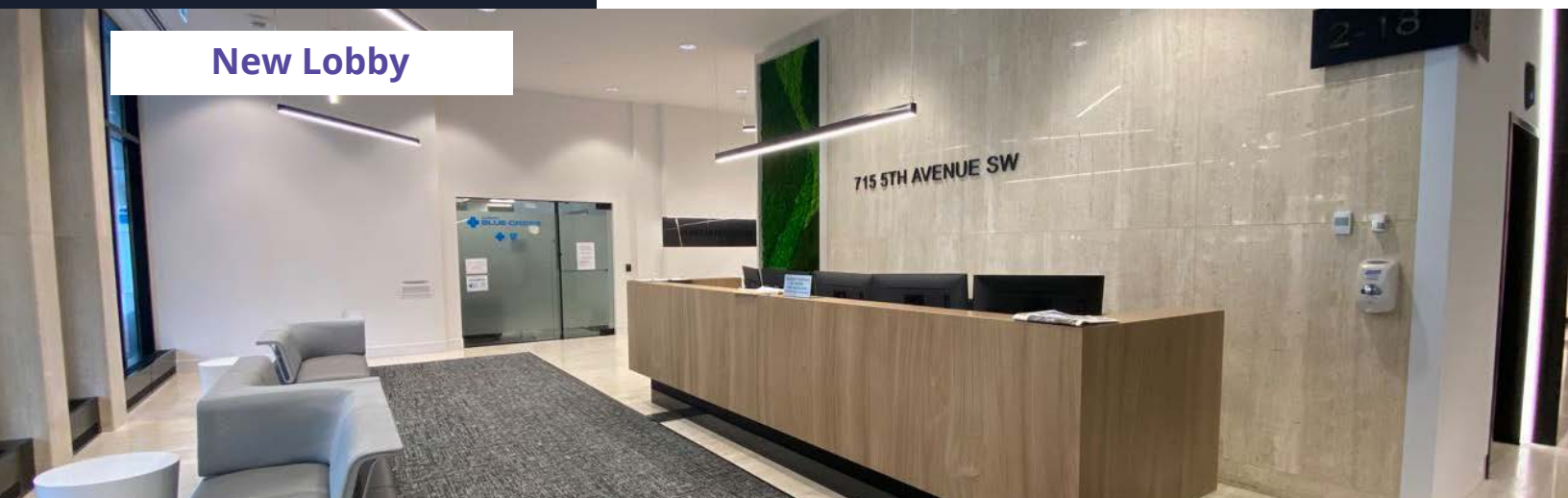
Secure Bike Storage:

- \$25/Month

Available Space

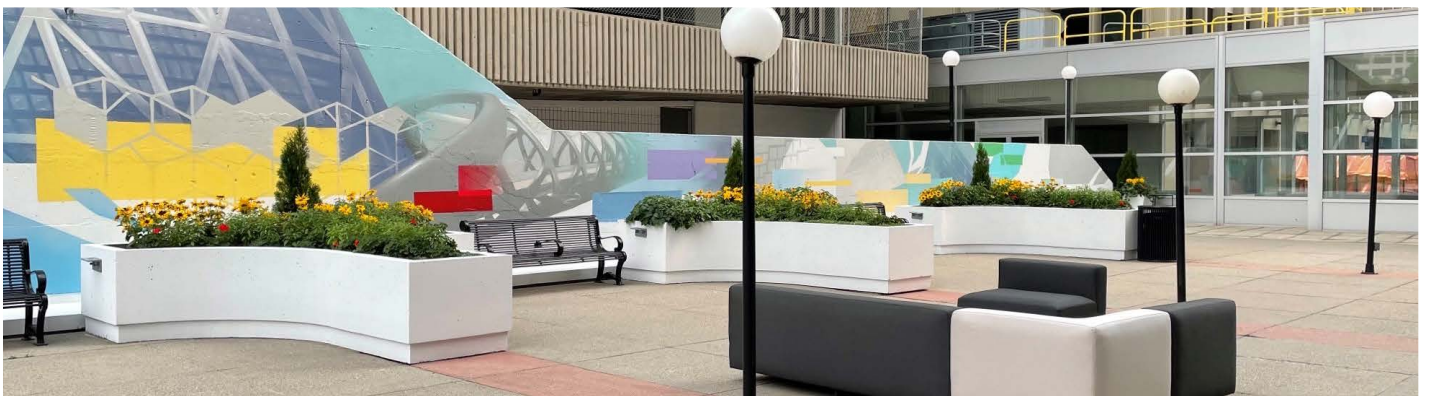
Suite	Size (SF)	Divisible	Show Suite	Available
Main Floor Retail - 723	1,273			Immediately
Main Floor Retail - 130	799			Immediately
Suite 200 Retail - Fitness Centre	15,520			January 1, 2026
Suite 320	3,053			January 1, 2026
Suite 330	2,071			Immediately
Suite 400	3,865			Immediately
Suite 410	2,217			Immediately
Suite 510	Individual offices			Immediately
Suite 600	4,801	*		Immediately
Suite 700	12,469	*		Immediately
Suite 900	6,768			Immediately
Suite 1000 FURNISHED	12,491	*	Coming soon	Immediately
Suite 1100	8,614			Immediately
Suite 1210	3,719			Immediately
Suite 1220	4,041			Immediately
Suite 1420	4,948			Immediately
Suite 2010	3,969			Immediately
Suite 2200	12,687	*		Immediately
Suite 2420	+/- 3,100			Immediately
Suite 2520	3,918		*	Q4 2025
Suite 2600	6,644	*		Immediately
Suite 3010	6,379			Immediately

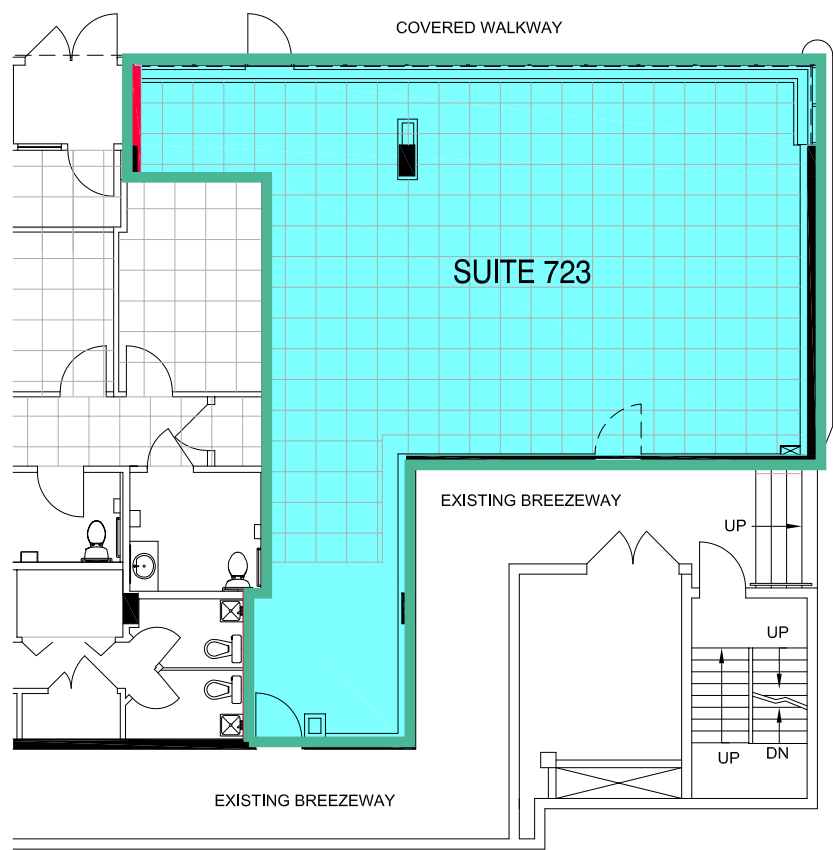
New Lobby



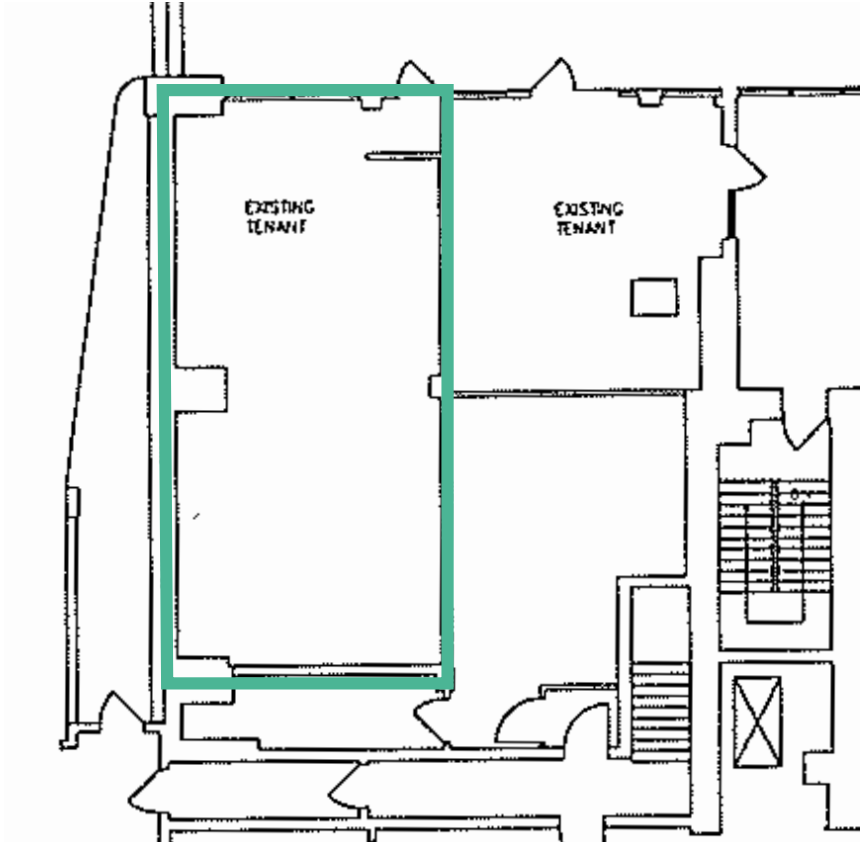
Renovated Building Common Areas & Suites

Main Floor Lobby | Elevators | Floor Lobbies | Conference Facility | Patio



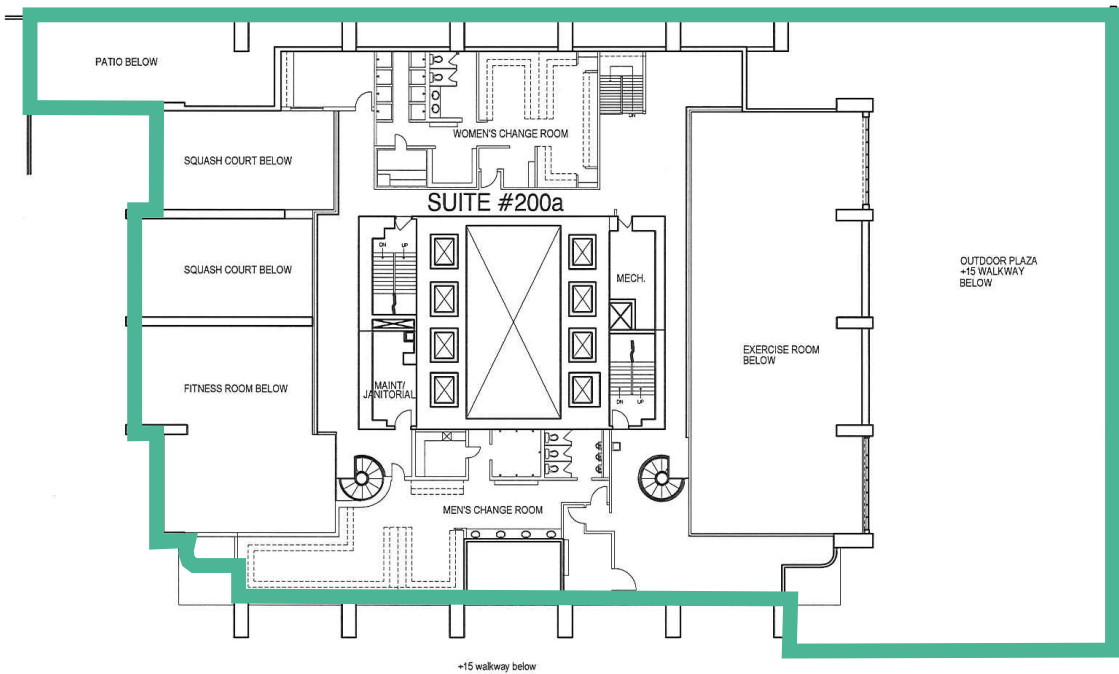
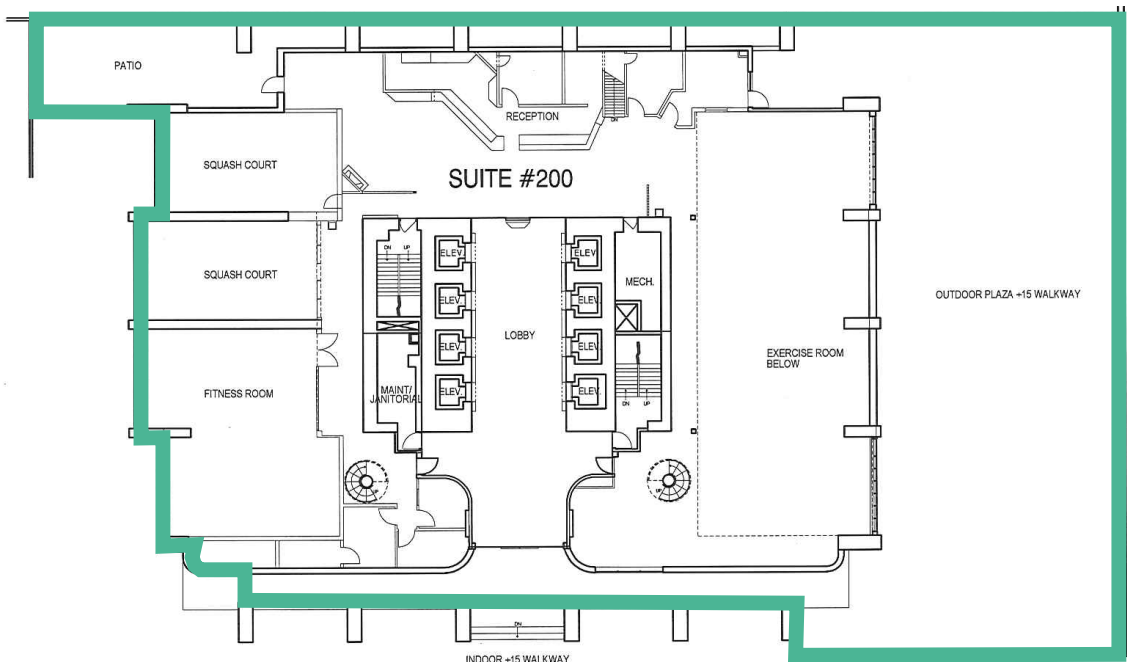


Main Floor Retail
Suite 723 - 1,273 SF



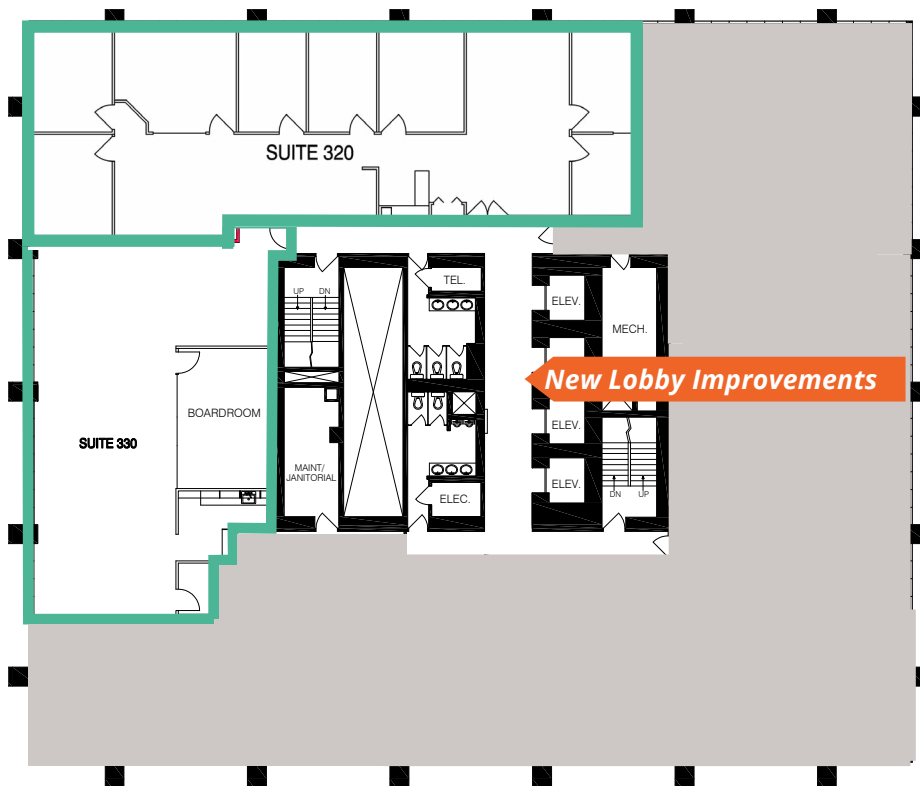
Main Floor Retail
Suite 130 - 799 SF

Suite 200 Retail
Fitness Centre - 15,520 SF



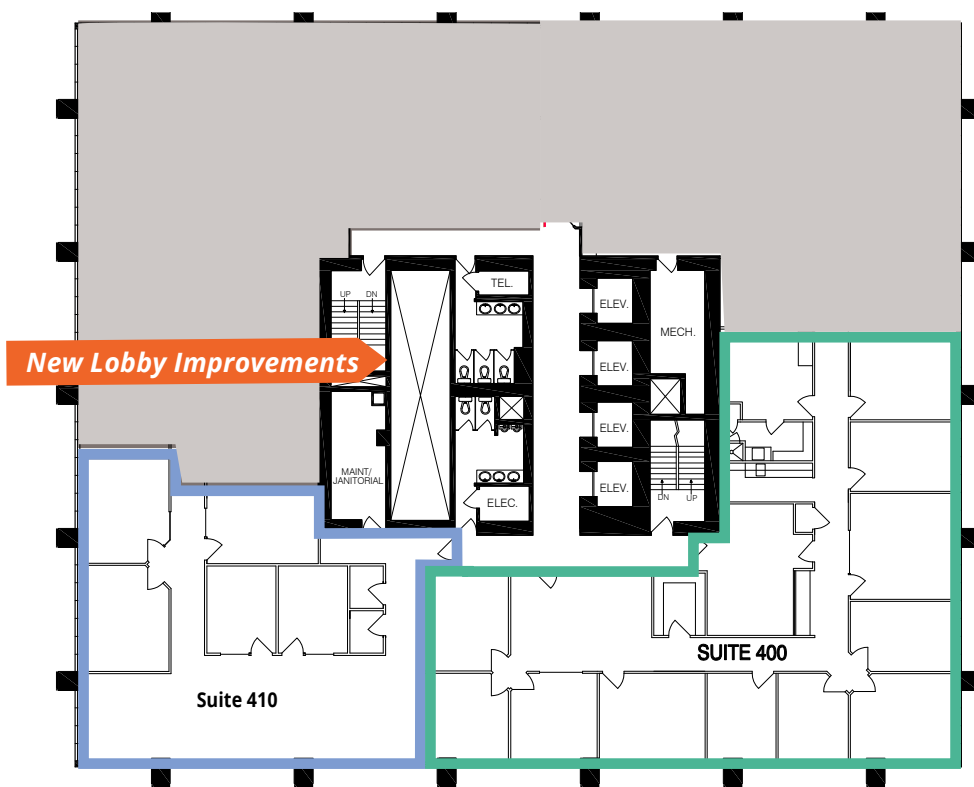
Suite 320 - 3,053 SF

Suite 330 - 2,071 SF



Suite 410 - 2,217 SF

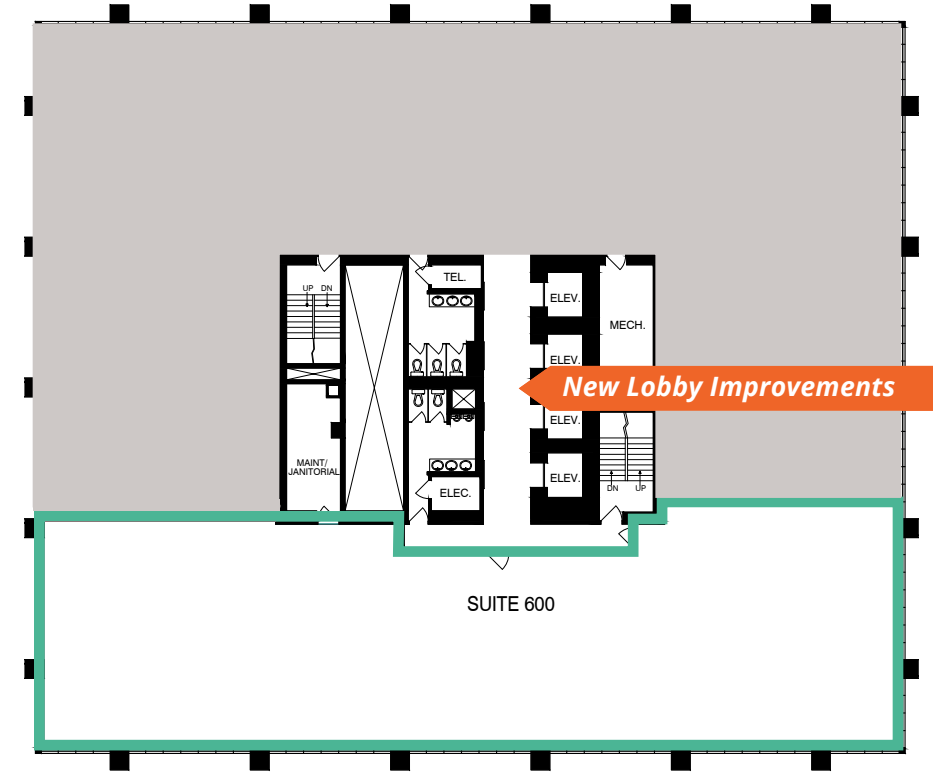
Suite 400 - 3,865 SF





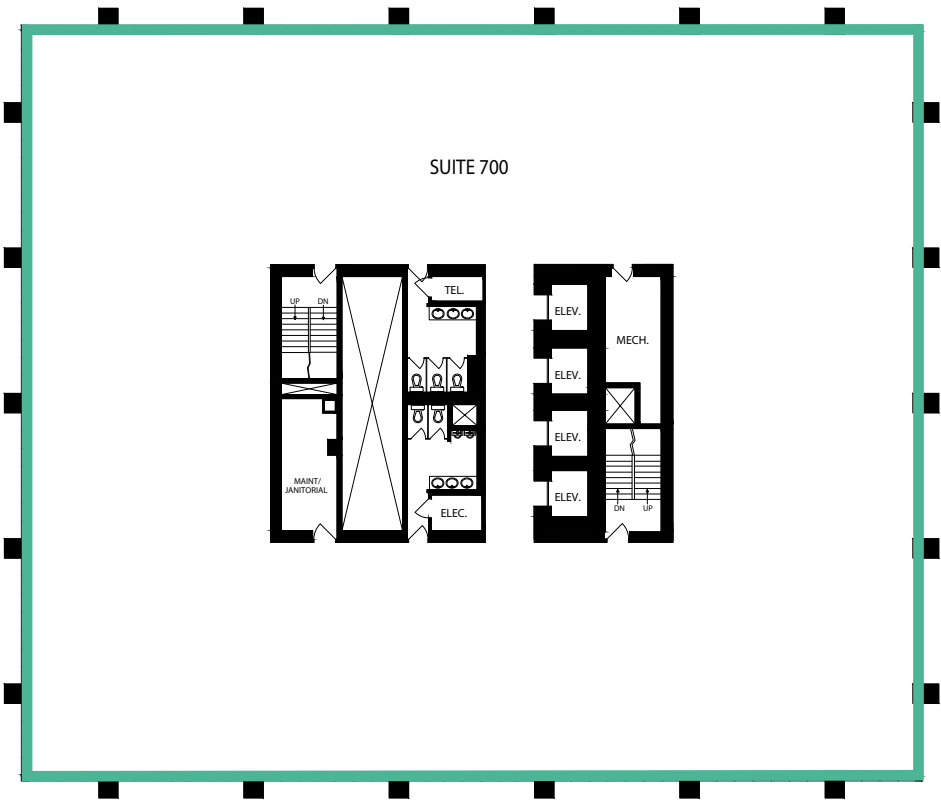
Suite 510
INDIVIDUAL OFFICES
AVAILABLE FOR RENT
\$400 - \$450 / Month

X = Occupied

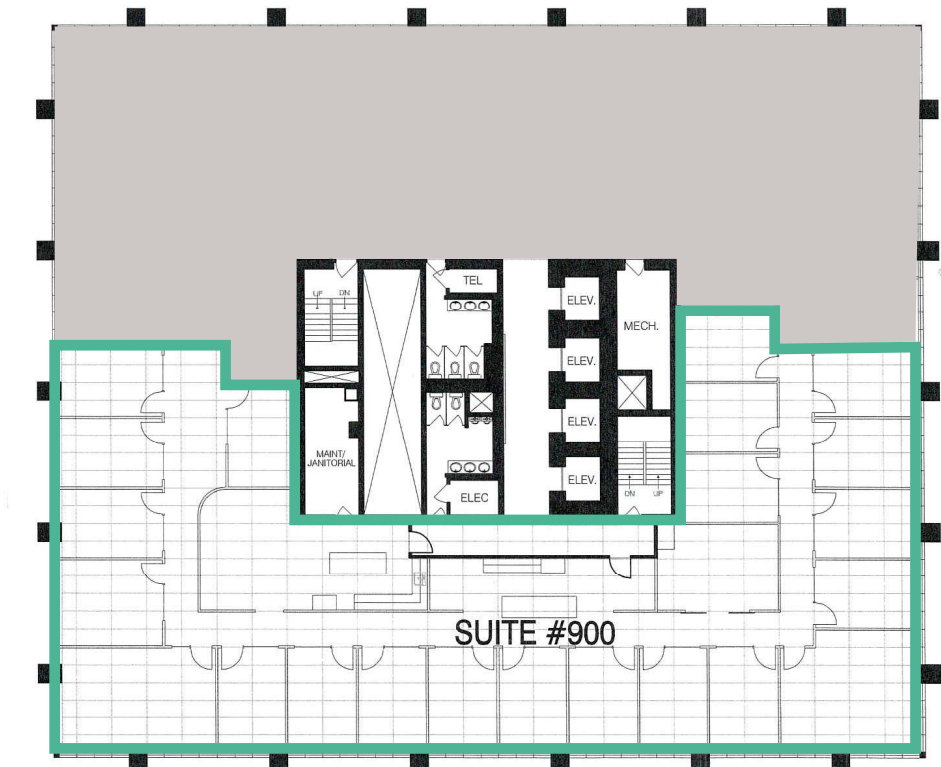


Suite 600 - 4,801 SF
Base Building Condition

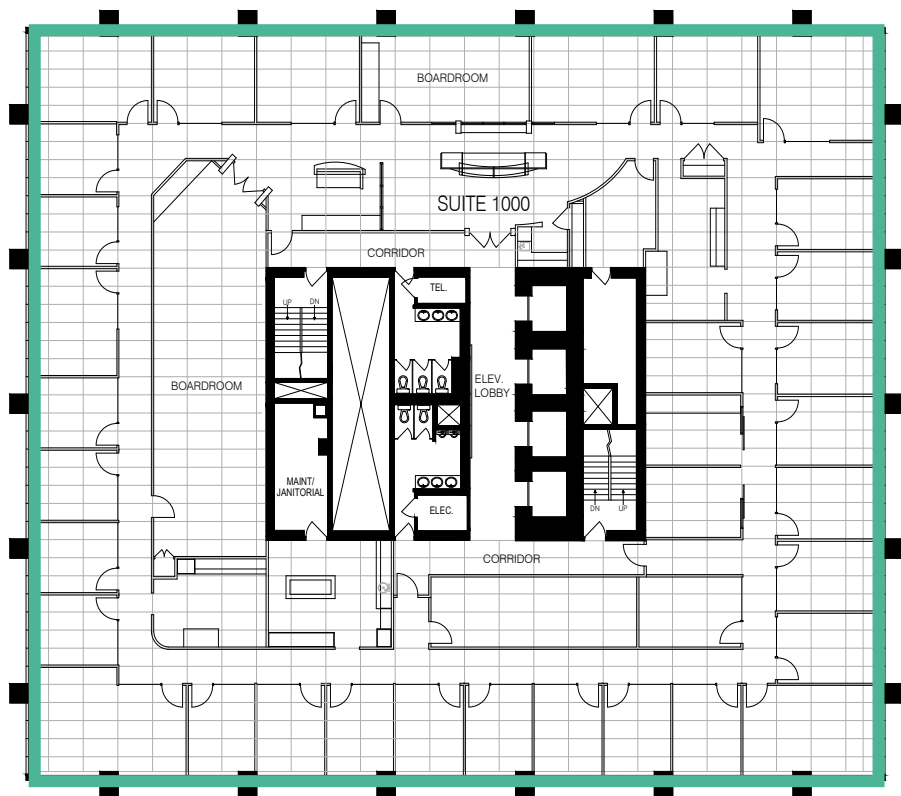
Suite 700 - 12,469 SF
Base Building Condition



Suite 900 - 6,768 SF



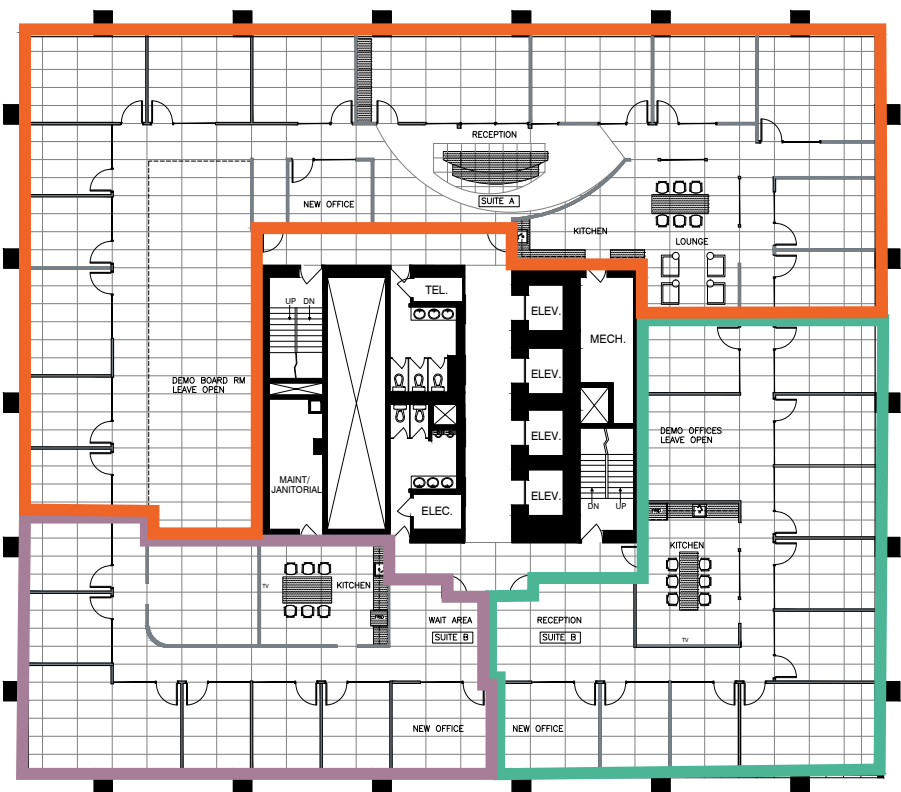
Option A - Current layout



Suite 1000 - 12,491 SF

Furniture available

Option B - Conceptual Floorplan



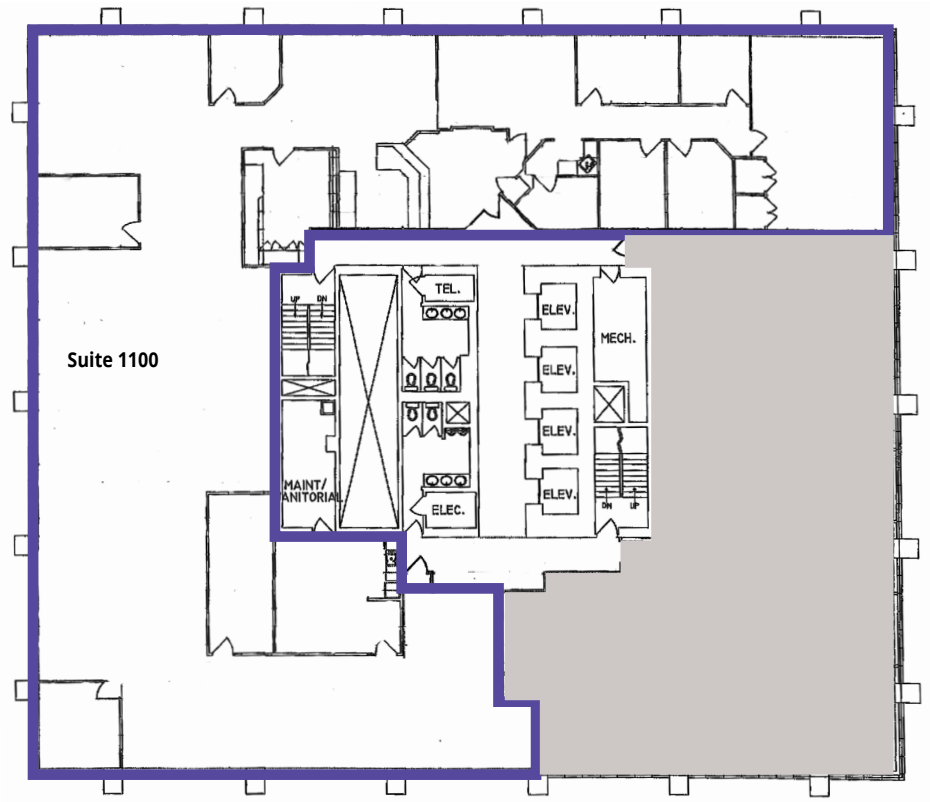
Suite A - 6,529 SF*

Suite B - 2,622 SF*

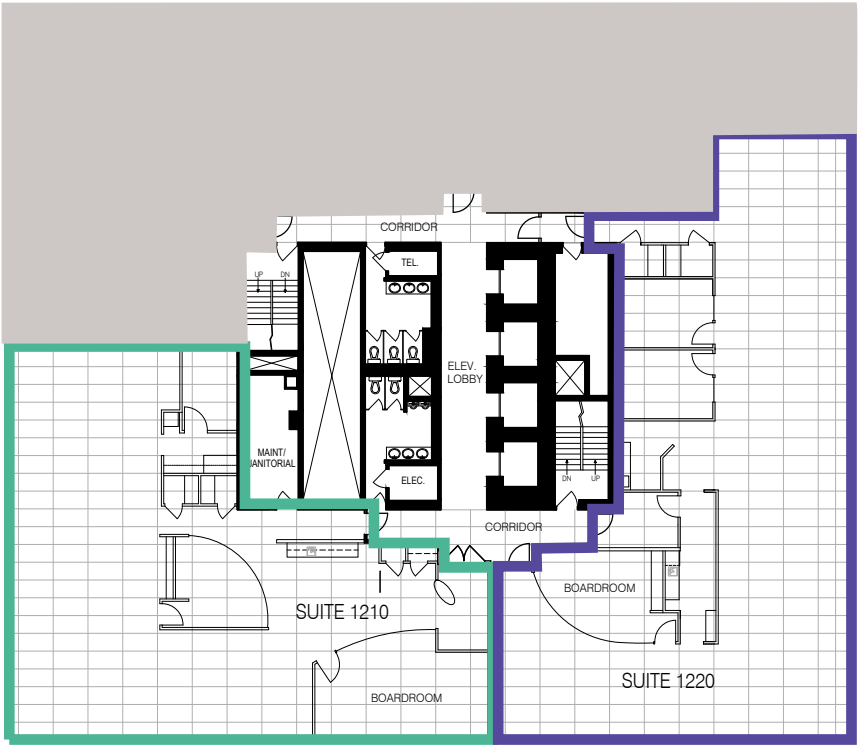
Suite C - 3,323 SF*

**subject to remeasurement*

Future Show Suites

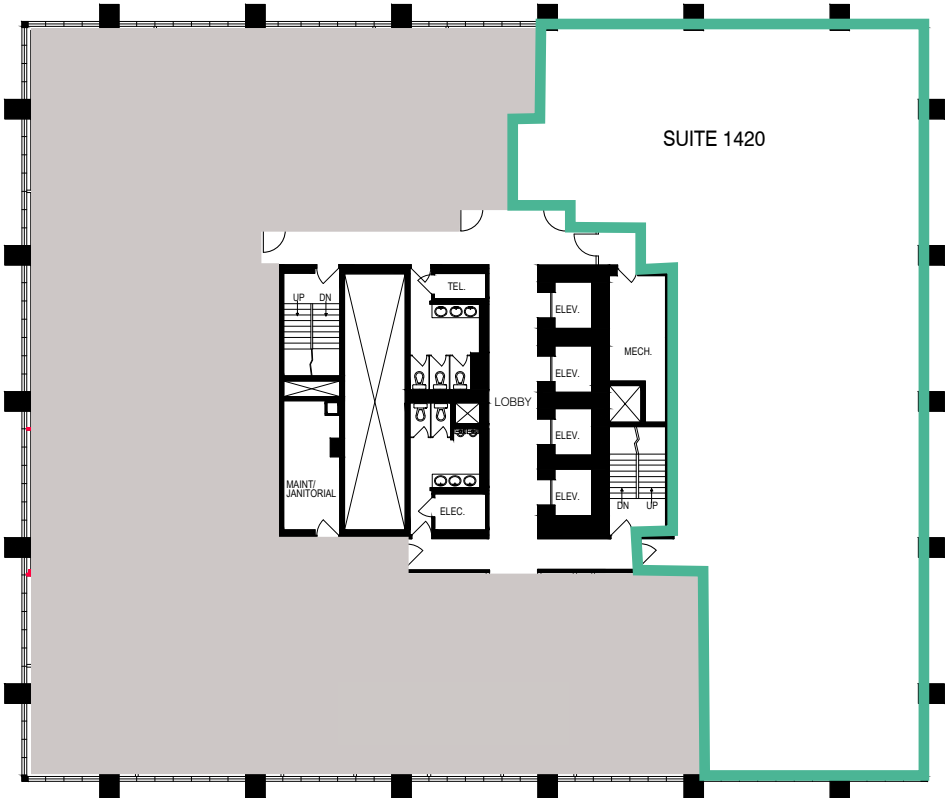


Suite 1100 - 8,614 SF

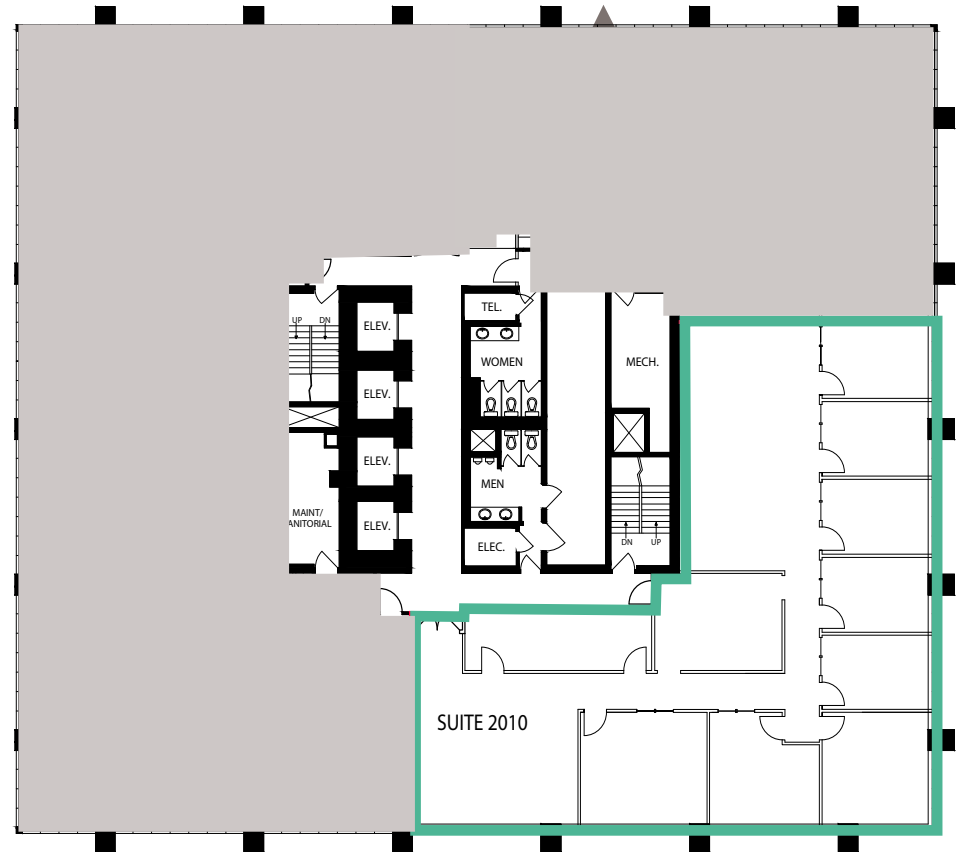


Suite 1210 - 3,719 SF

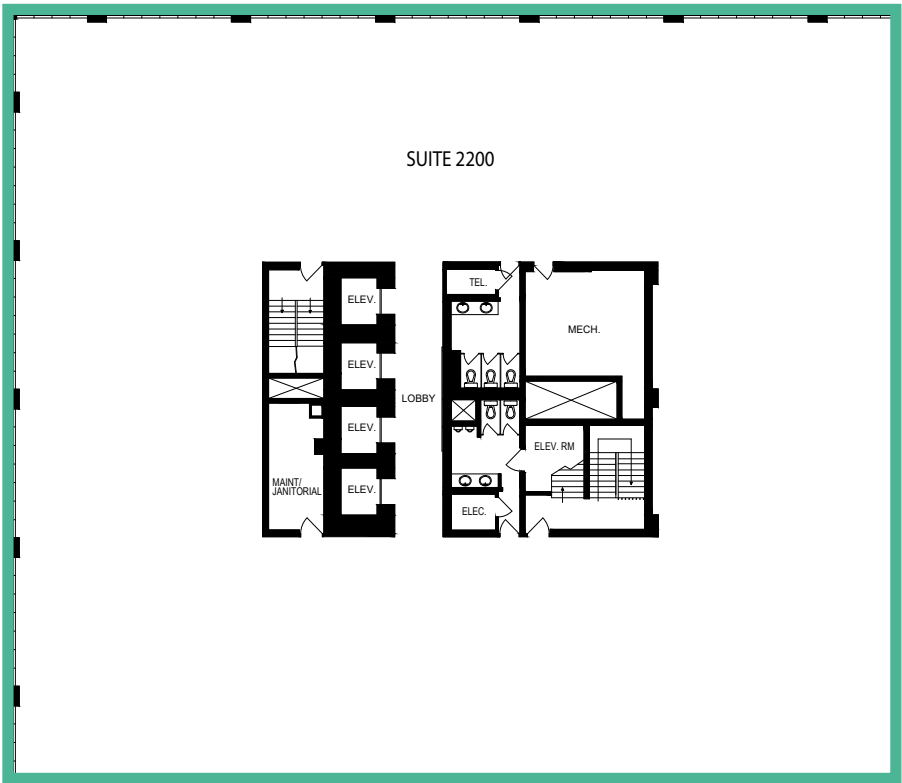
Suite 1220 - 4,041 SF



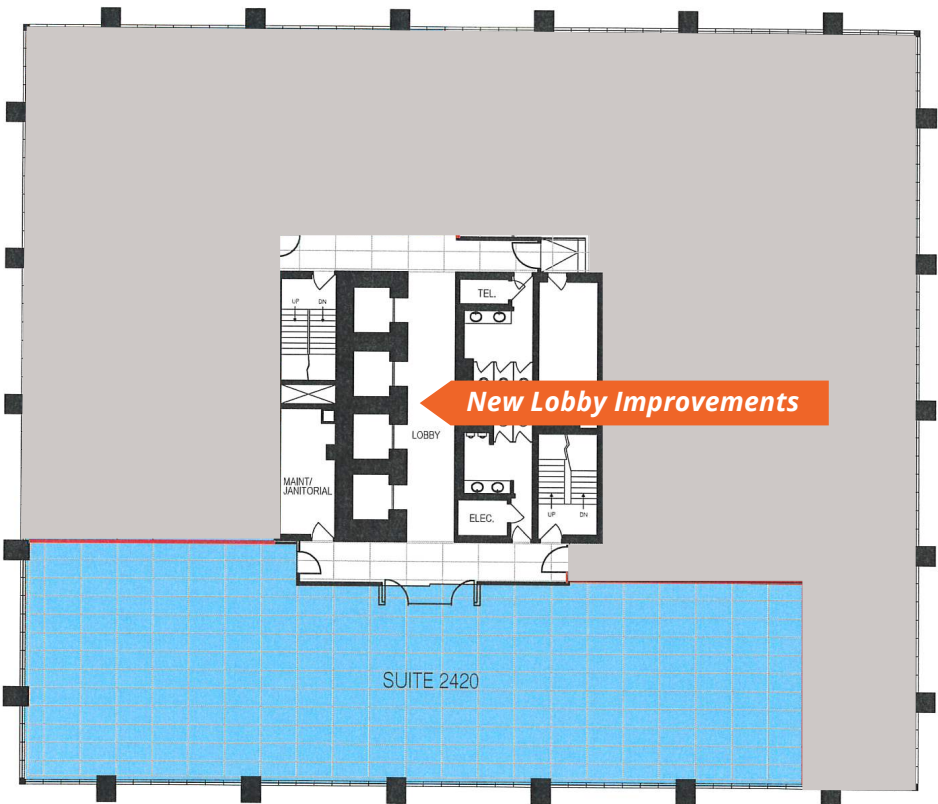
Suite 1420 - 4,948 SF
Base Building Condition



Suite 2010 - 3,969 SF



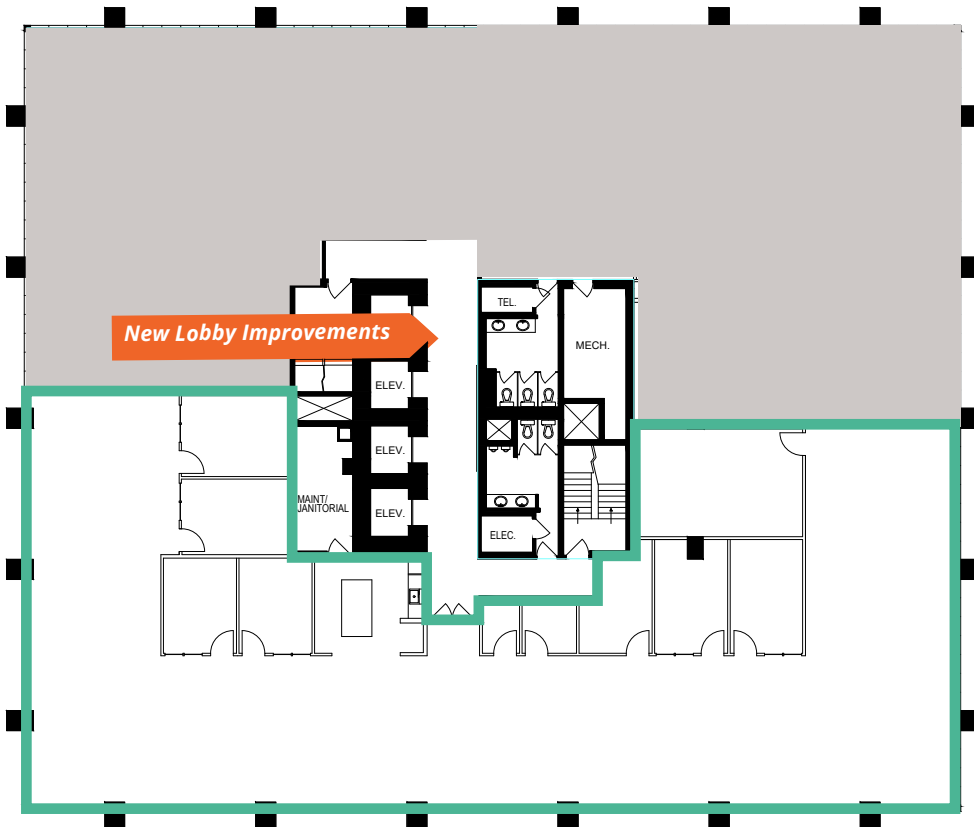
Suite 2200 - 12,687 SF
Base Building Condition



Suite 2420 - +/- 3,100 SF
Base Building Condition

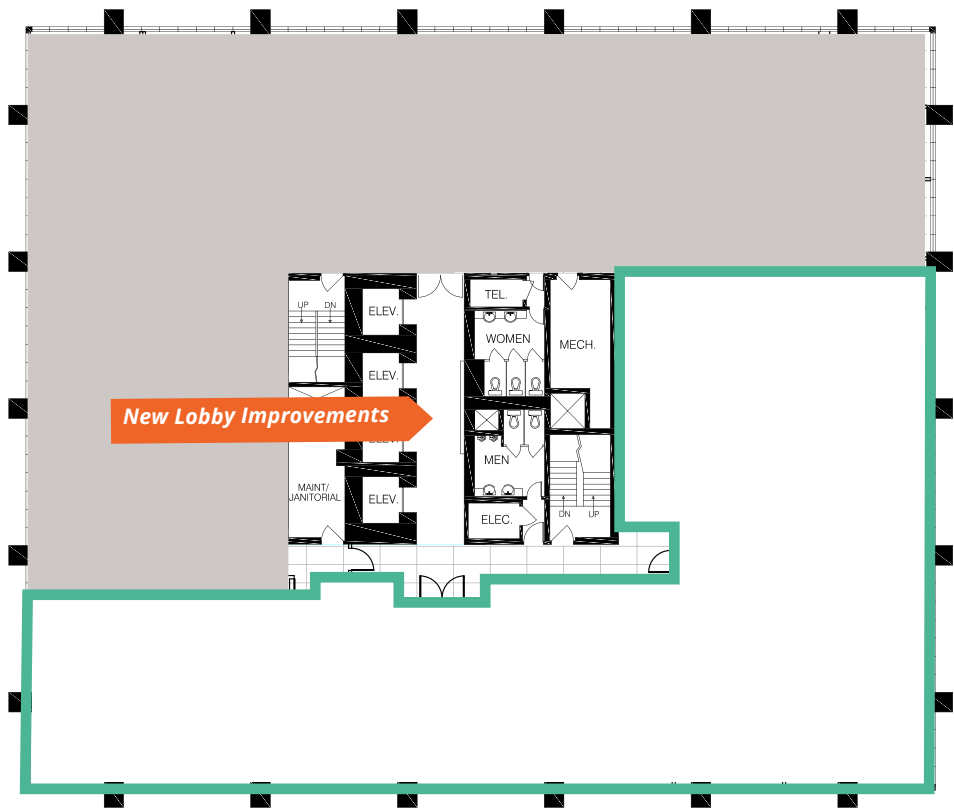


Suite 2520 - 3,918 SF
Upcoming show suite

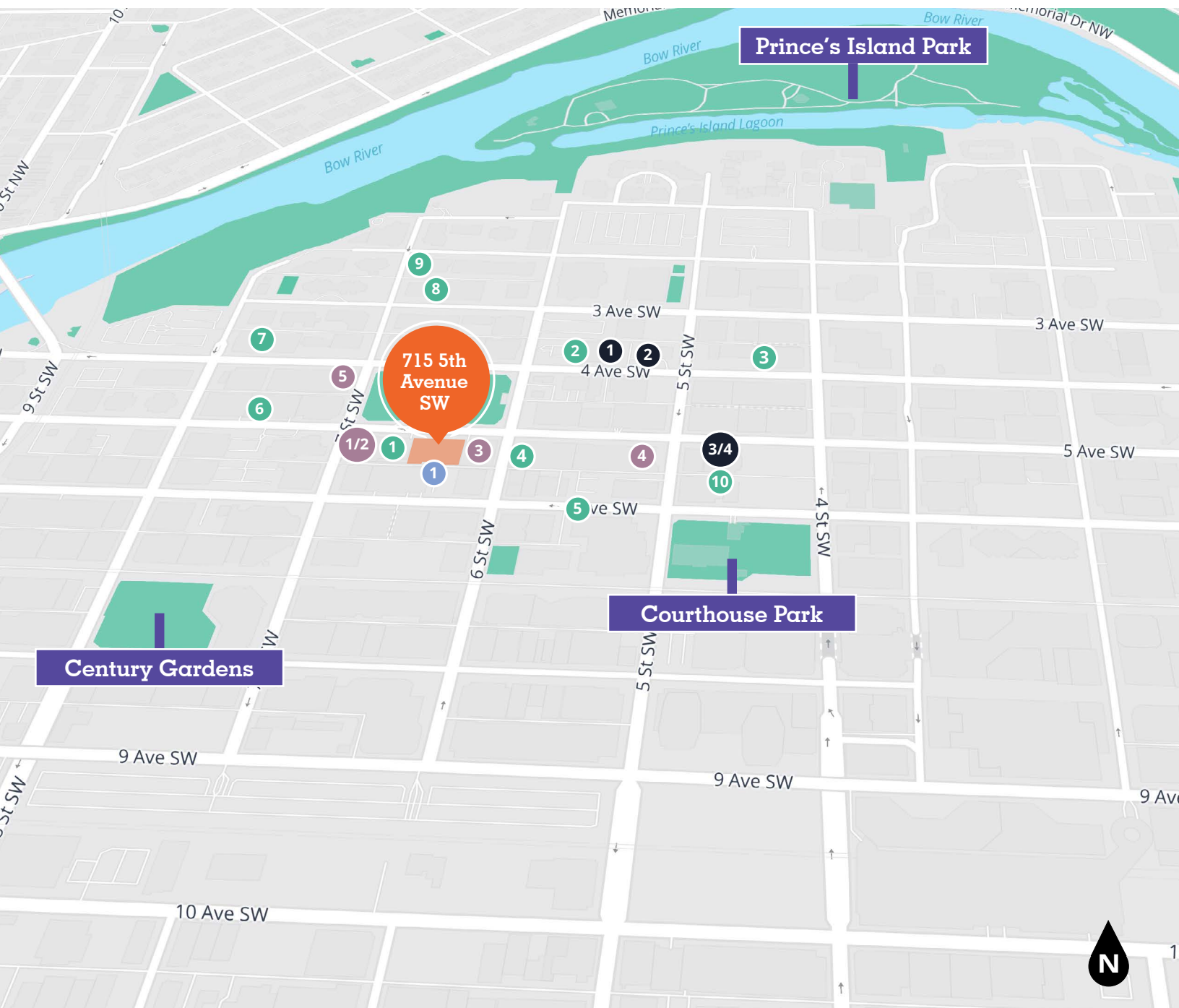


Suite 2600 - 6,644 SF

Suite 3010 - 6,379 SF
Base Building Condition



Location & amenities



Food & Dining

1. Sushi Hiro
2. Fonda Fora
3. Caesar's Steakhouse
4. Gogi Korean Kitchen
5. Ola Poke
6. Spicy Amigos
7. The Street Eatery
8. Buchanan's Chop House
9. Alforno Bakery & Cafe
10. The Wilde

Fitness & Gyms

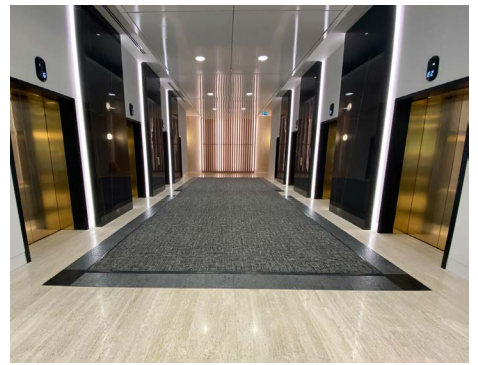
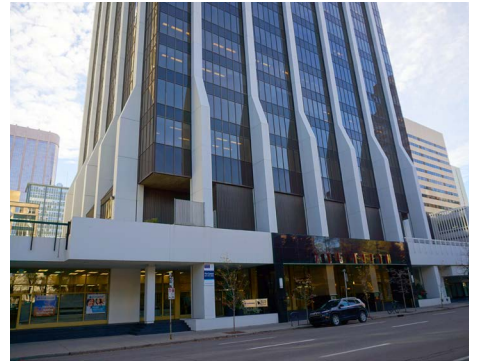
1. Fifth Avenue Club

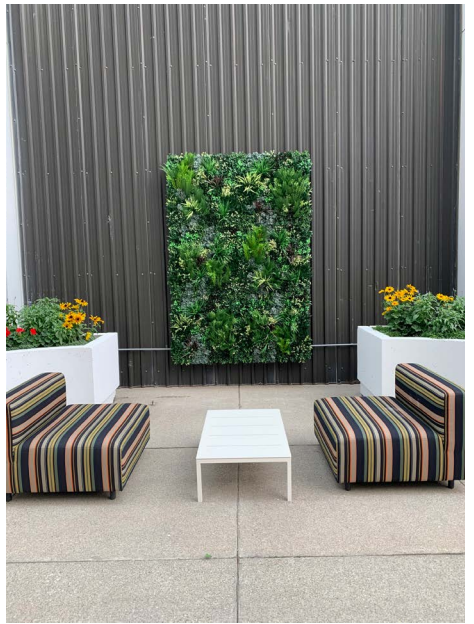
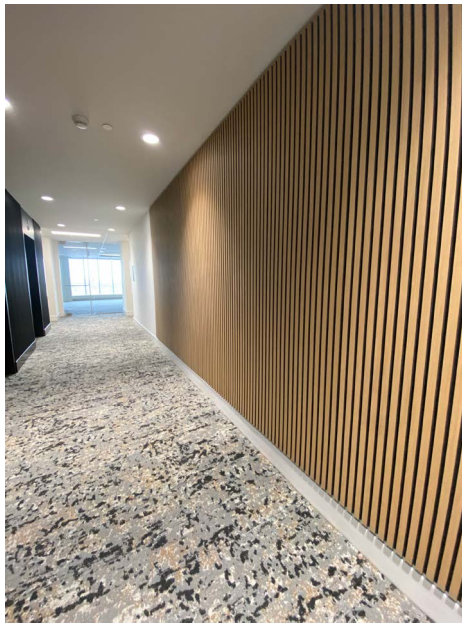
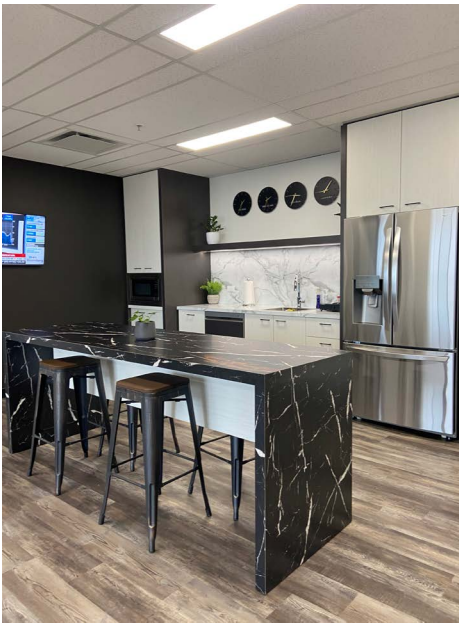
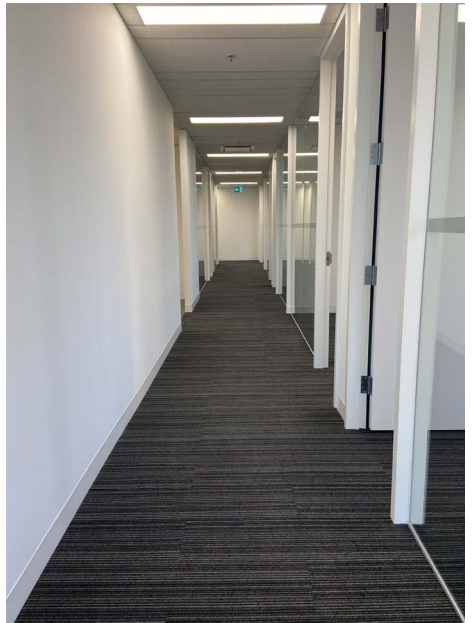
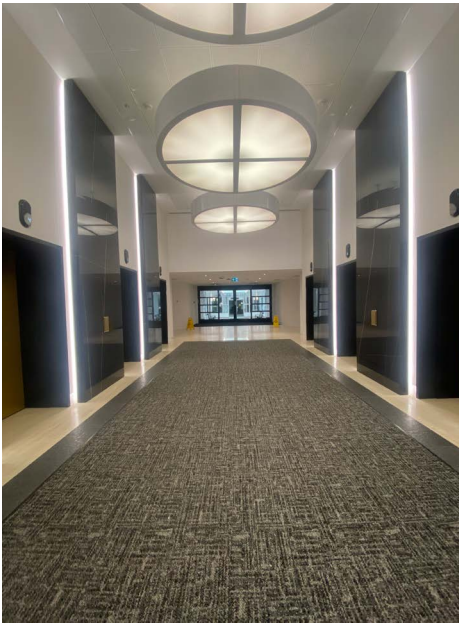
Retail Services

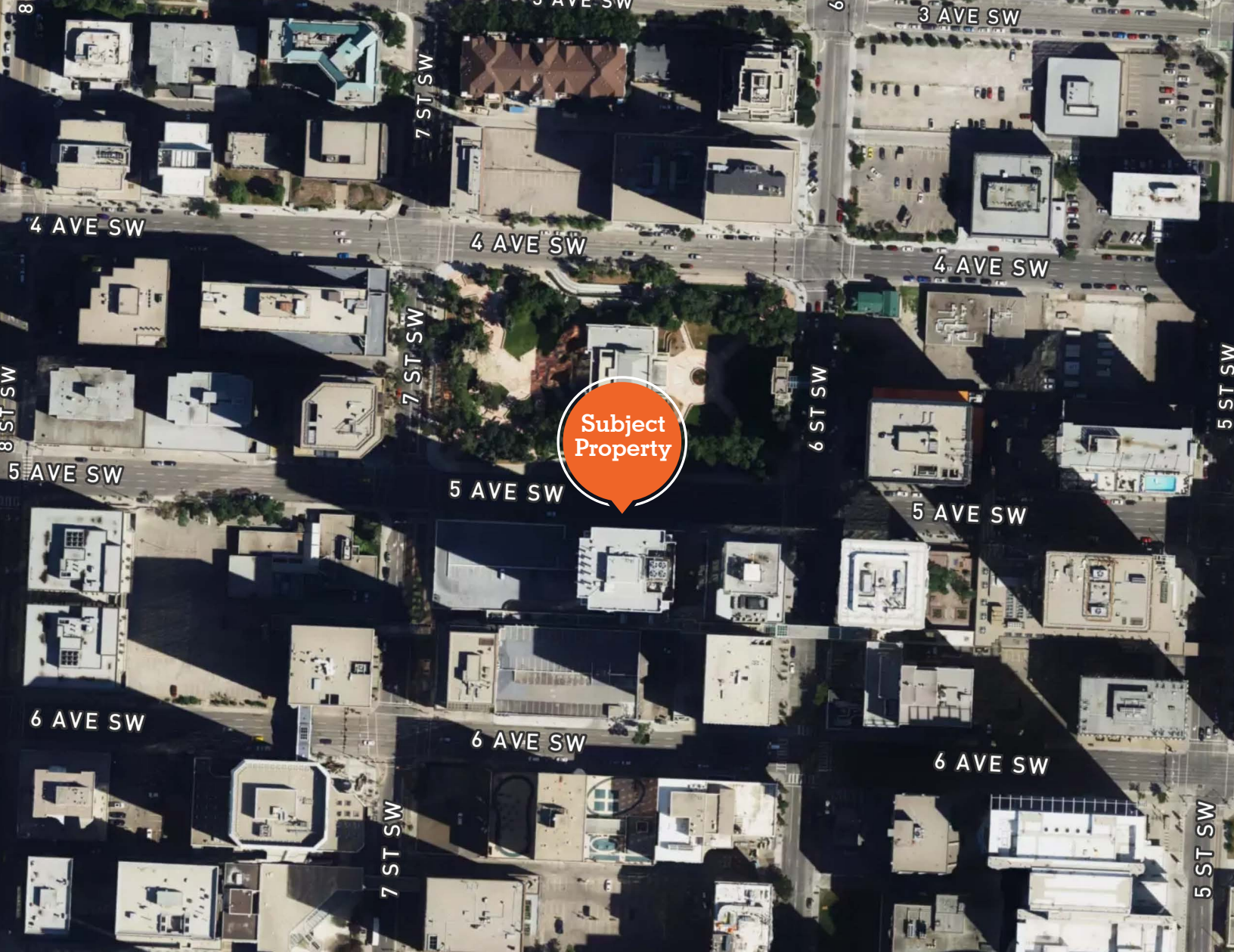
1. Dry cleaning
2. Sassy Nails
3. Convenience store
4. Best of Seven Barbers
5. Wine Tales

Hotels

1. The Westley
2. Coast Calgary Downtown
3. Marriott
4. The Dorian







Get more info.

Glenn Simpson

Principal, Executive Vice President
+1 403 232 4329
glenn.simpson@avisonyoung.com

Nairn Rodger

Principal, Executive Vice President
+1 403 232 4341
nairn.rodger@avisonyoung.com

Nikolas Kosman

Associate
+1 587 293 3362
nikolas.kosman@avisonyoung.com

Visit us online
avisonyoung.com

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

**AVISON
YOUNG**