



Office Space For Lease

# 926

926 - 5th Avenue SW  
Calgary, AB

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**AVISON  
YOUNG**

PROUDLY MANAGED BY:

**Epic**  
Investment  
Services





# 926

926 is a 10-storey building containing 85,359 square feet of office space, situated in the West End of Downtown, 2 blocks from the C-Train station and 5-minutes walk to the Plus 15 network connecting you to all of Downtown. Tenants can enjoy access to the newly opened Fitness Centre on the ground floor and the Bow River pathway system or a bike or run through the nearby Kensington area. There are plenty of surrounding restaurants and cafes including: Moxies, Spicy Amigos, The Street Eatery, Loophole Coffee Bar and Nellies Cafe.



# Overview

Details	
Address:	926 - 5th Avenue SW, Calgary, AB
Year Built:	1982
Building Size	10 Storey Class 'B' Building
Average Floor Plate:	Approx. 8,805 sf
Parking:	1 stall per 1,500 sf \$300/stall/month surface \$350/stall/month underground
Lease Terms:	Negotiable
Lease Rate:	Aggressive Market Rates
Op. Costs:	\$16.63 psf (2025 est.)



Suite	Size (sf)	Availability
200	10,640*	Immediately
300	8,805	Immediately
400	5,476	Immediately
550	4,528	Immediately
900A	4,405	Immediately
1050	Leased	
1080	1,179	Immediately

*\*Demisable*

## Highlights

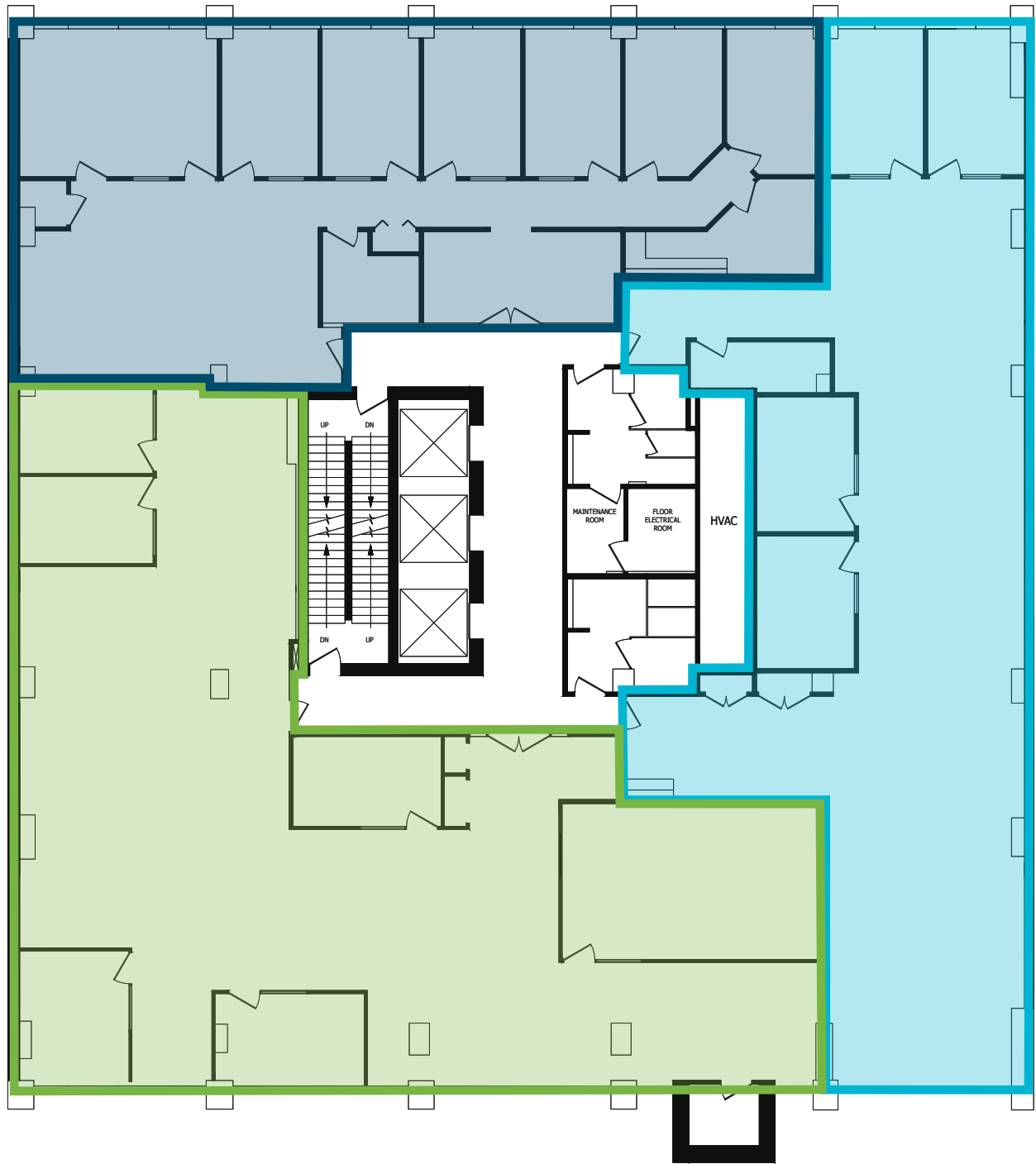
- Fitness facility available for tenant use
- Short walk to +15 connections
- Public transit accessible
- Two minute drive to Memorial Drive



# Floor Plan

**Suite 200 | 10,640 sf**

\*Demising options below



**Suite 220 | 2,979 sf**

**Suite 260 | 3,256 sf**

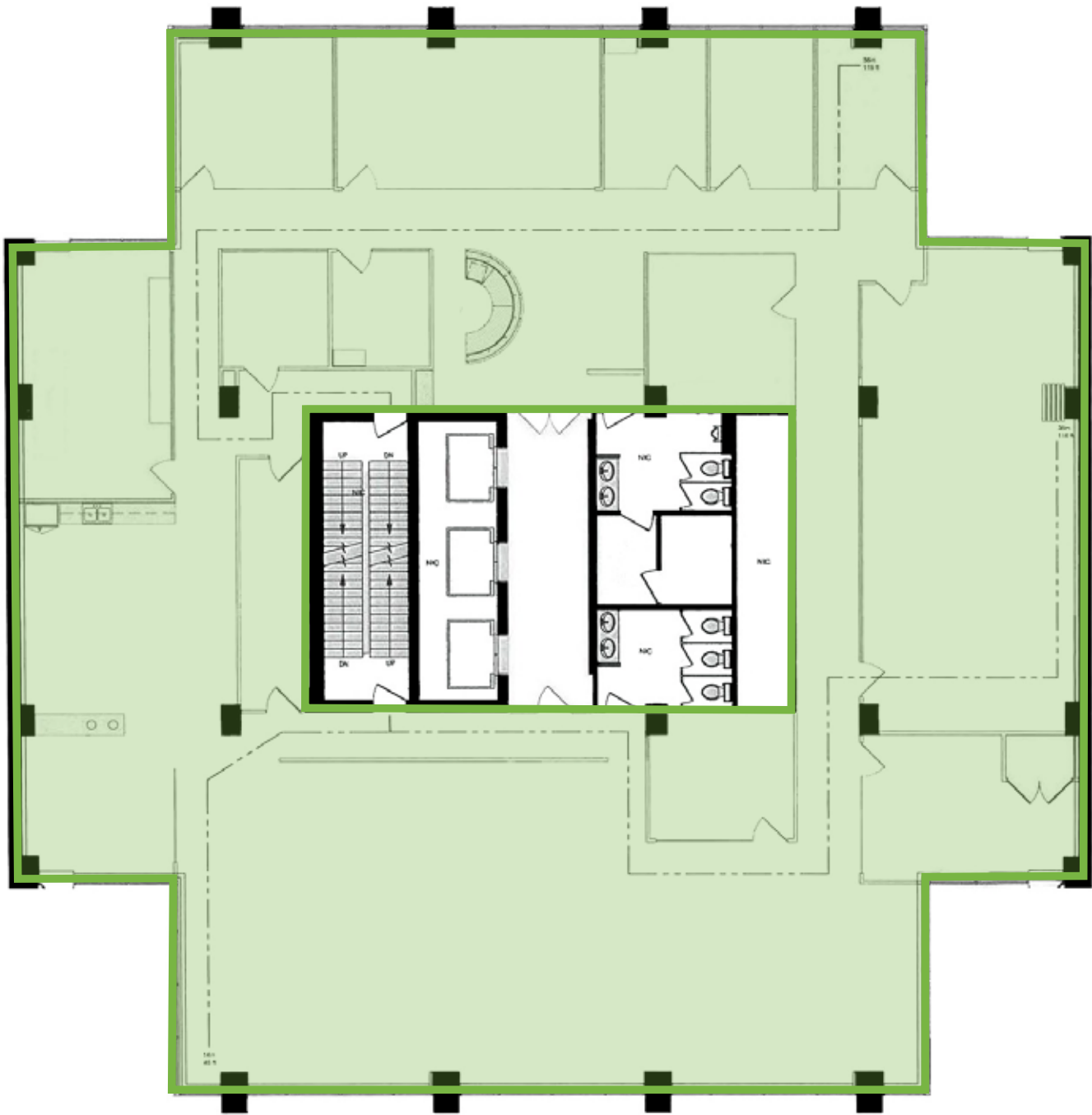
**Suite 280 | 4,405 sf**

Virtual Tour



# Floor Plan

Suite 300 | 8,805 sf



# Floor Plan

Suite 400 | 5,476 sf



# Floor Plan

Suite 550 | 4,528 sf

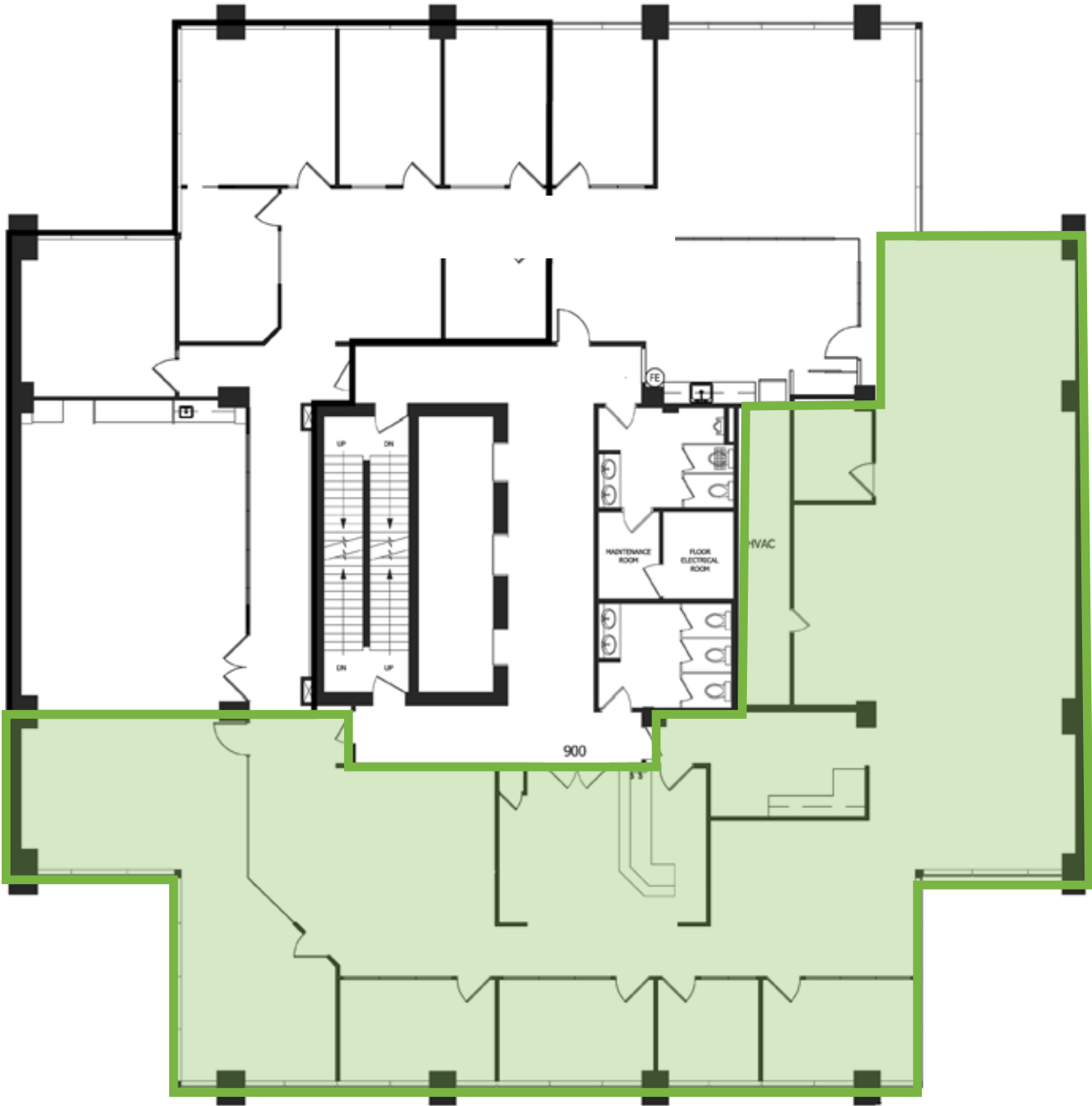


Virtual Tour



# Floor Plan

Suite 900A | 4,405 sf



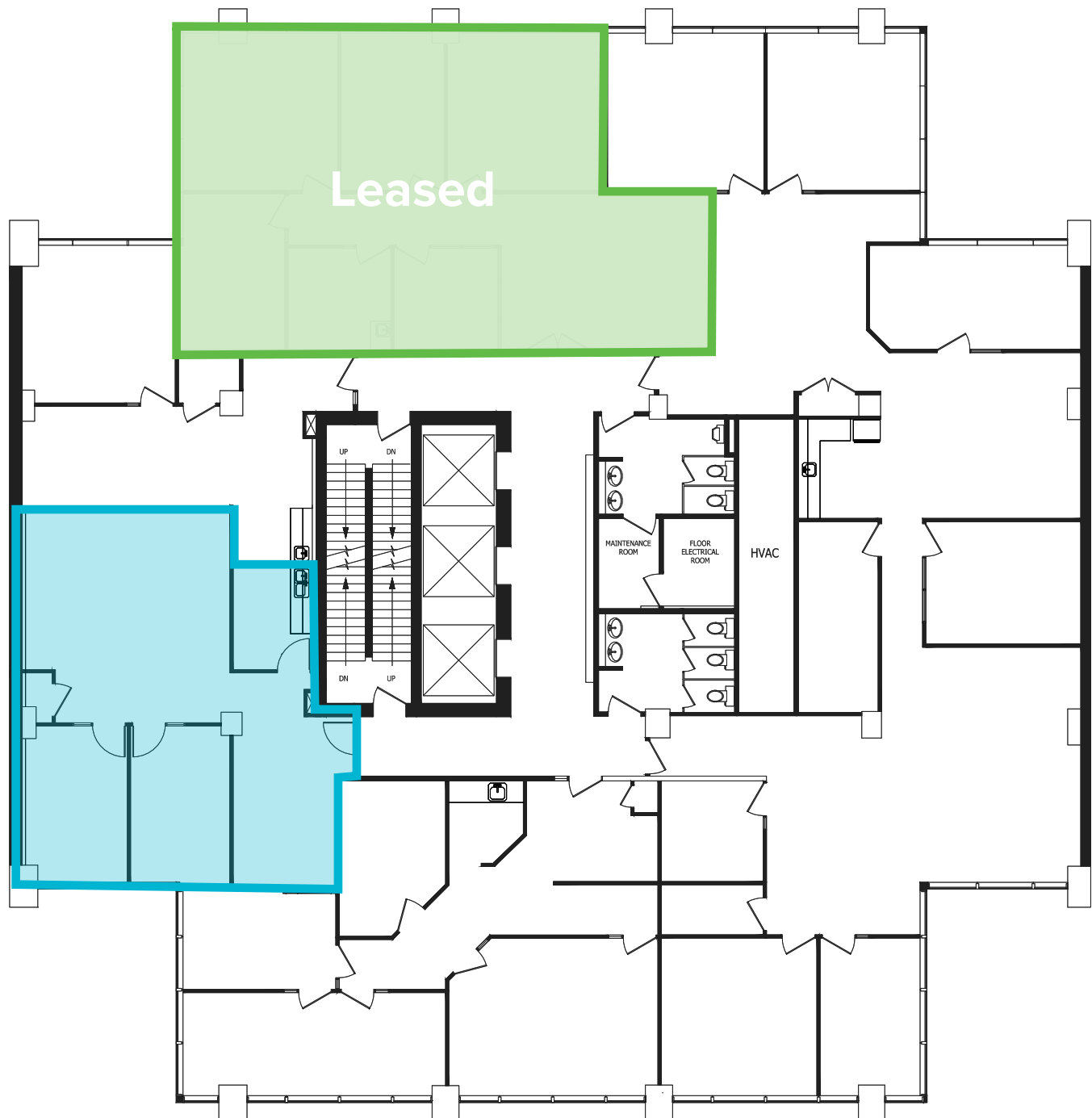


# Floor Plan

**Suite 1050 | Leased**

\*Available upon 30 days notice

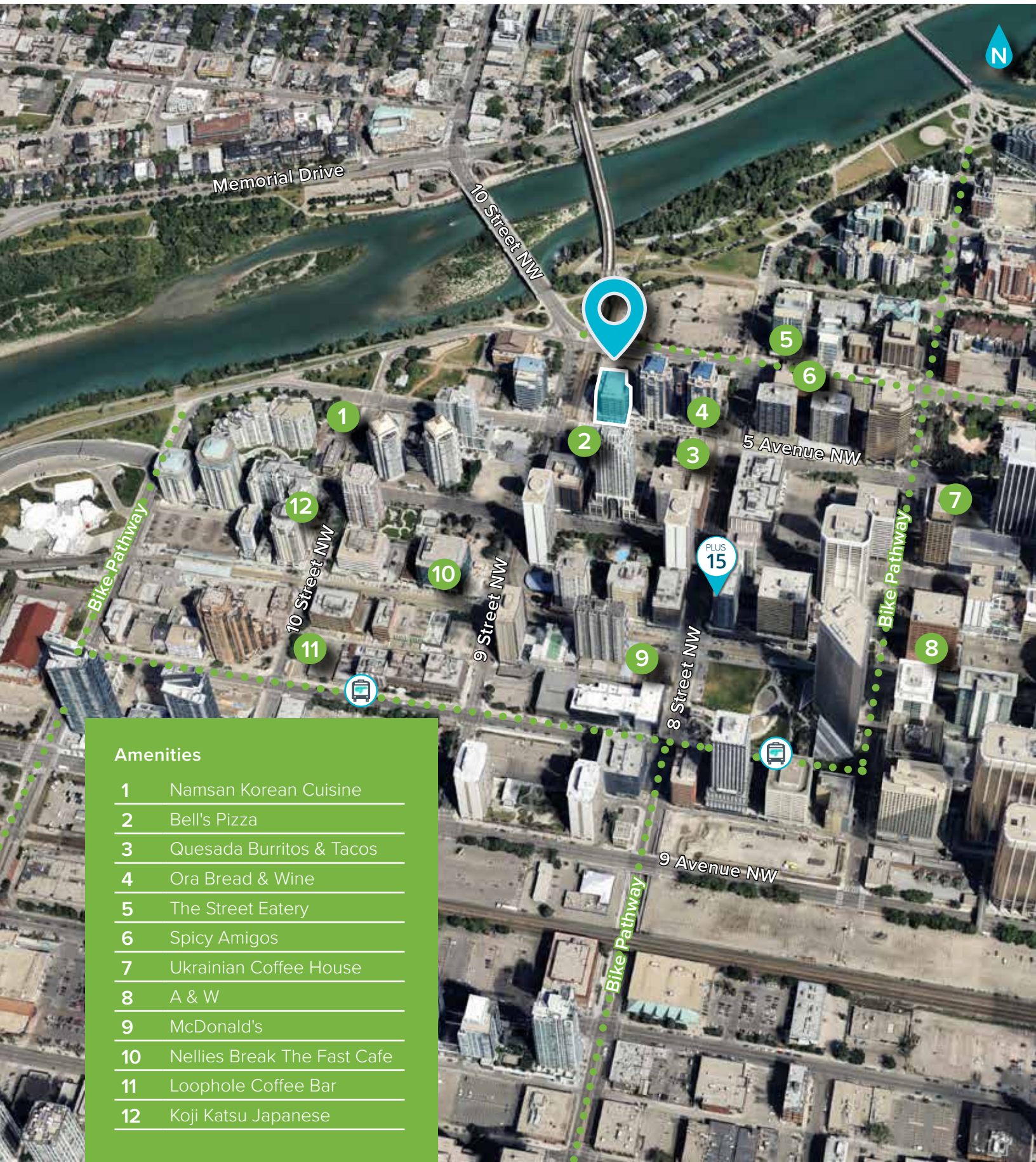
**Suite 1080 | 1,193 sf**



 **Suite 1050 | Leased**

 **Suite 1080 | 1,193 sf**

# Location & Amenities



## Amenities

- |    |                             |
|----|-----------------------------|
| 1  | Namsan Korean Cuisine       |
| 2  | Bell's Pizza                |
| 3  | Quesada Burritos & Tacos    |
| 4  | Ora Bread & Wine            |
| 5  | The Street Eatery           |
| 6  | Spicy Amigos                |
| 7  | Ukrainian Coffee House      |
| 8  | A & W                       |
| 9  | McDonald's                  |
| 10 | Nellies Break The Fast Cafe |
| 11 | Loophole Coffee Bar         |
| 12 | Koji Katsu Japanese         |



# Epic Investment Services

Epic Investment Services is a fully integrated Canadian real estate platform with deep experience in every aspect of commercial real estate. For over two decades, we have been a trusted partner in property operation and management proven by our approach in creating value for our customers:

- **Proactively Responding to Customers' Needs:** We leverage the latest market insights and maintain open, productive dialogues with our tenants so we can anticipate market shifts and proactively respond to tenants' needs with best-in-class services and amenities.
- **Optimizing for Operational Excellence:** We focus on operational excellence to ensure that every property we manage becomes more sustainable, efficient, and profitable.
- **Create a Welcoming and Healthy Environment for all Tenants and Guests:** We focus on the customer experience and integrating sustainability initiatives into how we operate.

As a core pillar of our organization, we have a long-standing history with operating and managing properties for a variety of tenants including large, multinational companies to small, new businesses.

Right across Canada, we provide the highest level of service for our tenants.

## Tenant Service Requests: 310-Epic (3742)

Property management is not just a daytime job. If our tenants have an issue with the building, we're here to help 24/7.

310-EPIC is a service platform which we onboard and promote to all our tenants and buildings as the one stop contact centre for their needs.

The platform is available through phone at 310-EPIC or via web at [www.310epic.com](http://www.310epic.com).





# Leasing Inquiries

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