



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, 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



NEW
Tenant Lounge and Golf
Simulator coming in 2027



NEW
Fitness Club



Conference centre 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

Ben Helesic
Associate
+1 403 805 6117

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:

- \$15.95 PSF (2026 est.)

New Fitness Club

New Tenant Lounge

Golf Simulator Coming in 2027

Secure Bike Storage:

- \$25/Month

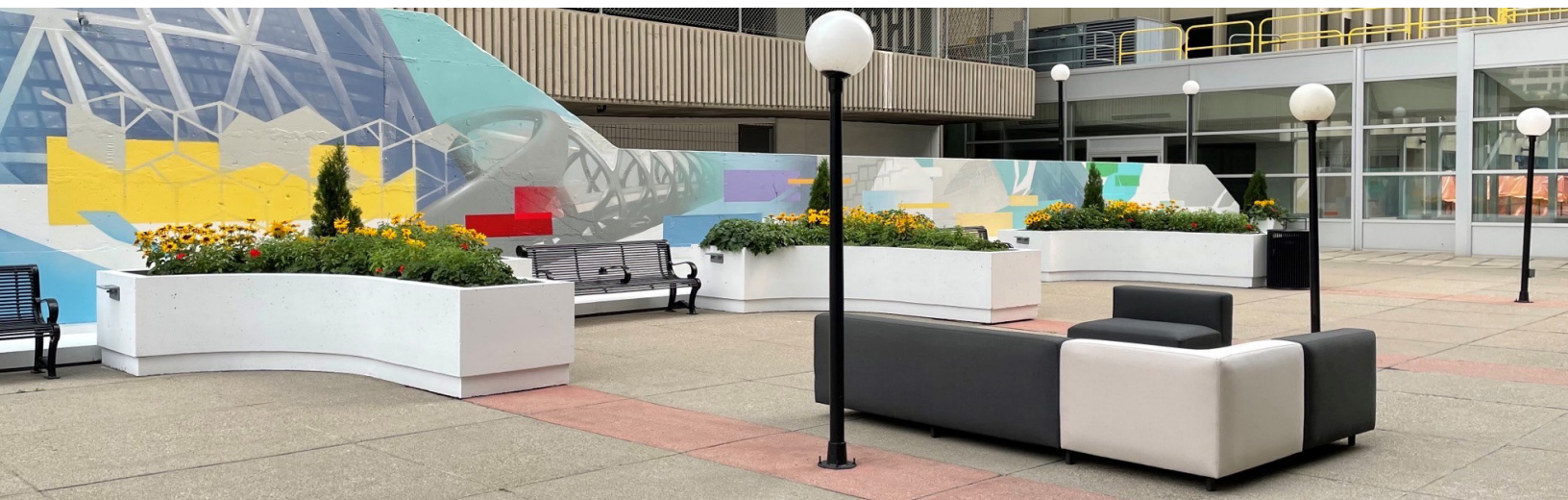
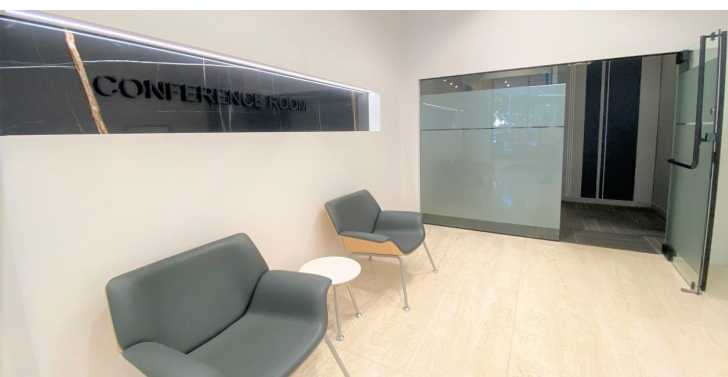
Available Space

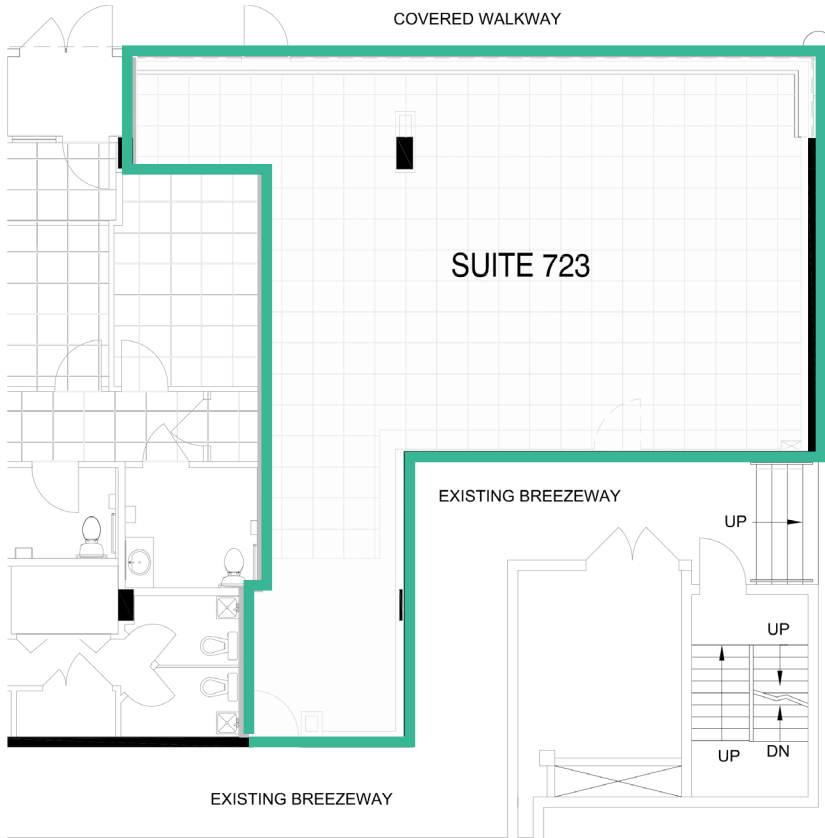
Suite	Size (SF)	Divisible	Show Suite	Available
Main Floor Retail - 723	1,273			Immediately
Main Floor Retail - 130	799			Immediately
Suite 101 NEW	4,969			Immediately
Suite 320 NEW	3,053			Immediately
Suite 330	2,071			Immediately
Suite 410	2,217			Immediately
Suite 400		Individual Offices		Immediately
Suite 510		Individual Offices		Immediately
Suite 600	4,801	*		Immediately
Suite 700	12,469	*		Immediately
Suite 1010 FURNISHED	5,983	*		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			Immediately
Suite 2600	6,644	*		Immediately
Suite 3020 NEW	1,814			Immediately
Suite 3120 NEW	3,508		*	Immediately



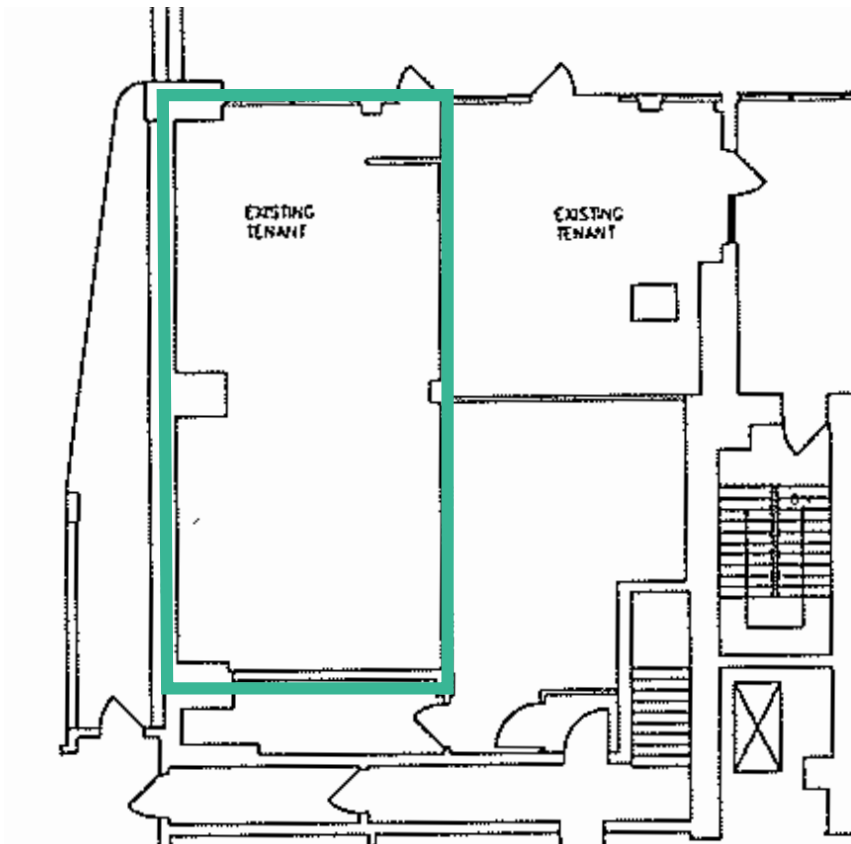
Renovated Building Common Areas & Suites

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



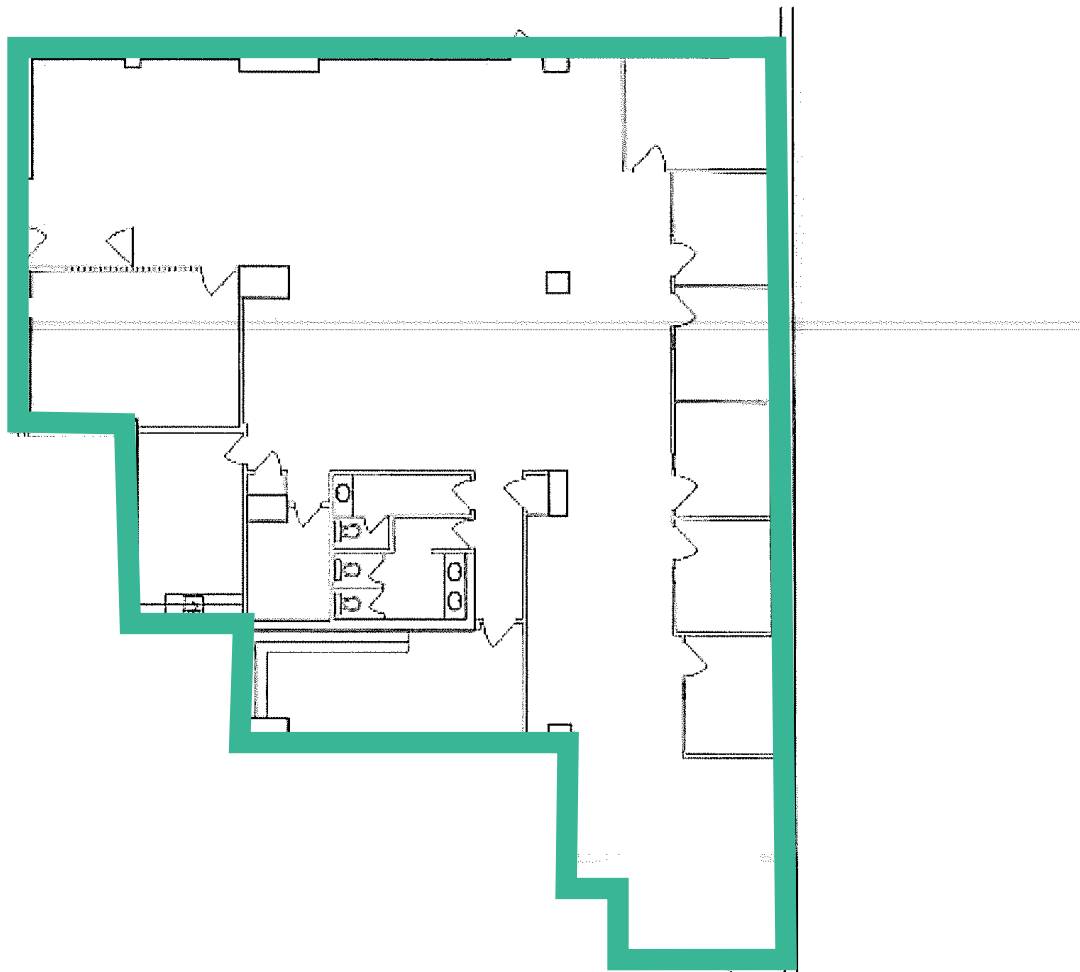


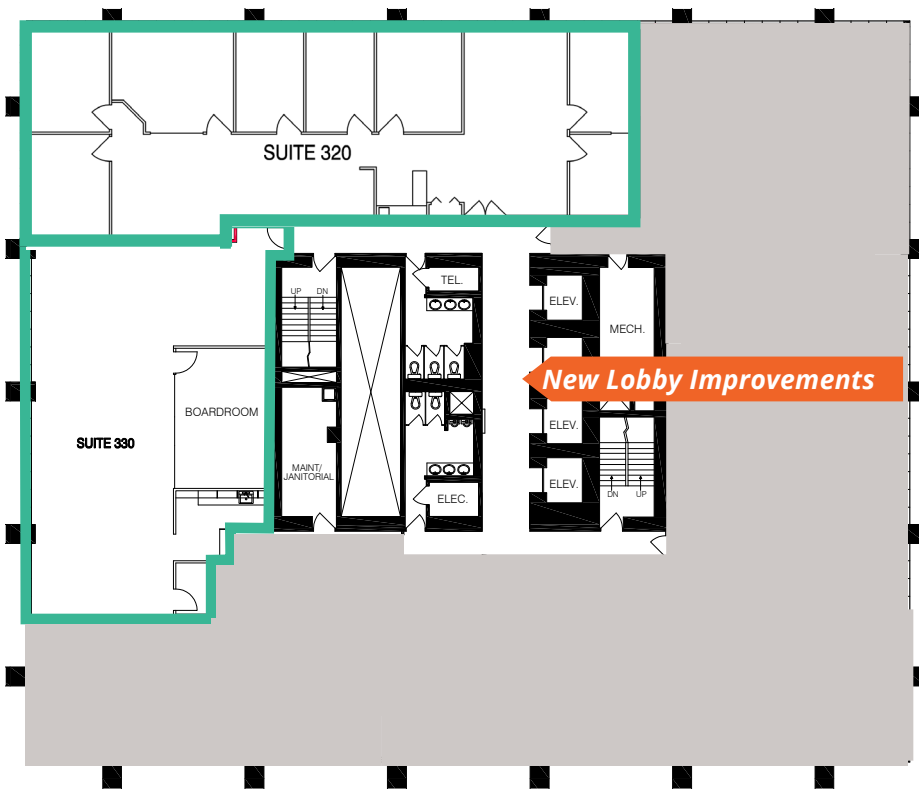
Main Floor Retail
Suite 723 - 1,273 SF



Main Floor Retail
Suite 130 - 799 SF

Suite 101 - 4,969 SF

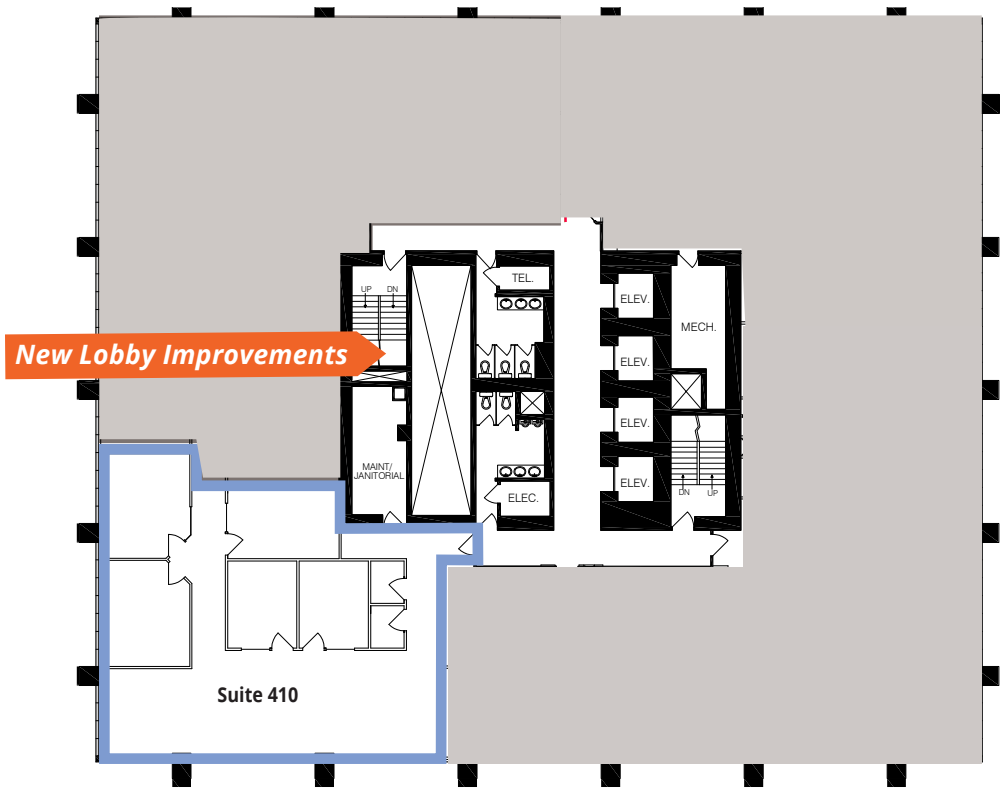


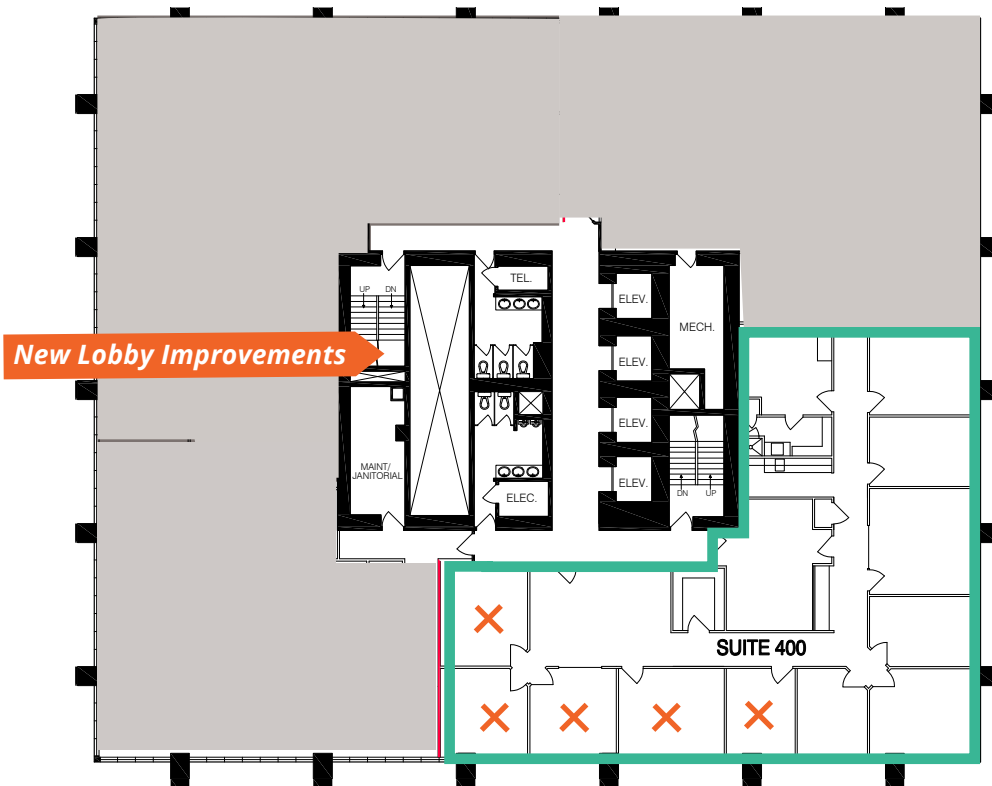


Suite 320 - 3,053 SF

Suite 330 - 2,071 SF

Suite 410 - 2,217 SF





Suite 400
INDIVIDUAL OFFICES
AVAILABLE FOR RENT
\$500 - \$550 / Month

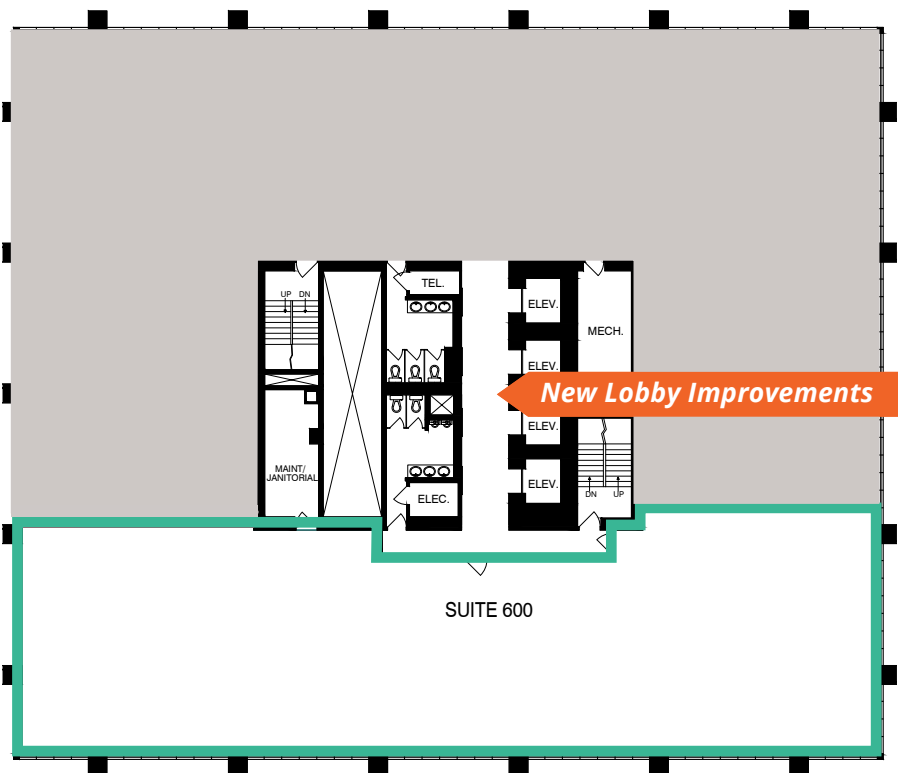
✗ = Occupied



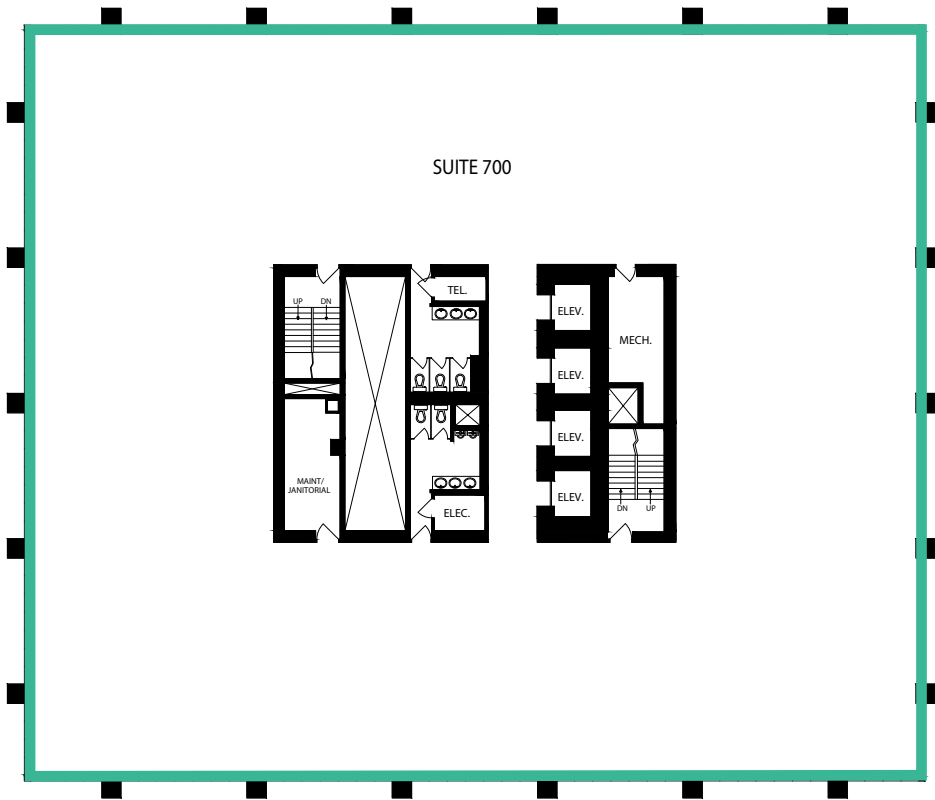
Suite 510
INDIVIDUAL OFFICES
AVAILABLE FOR RENT
\$400 - \$450 / Month

X = Occupied

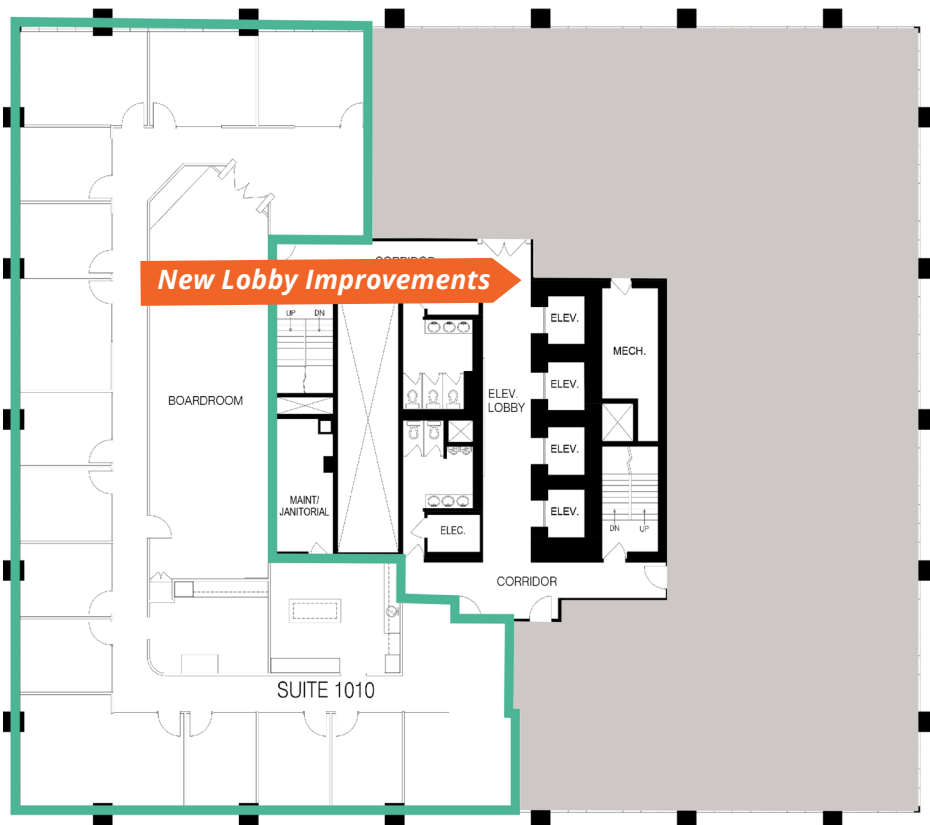
Suite 600 - 4,801 SF
Base Building Condition



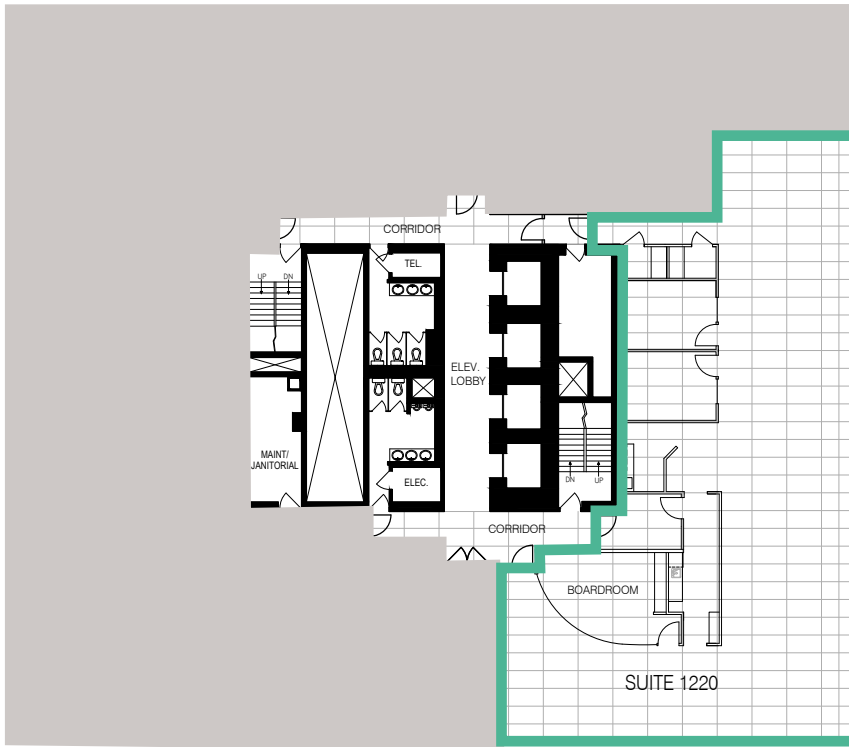
Suite 700 - 12,469 SF
Base Building Condition



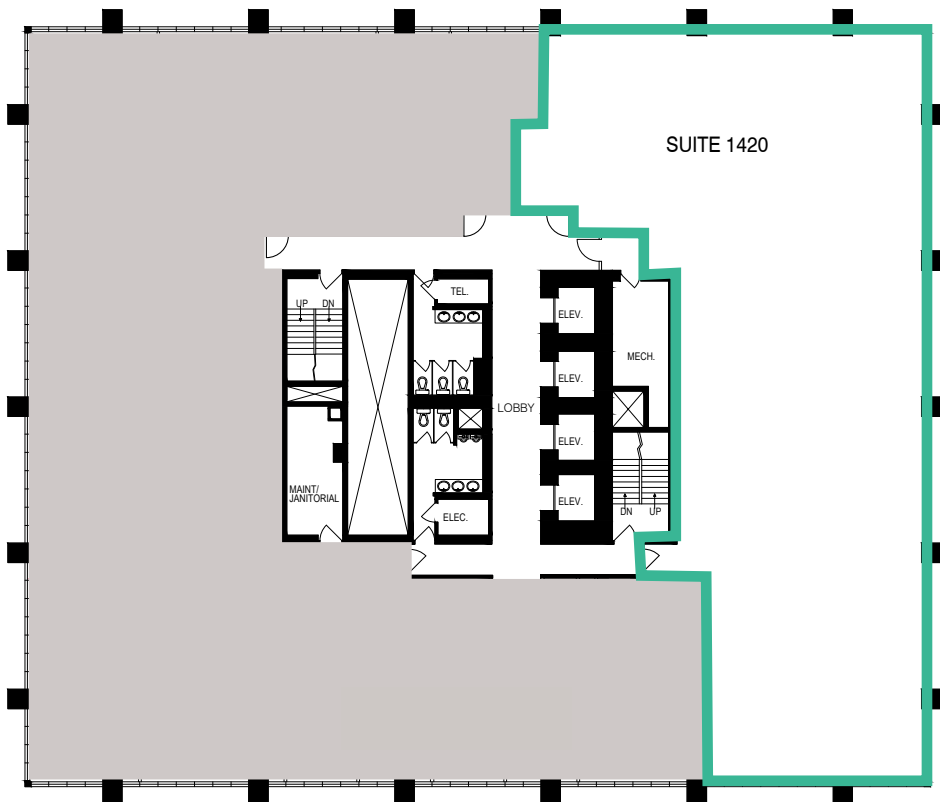
Suite 1010 - 5,983 SF

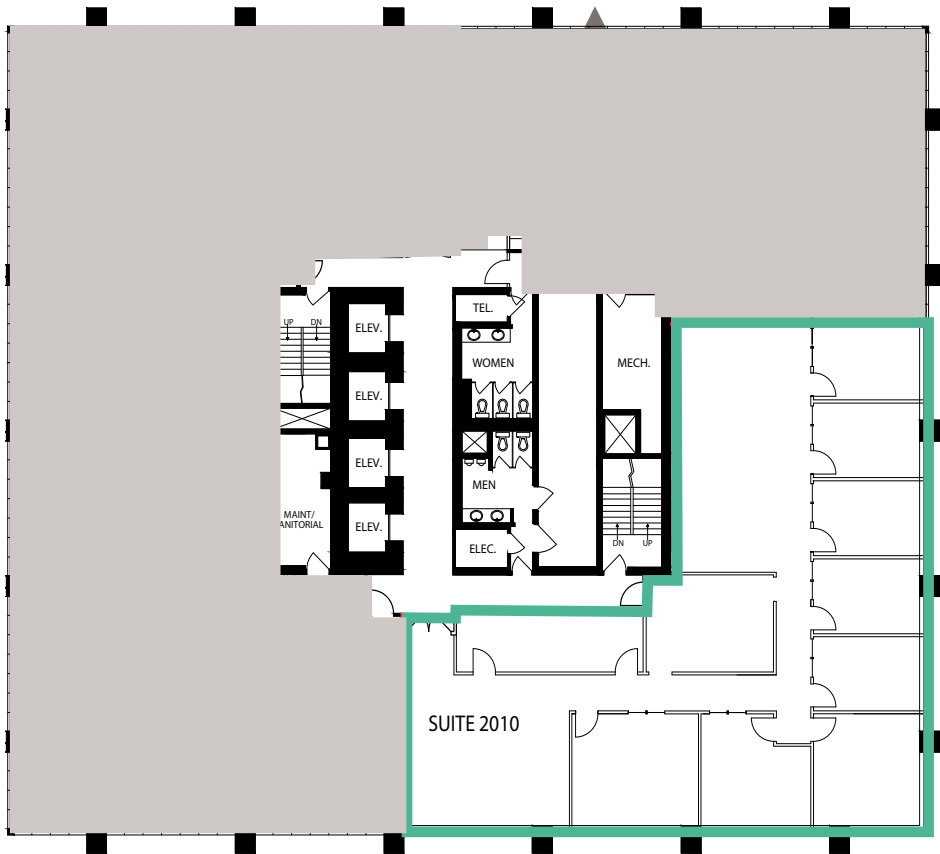


Suite 1220 - 4,041 SF

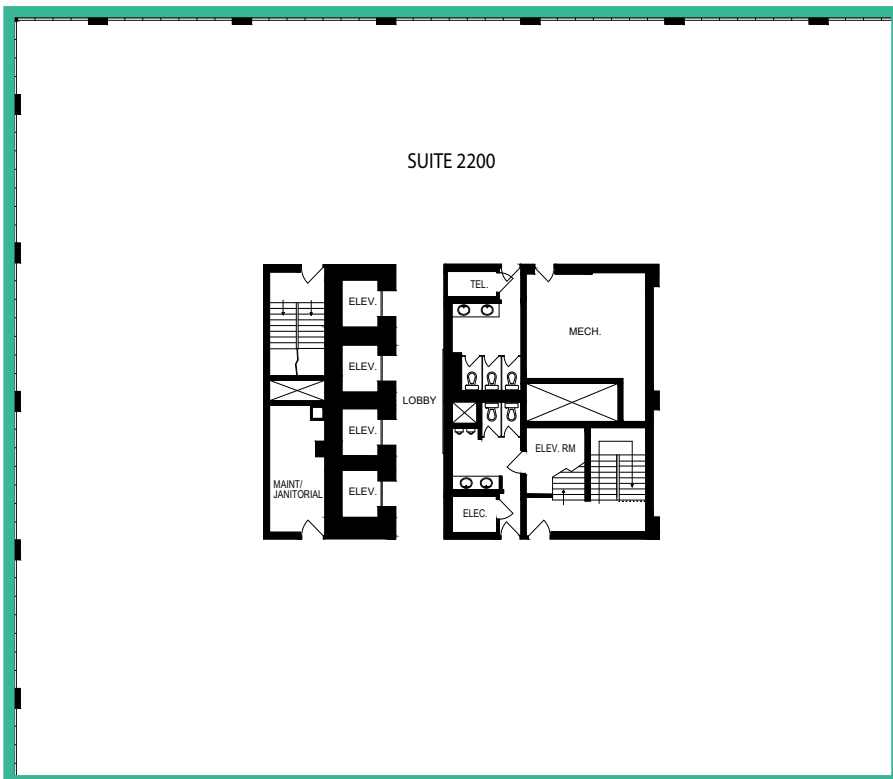


Suite 1420 - 4,948 SF
Base Building Condition



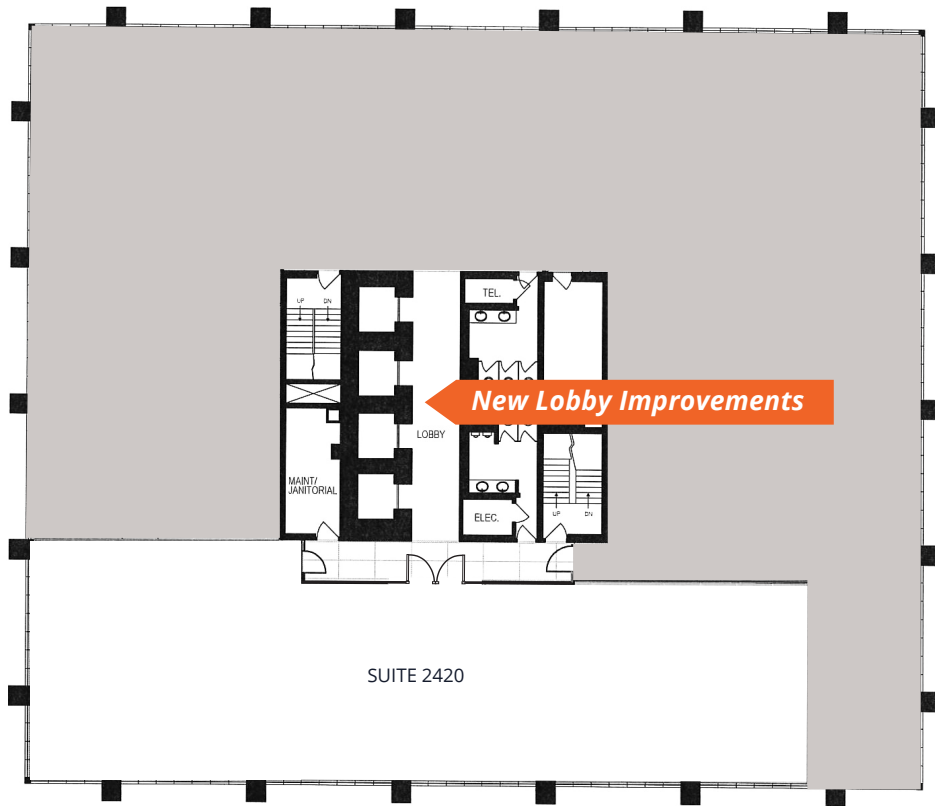


Suite 2010 - 3,969 SF

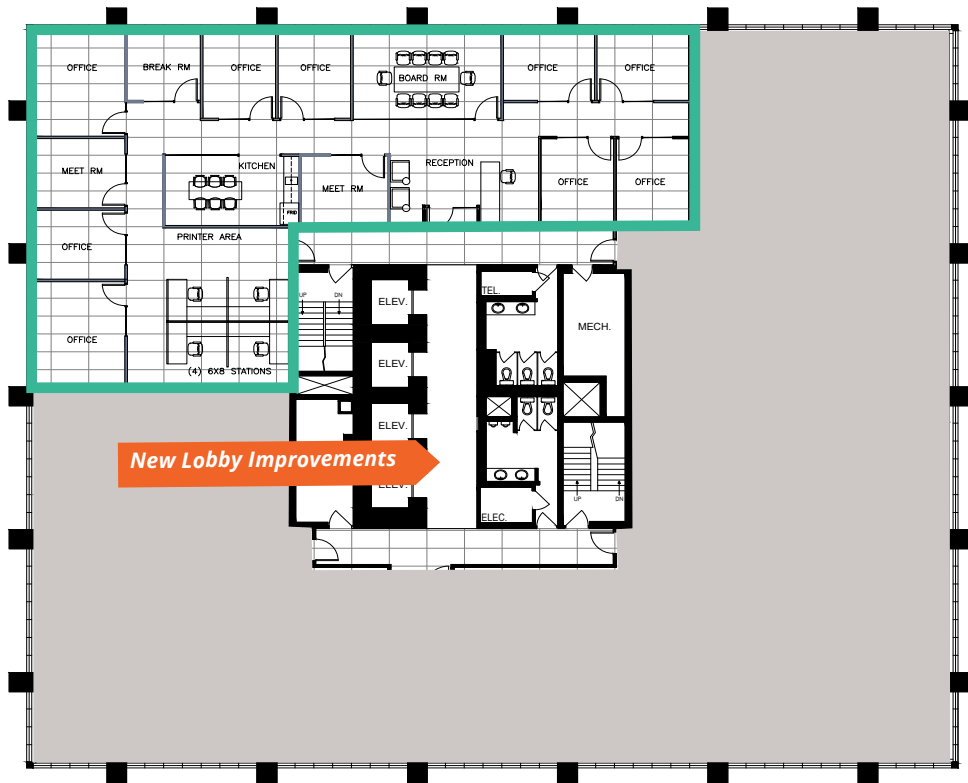


Suite 2200 - 12,687 SF
Base Building Condition

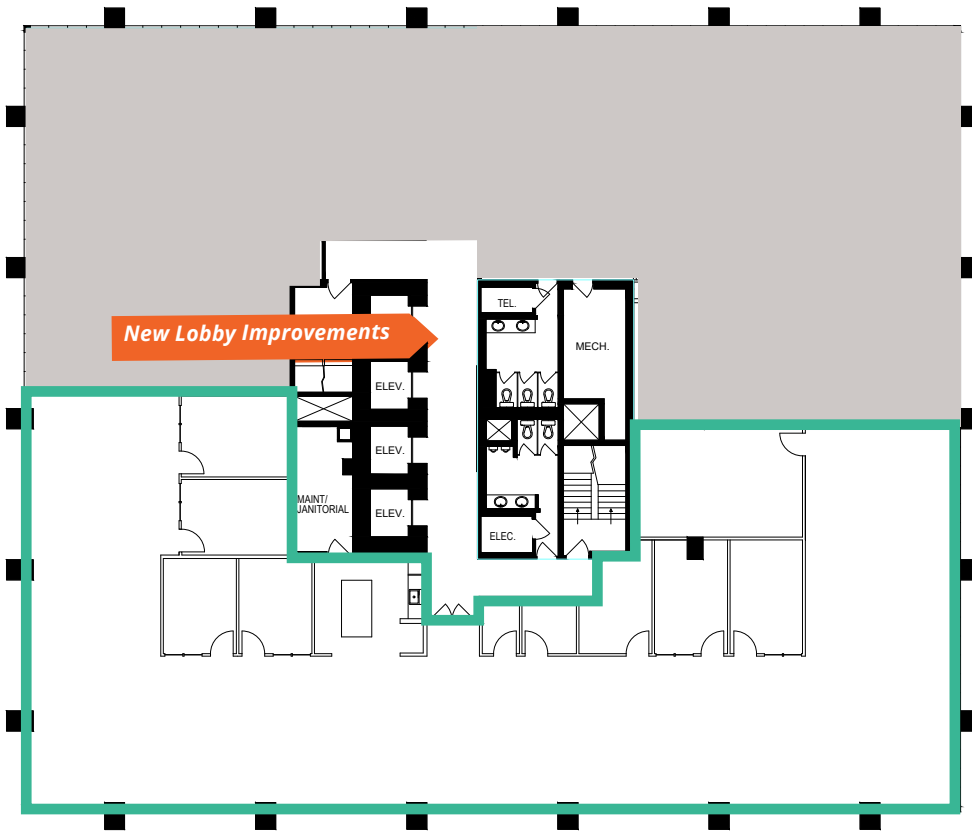
Suite 2420 - +/- 3,100 SF
Base Building Condition



Suite 2520 - 3,918 SF
Upcoming show suite

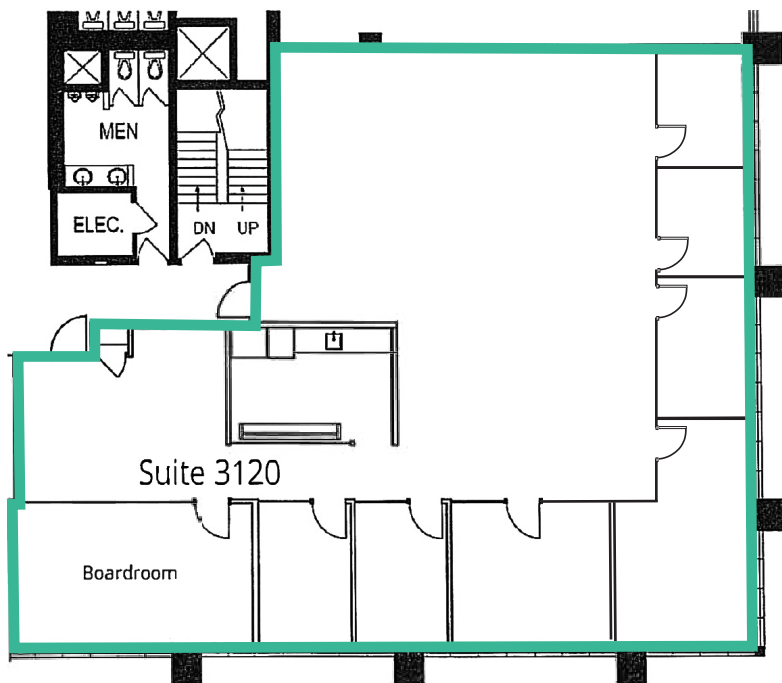


Suite 2600 - 6,644 SF



Suite 3020 - 1,814 SF
Base Building Condition

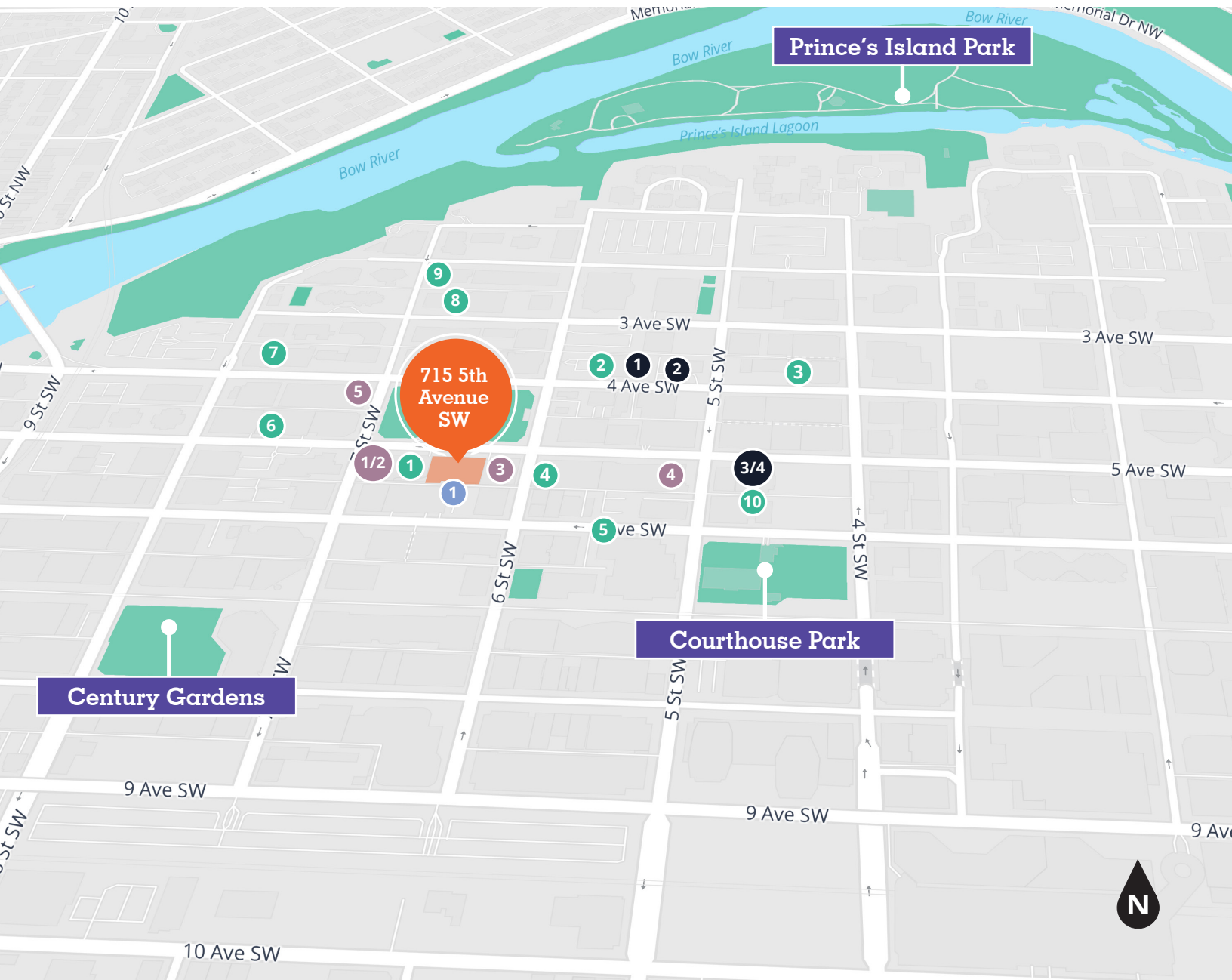




Suite 3120 - 3,508 SF

Show Suite

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

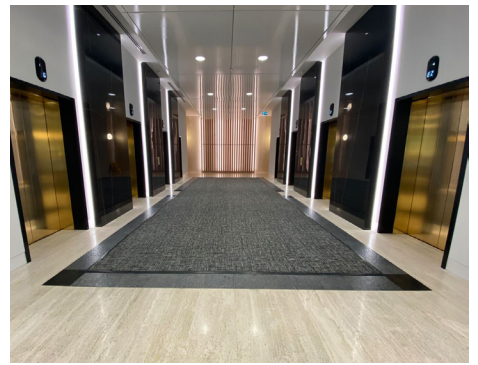
1. Fitness Club

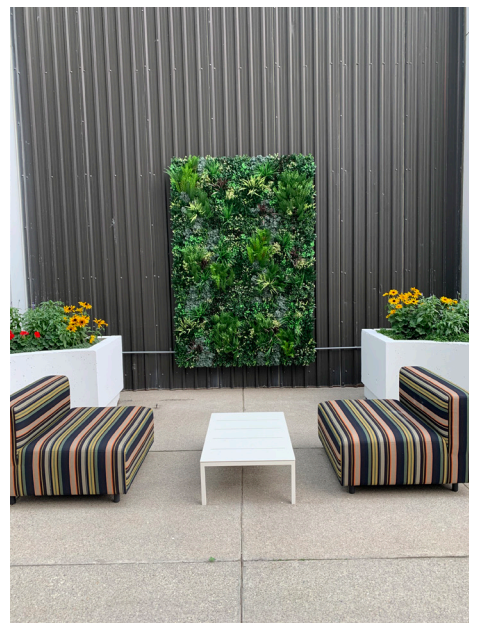
Retail Services

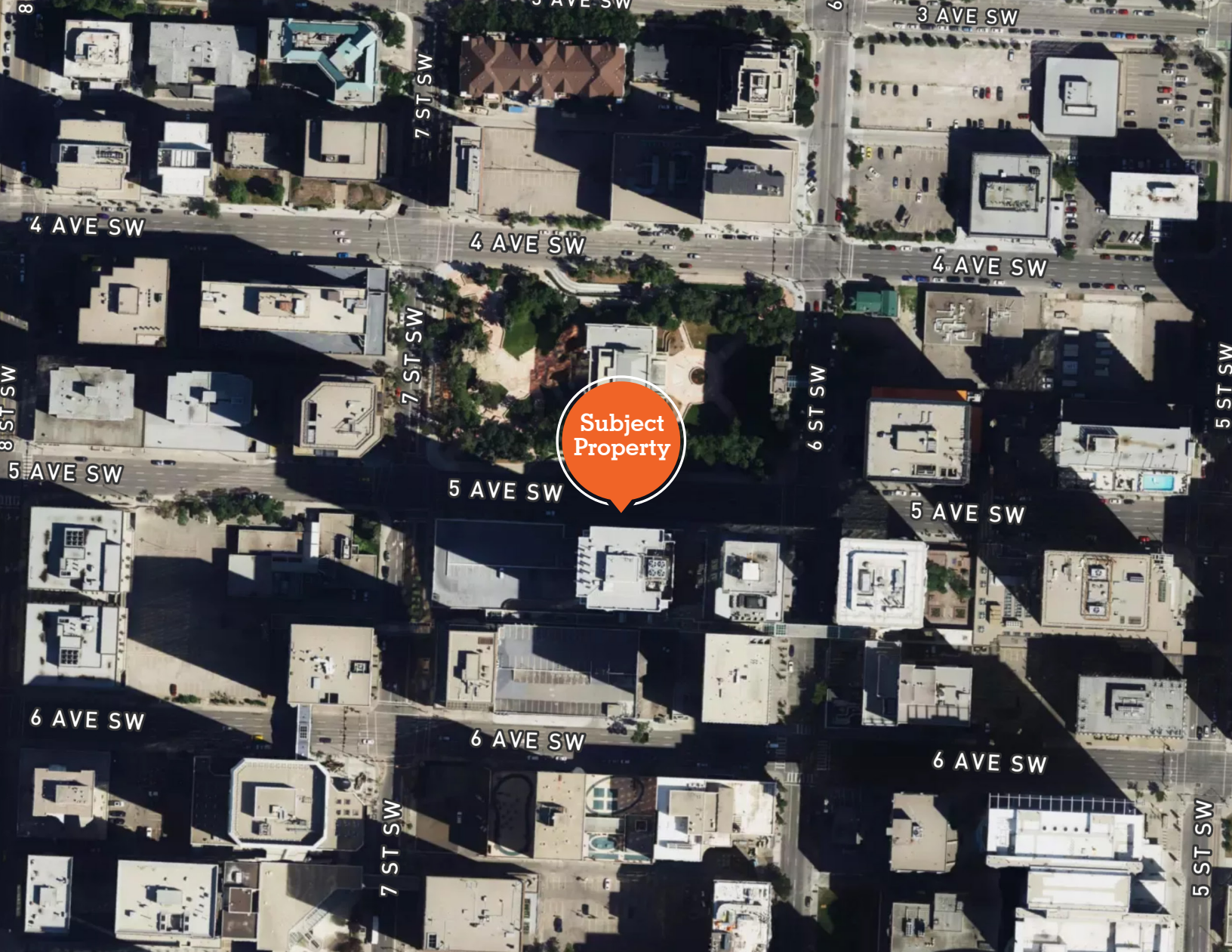
1. Dry cleaning
2. Sassy Nails
3. Convenience store
4. Best of Seven Barbers
5. Wine Tales

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

Benjamin Helesic

Associate
+1 403 805 6117
benjamin.helesic@avisonyoung.com

Visit us online
avisonyoung.com

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

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YOUNG**