



FOR LEASE FIFTH & FIFTH DOWNTOWN

605 5th Avenue SW, Calgary, AB

RETAIL 101 - 5,004 square feet
103 - 1,034 square feet
220 - 801 square feet
250 - 411 square feet



TAURUS
PROPERTY GROUP

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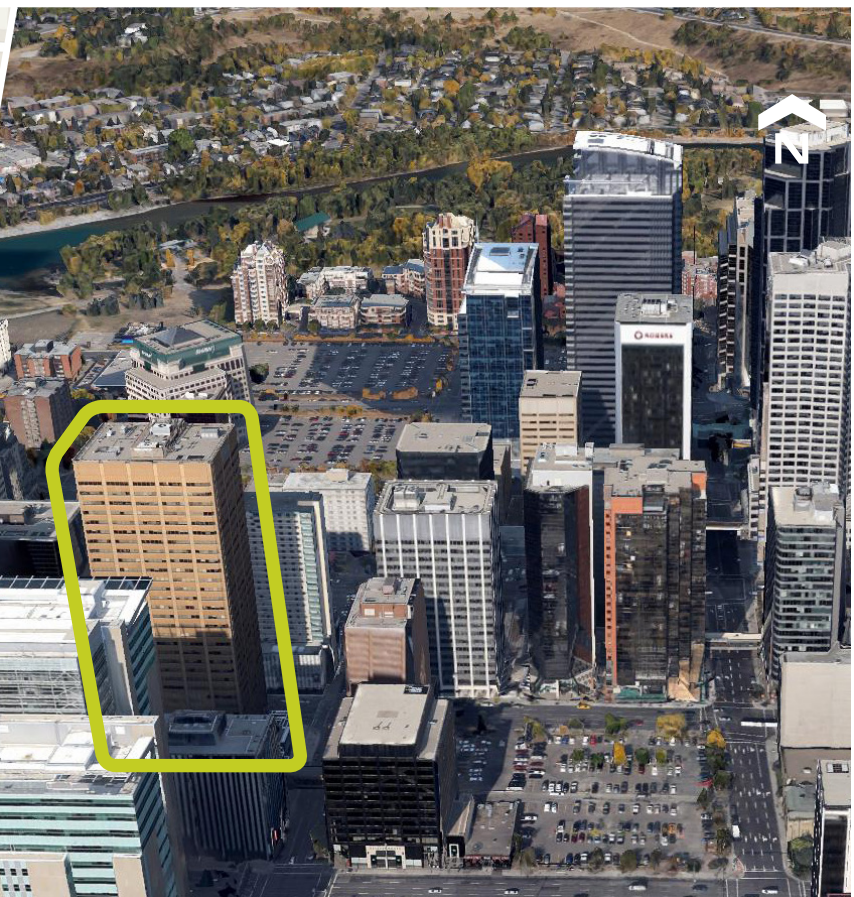
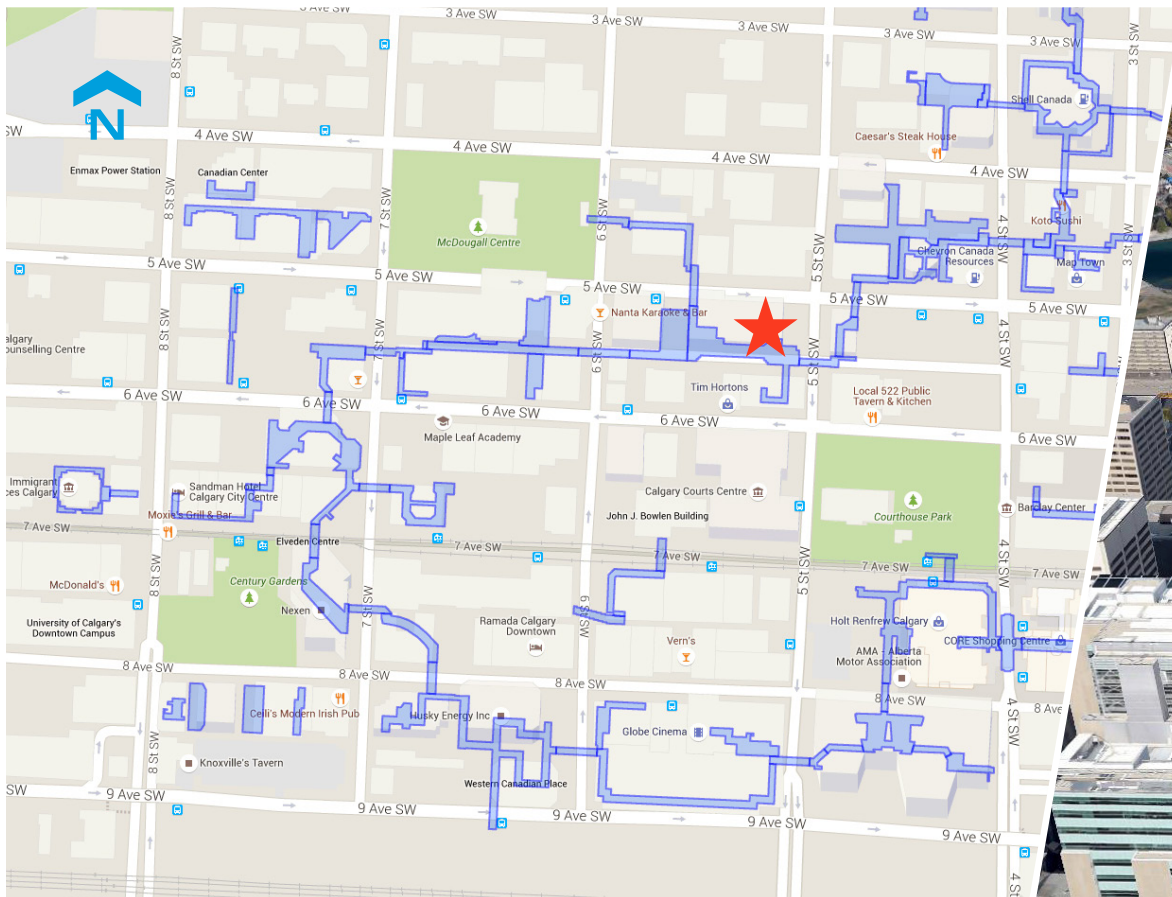
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HIGHLIGHTS

- ★ Downtown Calgary retail opportunity located on the corner 5th Avenue & 5th Street SW
- ★ Plus 15 connected to Five Ten Fifth Avenue, Petex Building, Standard Life Tower and 640 Fifth Avenue which averages more than 14,600 pedestrians per day
- ★ 34 storey class A office tower located in Calgary's downtown core
- ★ Newly renovated main floor
- ★ Plus 15 and food court renovated in 2015/2016

SITE LOCATION



**VIEW
MAP** »

LOCATION HIGHLIGHTS

- 2 blocks from LRT and is serviced by 21 bus routes including 3 express routes
- 40 office buildings encompassing 7.7 million square feet and 30,000 daytime employees in the two block radius surrounding the property
- 5th Avenue handles more than 30,000 vehicles per day while 5th Street accommodates in excess of 12,000 vehicles per day

PROPERTY HIGHLIGHTS



CENTRE SQUARE FOOTAGE

Building: 470,306 square feet
Retail: 18,992 square feet

LANDLORD

GWL Realty Advisors

ZONING

CR20-C20 (Commercial-Residential Core)

YEAR BUILT

1980

TENANTS:

PARKING

Ratio - 1:2500

LEGAL DESCRIPTION

Plan: A1
Block: 29
Lot: 9 to 20

MUNICIPAL ADDRESS

605 5 Avenue SW, Calgary, AB

NUMBER OF STORES

18

ADDITIONAL RENT - 2018 ESTIMATES

OPERATING COSTS	\$14.09 PSF
PROPERTY TAX	\$7.25 PSF
TOTAL	\$21.34 PSF

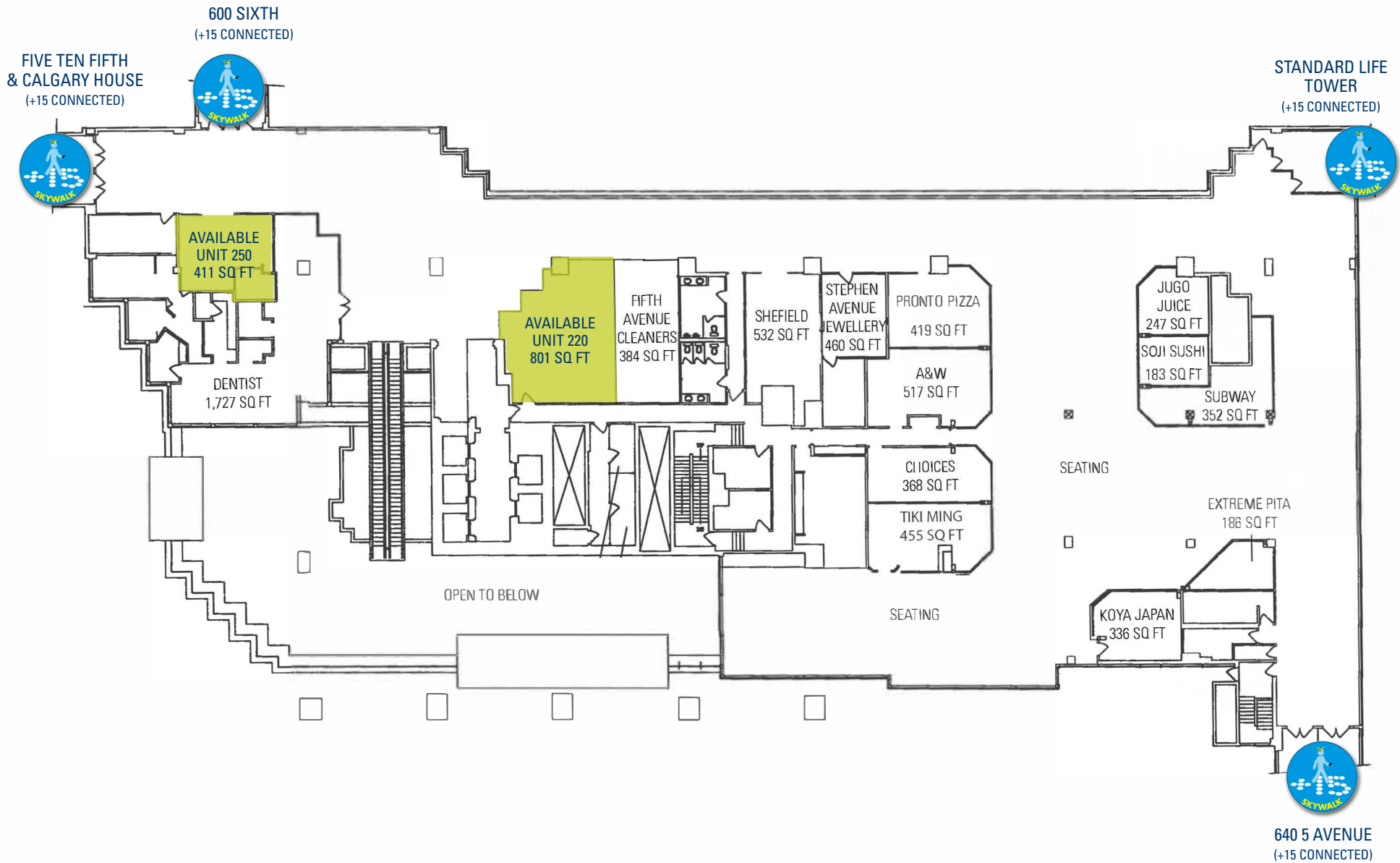
FOOD COURT COSTS

OPERATING COSTS	\$14.09 PSF
FOOD COURT EXPENSES	\$28.13 PSF
PROPERTY TAX	\$7.25 PSF
TOTAL	\$49.47 PSF

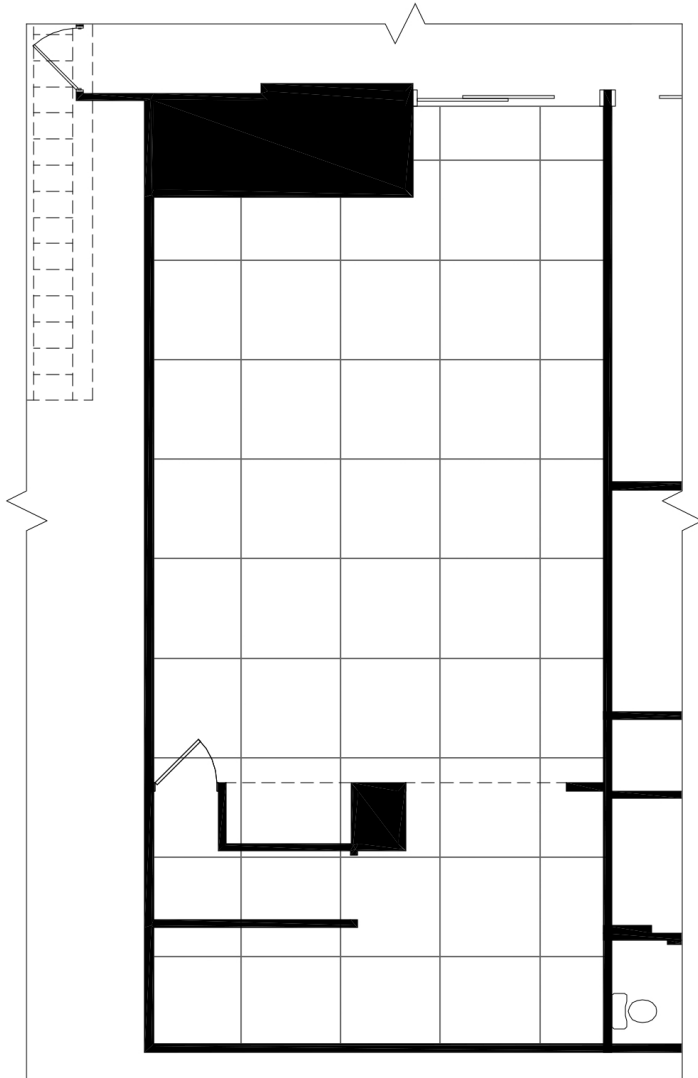
PREMISES UTILITIES	Included
MANAGEMENT FEE	Included



FLOOR PLAN - PLUS 15

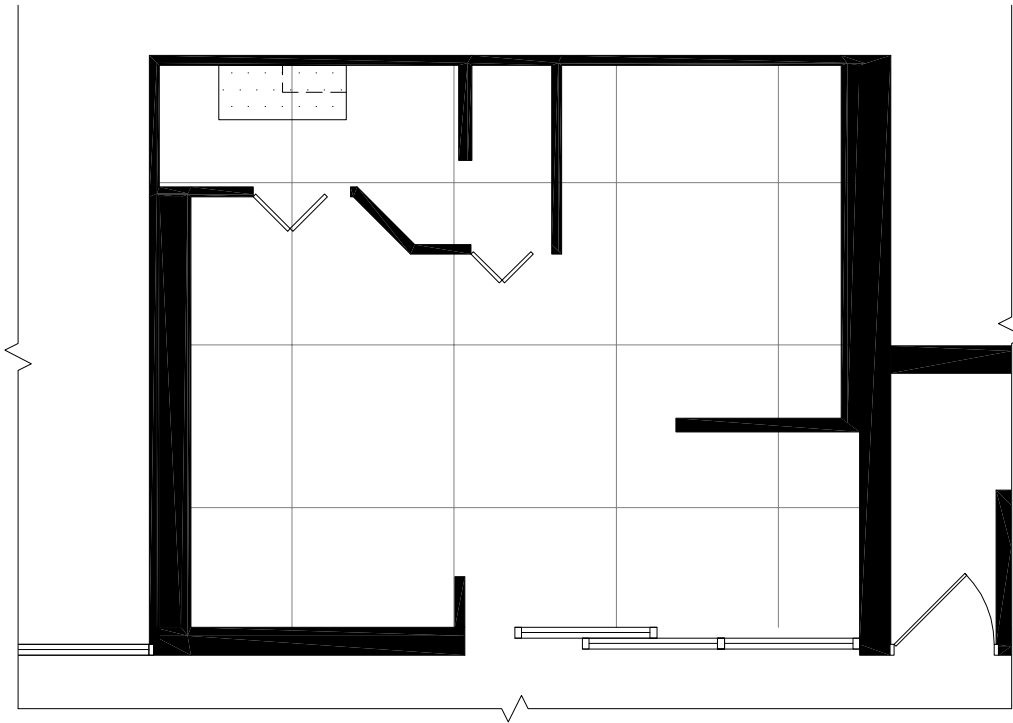


UNIT SPECS



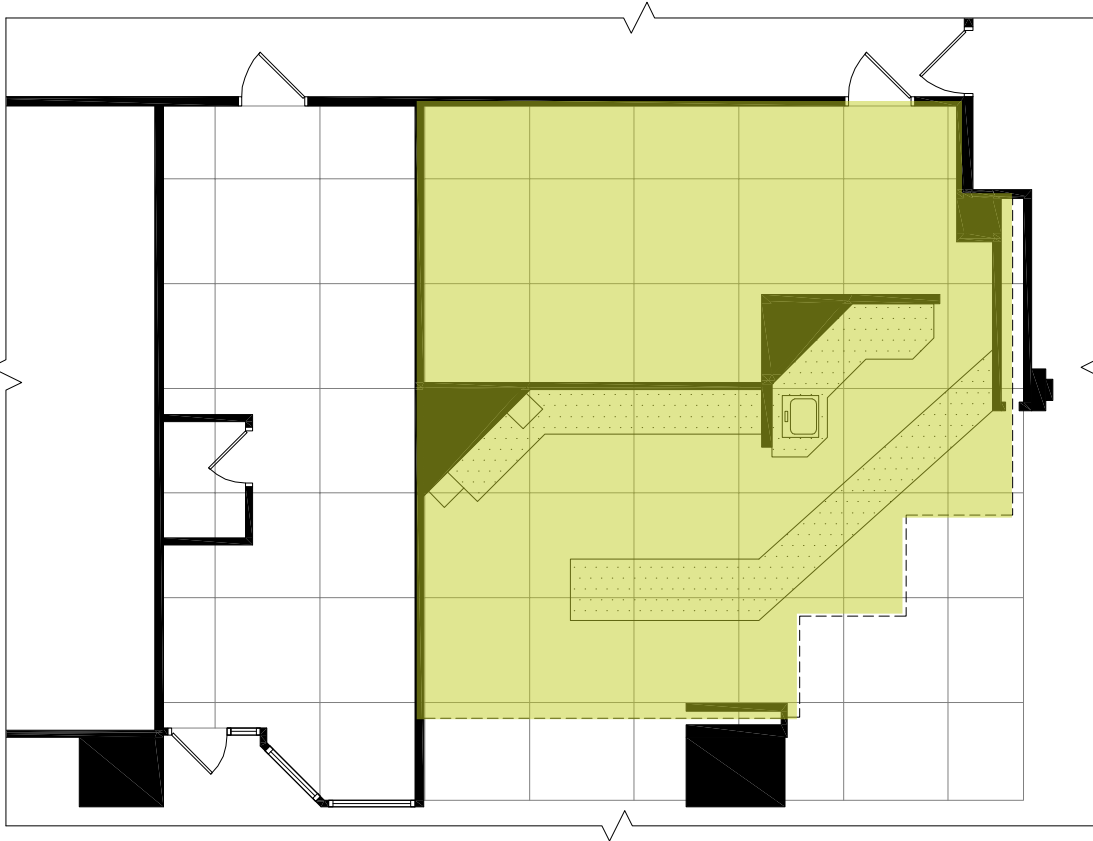
UNIT	103
RETAIL AREA	1,034 SQ FT
CEILING	Slightly under 10', entrance 8' for first 5'
POWER	100 amp, 120V 24 circuit panel
HVAC	Base building VAV
GAS	No

UNIT SPECS



UNIT	250
RETAIL AREA	411 SQ FT
CEILING	9'
POWER	120/208V 30 circuit panel 100 amp disconnect fused @70
GAS	No
WATER	3/4" line
SEWER	Yes
EXHAUST	Building return air
MUA	Building VAV
LOADING	3500 LBS freight
GARBAGE	General bin in dock

UNIT SPECS



UNIT	220
RETAIL AREA	801 SQ FT
CEILING HEIGHT	9'
POWER	30 amp 24 circuit panel & 200 amp 42 circuit panel
GAS	No
HVAC	Base building
WATER	3/4" line
SEWER	4" floor drain

ADDITIONAL PHOTOS

