

926 5th Avenue SW

926 5th Avenue SW, Calgary, Alberta

Office space for lease

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welcome.

to 926 5th Avenue SW

926: Turn-key. Walkable. Convenient.

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.



Property details

Year built
1982

Rentable area
85,359 sq ft

Typical floorplate
~ 8,805 sq ft

Number of floors
10

Security
Monday – Friday, 7:00 am – 6:00 pm

Parking
1:1,500 sq ft
Surface | $300/month
Underground | $350/month

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Amenities & location.

Everything you need, already onsite.



Onsite amenities

- Fitness Centre
- Underground parkade
- Surface parking
- Onsite security, Mon–Fri

Building highlights

- Public transit accessible
- Two minute drive to Memorial Drive
- Steps to the Bow River pathways
- Close to Kensington

Easy access to surrounding amenities and services

Transit

- 8 Street SW LRT — 5 min walk
- Downtown West-Kerby LRT — 7 min walk
- Plus 15 Network - 5 min walk

Parks & Recreation

- Prince's Island Park
- Bow River
- Century Gardens

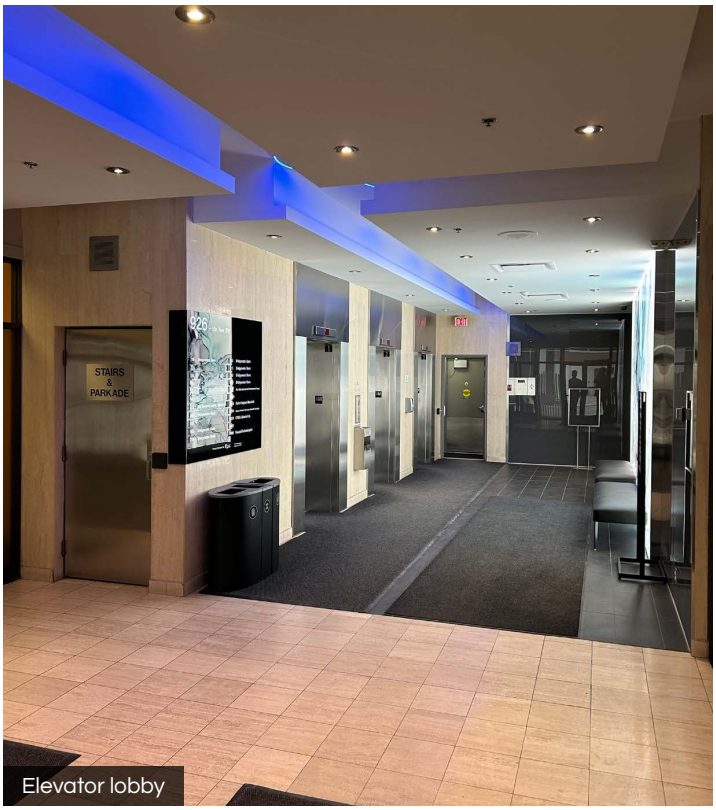
Restaurants & Cafes

- Moxies
- Spicy Amigos
- The Street Eatery
- Le Petit Chef
- The Apron Korean Kitchen

Inside 926.

Bright, welcoming common areas.


Main floor corridor

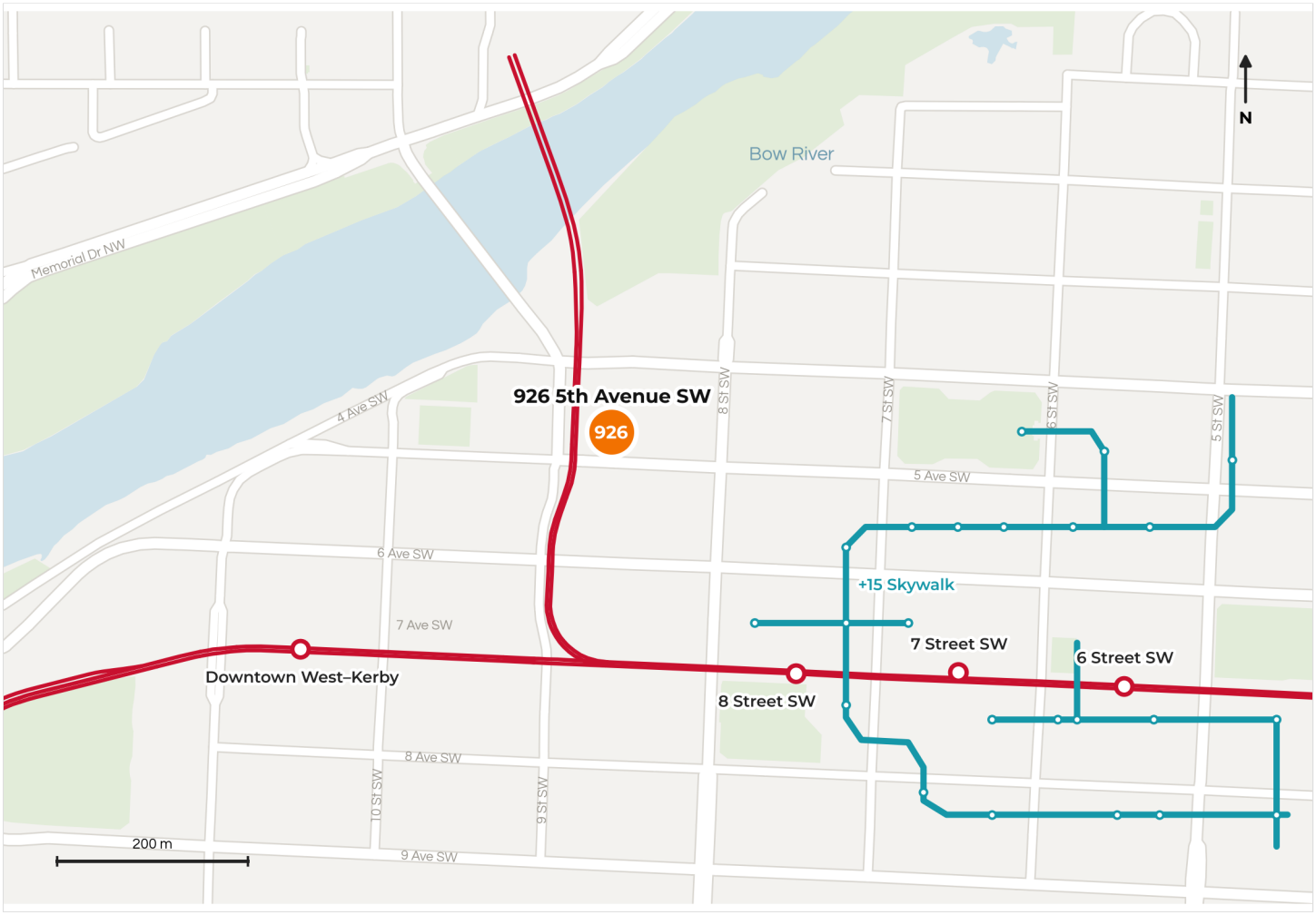


Elevator lobby


Main lobby

Getting here.

Steps from the CTrain and the +15 Skywalk.



926 5th Avenue SW CTrain line & station +15 Skywalk

CTrain (7 Avenue SW)

- 8 Street SW — 5 min walk
- Downtown West–Kerby — 7 min walk

+15 Skywalk

- Plus 15 Network — 5 min walk
- Weather-protected walkways across Downtown

Map is schematic and not to scale for navigation. Streets and CTrain: © OpenStreetMap contributors (ODbL). +15 routes adapted from the City of Calgary +15 Skywalk Network map; individual bridges may close for construction or maintenance (see calgary.ca/plus15). Walk times approximate.

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Available spaces.

Three suites, turn-key configurations.

From 4,405 SF to 5,476 SF suites, with customizable build-out options and immediate availability.

Floor	Suite	Area	Availability
4	400	5,476 SF	Immediately
5	550	4,528 SF	Immediately
9	900A	4,405 SF	Immediately

> **Suite 400 demising option**
> Suite 400 can be divided into two units:
> Unit 400 approx. 3,560 SF | Unit 410 approx. 1,910 SF. See the demising plan on the floor plan pages.

Competitive rates & turn-key spaces for real work.

Lease terms & rates

- Gross leases (All-in) for predictable lease costs
- 1-3 year leases starting at $27/SF gross
- 5 year leases starting at $25/SF gross

Space improvements

- From light improvements to full build outs completed by landlord
- Light - Paint, flooring, lighting, minimal layout changes
- Full build outs - suited to tenant needs

Floor Plans.

4th Floor - 5,476 SF

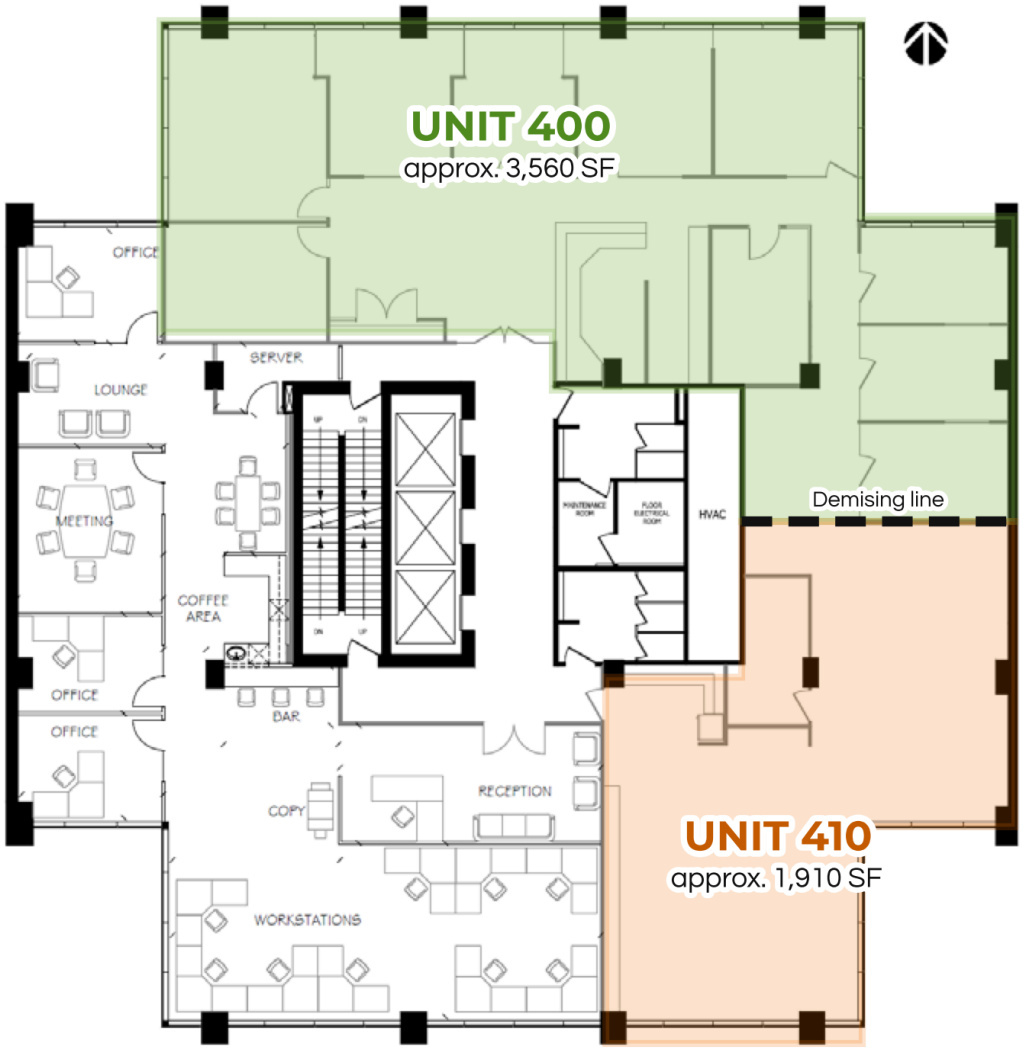


SUITE 400 - 5,476 SF

Available immediately

Floor Plans.

4th Floor - Suite 400 demising option



UNIT 400 - approx. 3,560 SF | UNIT 410 - approx. 1,910 SF

Demising option — Suite 400 (5,476 SF) divided into two units

Conceptual layout for discussion only. Unit areas are estimates, measured from the floor plan in proportion to the stated 5,476 SF for Suite 400; final unit areas, demising wall location, entrances and corridor access are subject to design, code review, BOMA measurement and landlord approval.

Floor Plans.

5th Floor - 4,528 SF

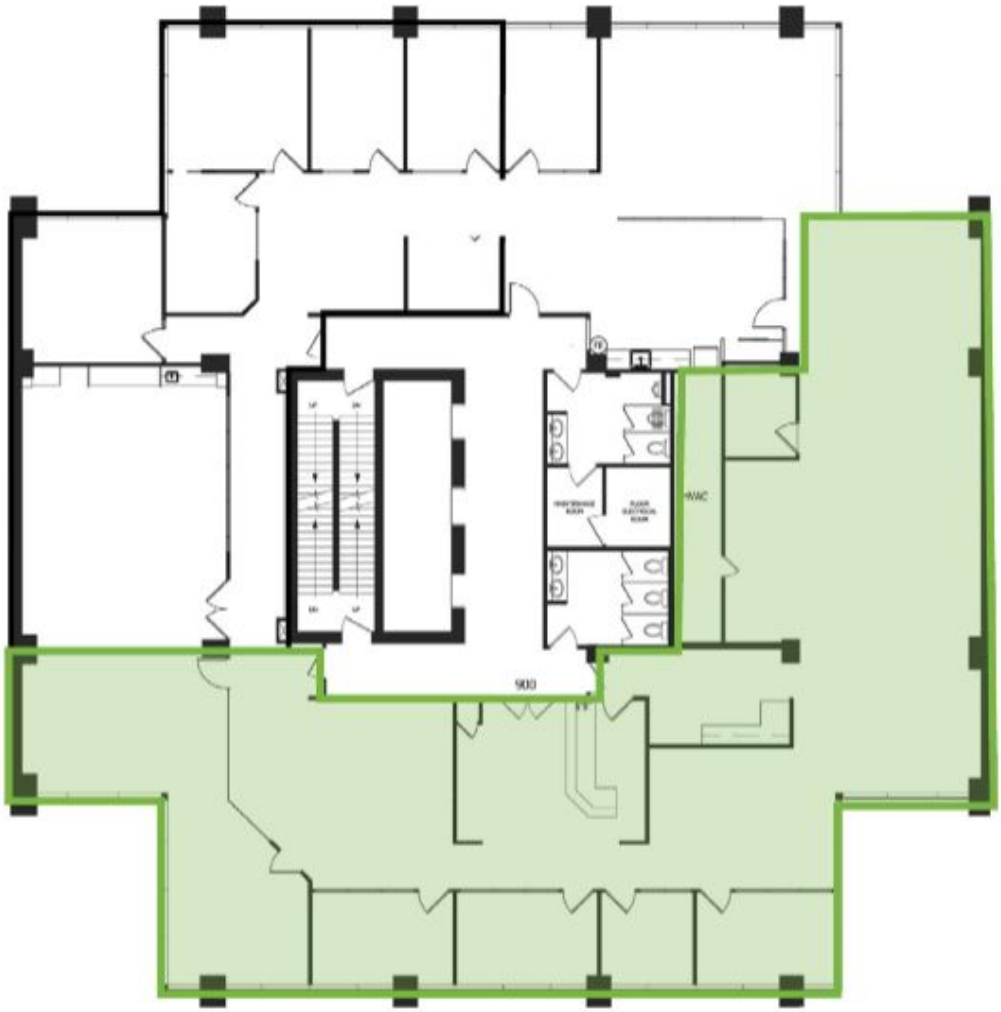


SUITE 550 - 4,528 SF

Available immediately

Floor Plans.

9th Floor - 4,405 SF



SUITE 900A - 4,405 SF

Available immediately

Let's talk

926 5th Avenue SW

To request a viewing, lease details, or additional information, please contact our leasing team.



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This document has been prepared by Rivn for general information only. All areas are approximate and details are subject to change. Any interested party should undertake their own inquiries as to accuracy.

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