



| 926 5th Avenue SW

926 5th Avenue SW, Calgary, Alberta

Office space for lease



welcome.

to 926 5th Avenue SW

926: Central. Connected. 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

Amenities & location.

Everything you need, already onsite.



Building Highlights

- Tenant onsite fitness centre
- Public transit accessible
- Two minute drive to Memorial Drive
- Underground parkade

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

Restaurants & Cafes

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

Parks & Recreation

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

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

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 (as-is spaces)
- 5 year leases starting at \$25/SF gross (as-is spaces)

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.

5th Floor - 4,528 SF

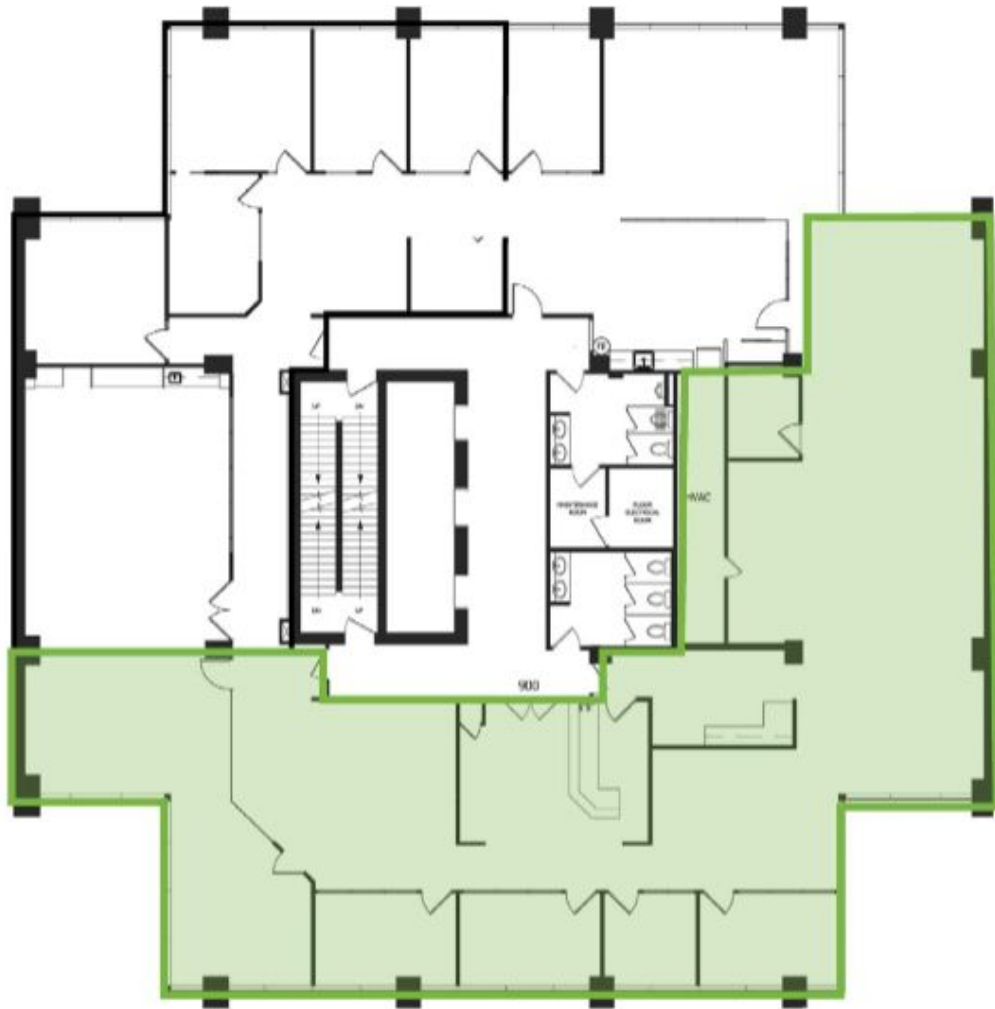


SUITE 550 - 4,528 SF

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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