



441 FIFTH AVENUE SW

BUILDING HIGHLIGHTS

Calgary's **most exclusive Boutique Office** in the Heart of Downtown

EFFICIENT FLOORPLATES

Features smaller, compact floor plates that optimize spatial layouts and streamline daily operations.

PRIME LOCATION

Prominent 10-story office building situated in the central hub of downtown core.

RENOVATIONS

All common areas were renovated in 2013. Custom build-out opportunity.

TRANSIT ACCESS

Situated just steps from the C-Train and major transit routes.

BUILDING RENTABLE AREA

62,528 sf

AVERAGE FLOORPLATE

6,200 sf

NUMBER OF FLOORS

10 floors



STACKING PLAN

441 Fifth is a 10-storey boutique office building offering 6,000 sf floor plates. It offers a mix of move-in ready suites, smaller office spaces, and full-floor opportunities are available, with build-to-suit options to accommodate your business needs.

FLOOR 10

1000 4,152 sf
1010 2,509 sf

FLOOR 9

900 1,557 sf
910 3,623 sf
950 1,487 sf

FLOOR 8

875 6,676 sf

FLOOR 7

700 6,676 sf

FLOOR 6

600 6,668 sf

FLOOR 5

500 2,749 sf
510 1,001 sf
550 1,319 sf
570 1,607 sf

FLOOR 4

410 6,664 sf

FLOOR 3

300 2,839 sf
310 3,695 sf

FLOOR 2

200 4,068 sf
250 2,078 sf

MAIN FLOOR

100 3,163 sf

BASEMENT

B1 3,791 sf
B2 971 sf





DEMOGRAPHICS (5KM)

POPULATION	127,225 sf
MEDIAN AGE	37.4 Years Young Professionals
AVERAGE INCOME	\$142,409/year
HOUSEHOLDS	66,133

PROPOSED RENDERING



RETAIL UNITS

MAIN LEVEL Suite 100 3,163 sf

2ND LEVEL Suite 200 5,495 sf

3RD LEVEL Suite 300 5,994 sf



WALK SCORE

98 **Walker's Paradise**
Daily errands do not require a car

86 **Excellent Transit**
Transit is convenient for most trips

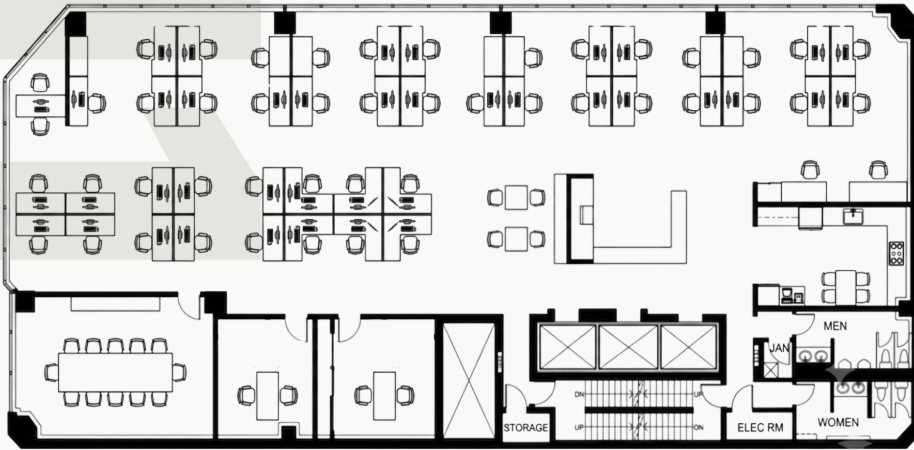
88 **Very Bikeable**
Daily errands can be accomplished on a bike

OFFICE OPPORTUNITY

PROPOSED RENDERING

OFFICE SPACE

SHOW SUITES



FULL FLOOR

Up to 6,676 SF



PROPOSED RENDERING

CENTRE STREET BRIDGE

PRINCE'S
ISLAND PARK

5TH STREET SW

441 FIFTH
AVENUE SW

4TH STREET SW

5TH STREET SW

CENTRE STREET SW

WB 1 STREET SW

EB 3 STREET SW

CORE
SHOPPING MALL

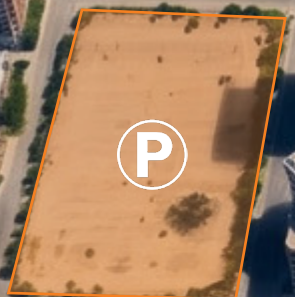
WB 4 STREET SW

4TH STREET SW

NB 6 STREET SW

CP RAILWAY

WB 7 STREET SW





**CONTACT US FOR
MORE DETAILS**

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