



Roslyn Building

Office space for lease

400 - 5th Avenue SW, Calgary | Alberta

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Lease Information

Suite	SQ/FT	Availability
Suite 100	4,701 SF	May 1, 2025
Suite 400	8,223 SF	Immediately
Suite 620	12,327 SF	Immediately
Suite 700	13,892 SF	Immediately
Suite 800	13,892 SF	Immediately

Contiguous for
40,111 SF



Fitness Centre



Conference Centre



Building Information

Building Details

Constructed	1968
Rentable Area	130,373 SF
Average Floorplate	13,109 SF
Number of Floors	10
Landlord	SCREO Calgary Office Inc.
HVAC/Building Hours	Monday - Friday 6:00 am - 6:00 pm Saturday 9:00 am - 5:00 pm
Security Hours	Monday - Friday 6:00 am - 6:00 pm Saturday 9:00 am - 5:00 pm
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$15.11 per square foot (2025 estimate)
Parking	1:4,000 square feet @ \$450.00 per stall per month reserved underground Parkade Height: 6'6"

Highlights

- +15 connected to Calgary Place, Shell Centre, and Chevron Plaza
- New Conference and Fitness Facilities
- Renovations recently completed to common areas
- Dog friendly
- 4 elevators including 1 combined passenger / freight
- Fitwel Viral Response Certified

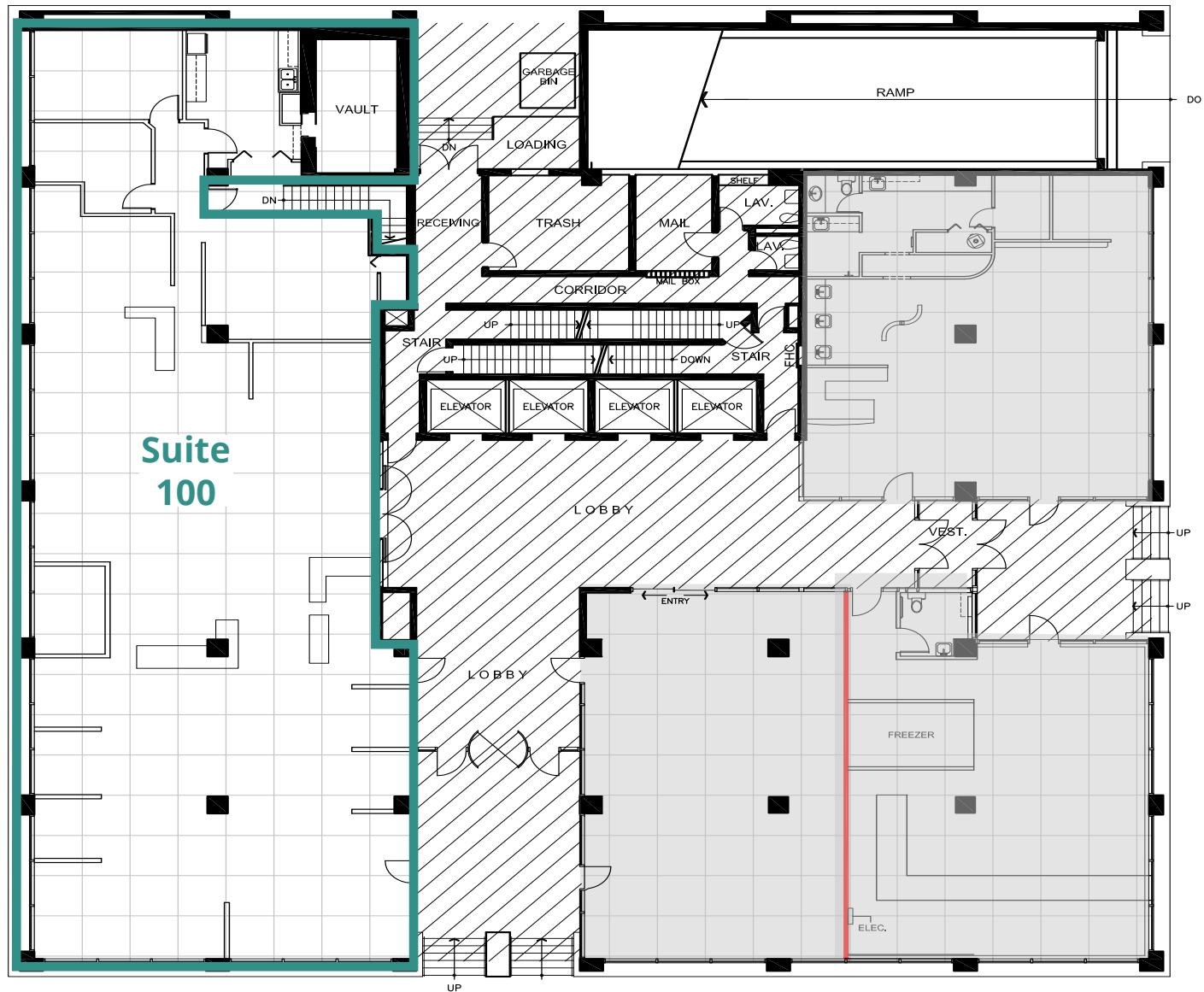
Bike Storage

- Bike cage located in parkade
- Total bike parking ~27



Floor Plans

Floor 1
4,701 SF

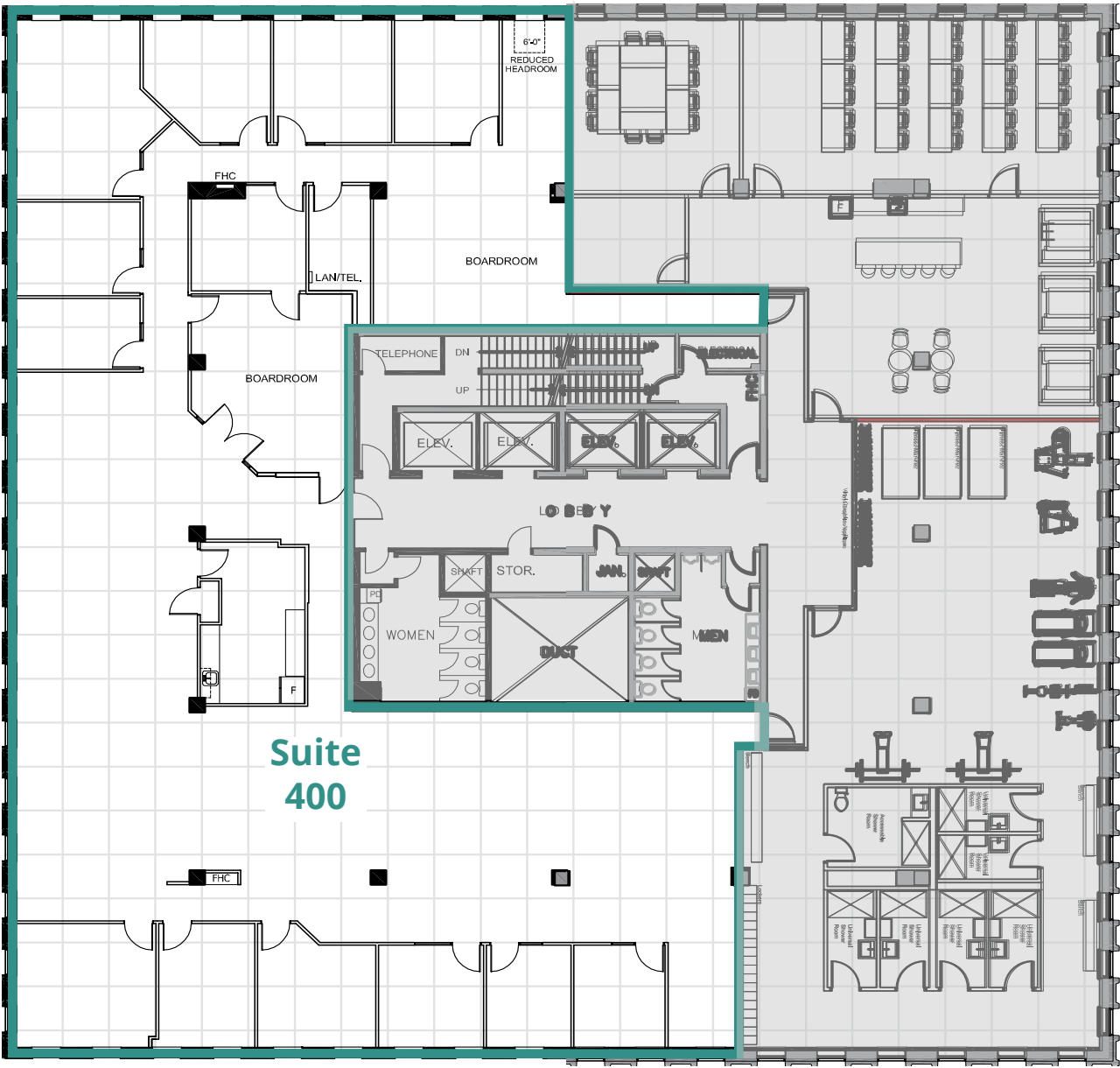


Suite 100 | 4,701 SF

- retail layout
- kitchen
- vault
- additional 1,087 SF available on lower level

Floor Plans

Floor 4
8,223 SF

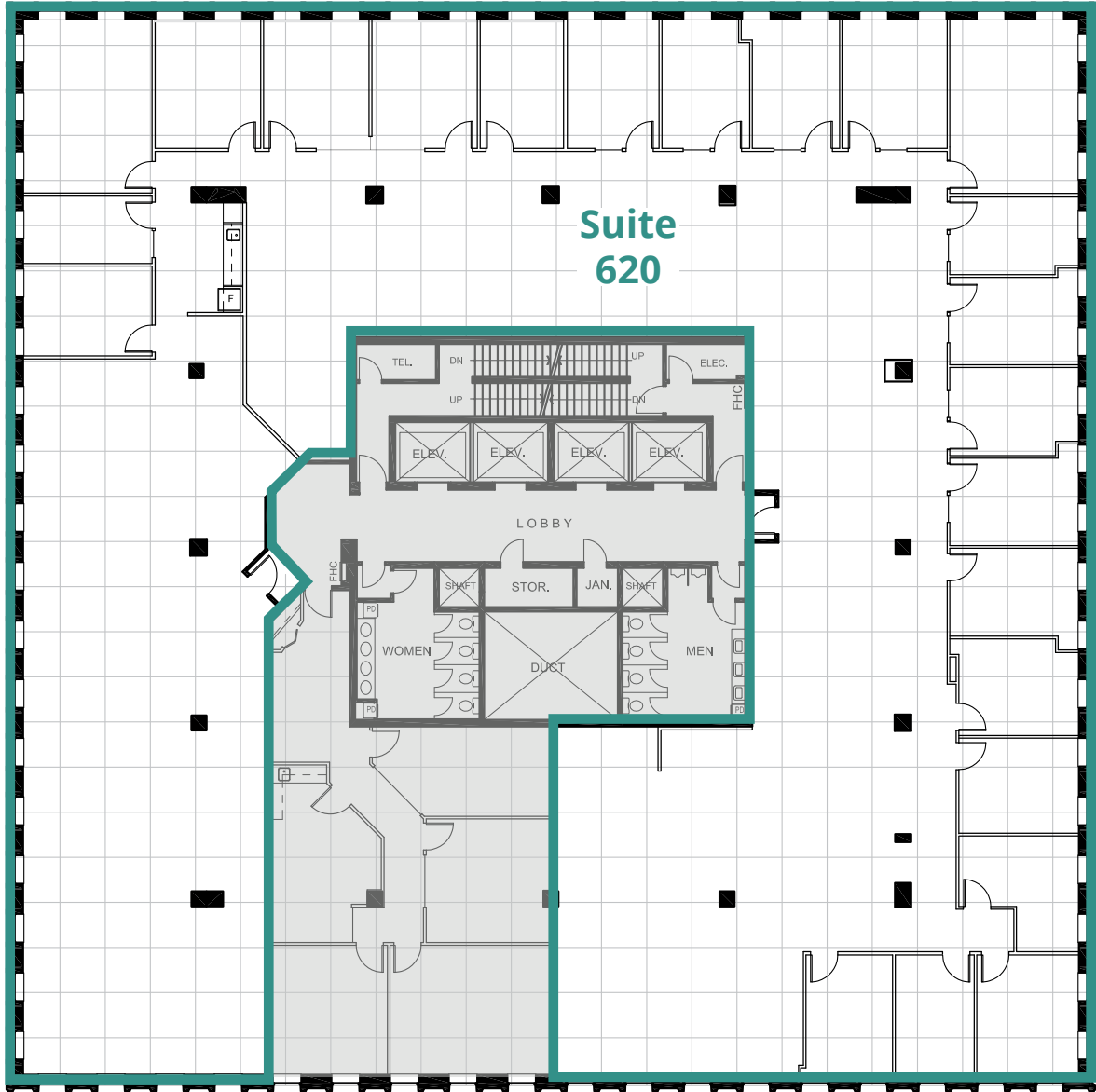


Suite 400 | 8,223 SF

- 12 exterior offices
- large open area
- boardroom
- meeting room
- kitchen
- server room

Floor Plans

Floor 6
12,327 SF

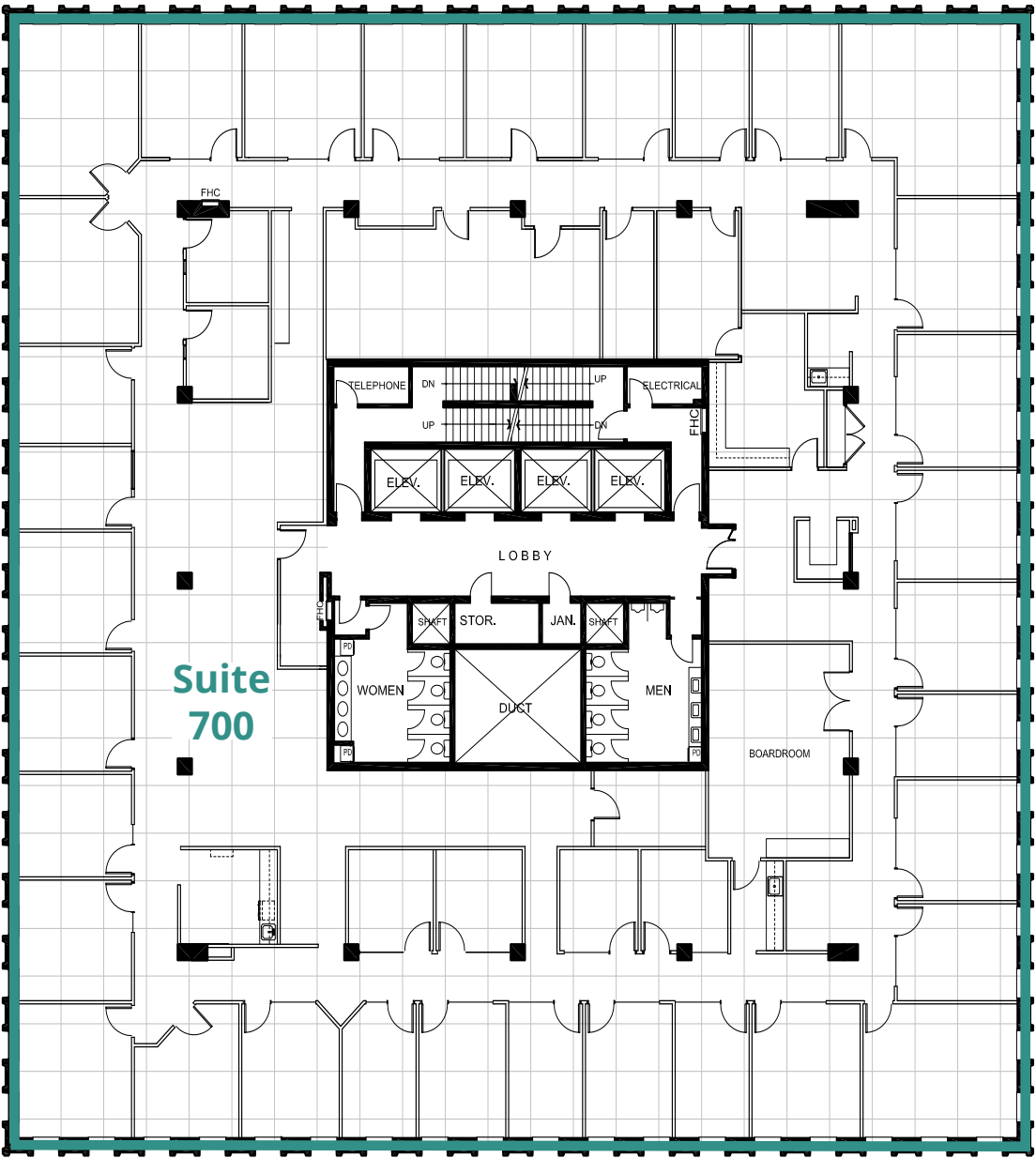


Suite 620 | 12,327 SF

- 23 exterior offices
- kitchen
- open area

Floor Plans

Floor 7
13,892 SF

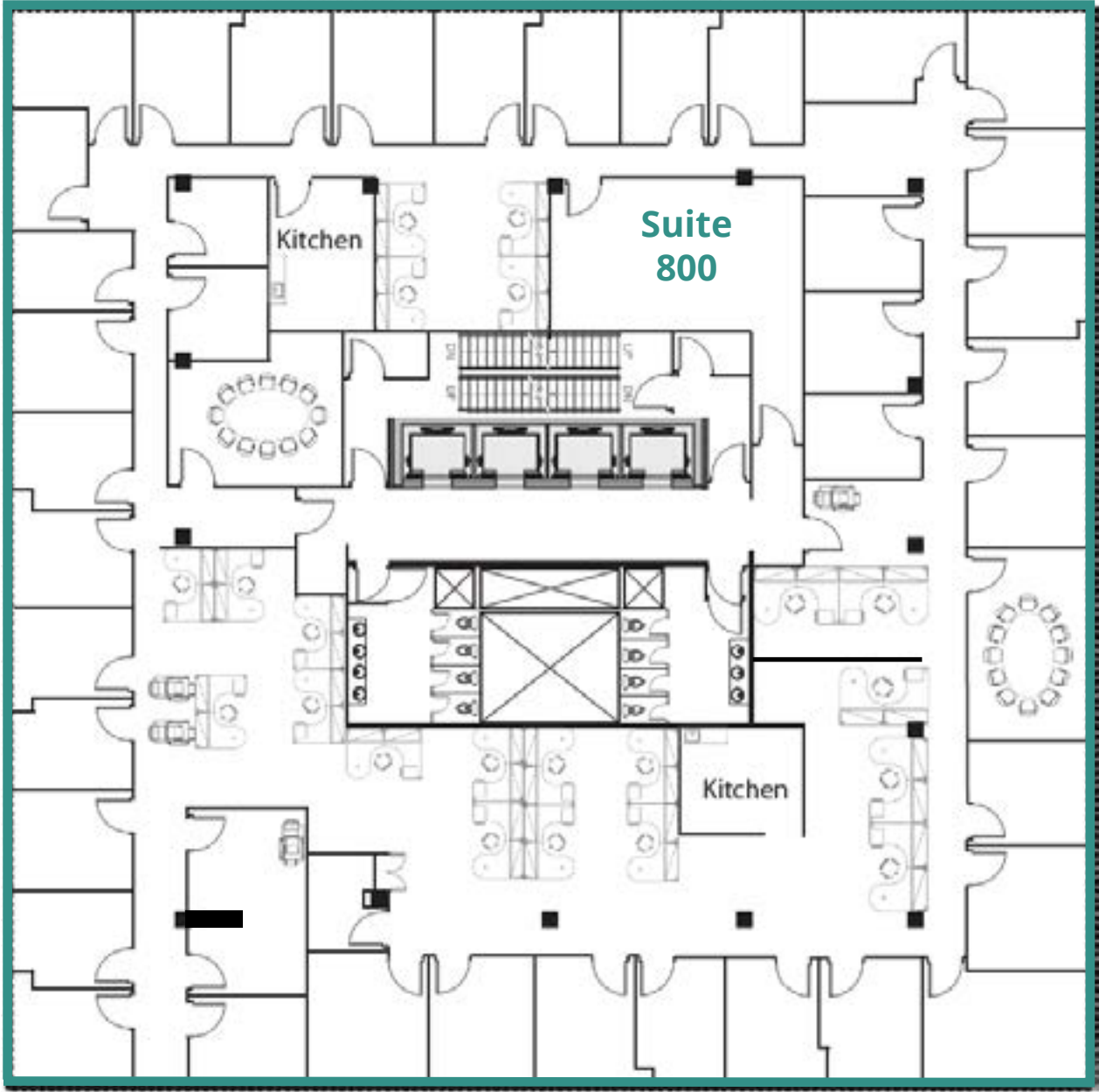


Suite 700 | 13,892 SF

- 32 exterior offices
- 7 interior offices
- boardroom
- meeting room
- kitchen
- reception
- copy/file room

Floor Plans

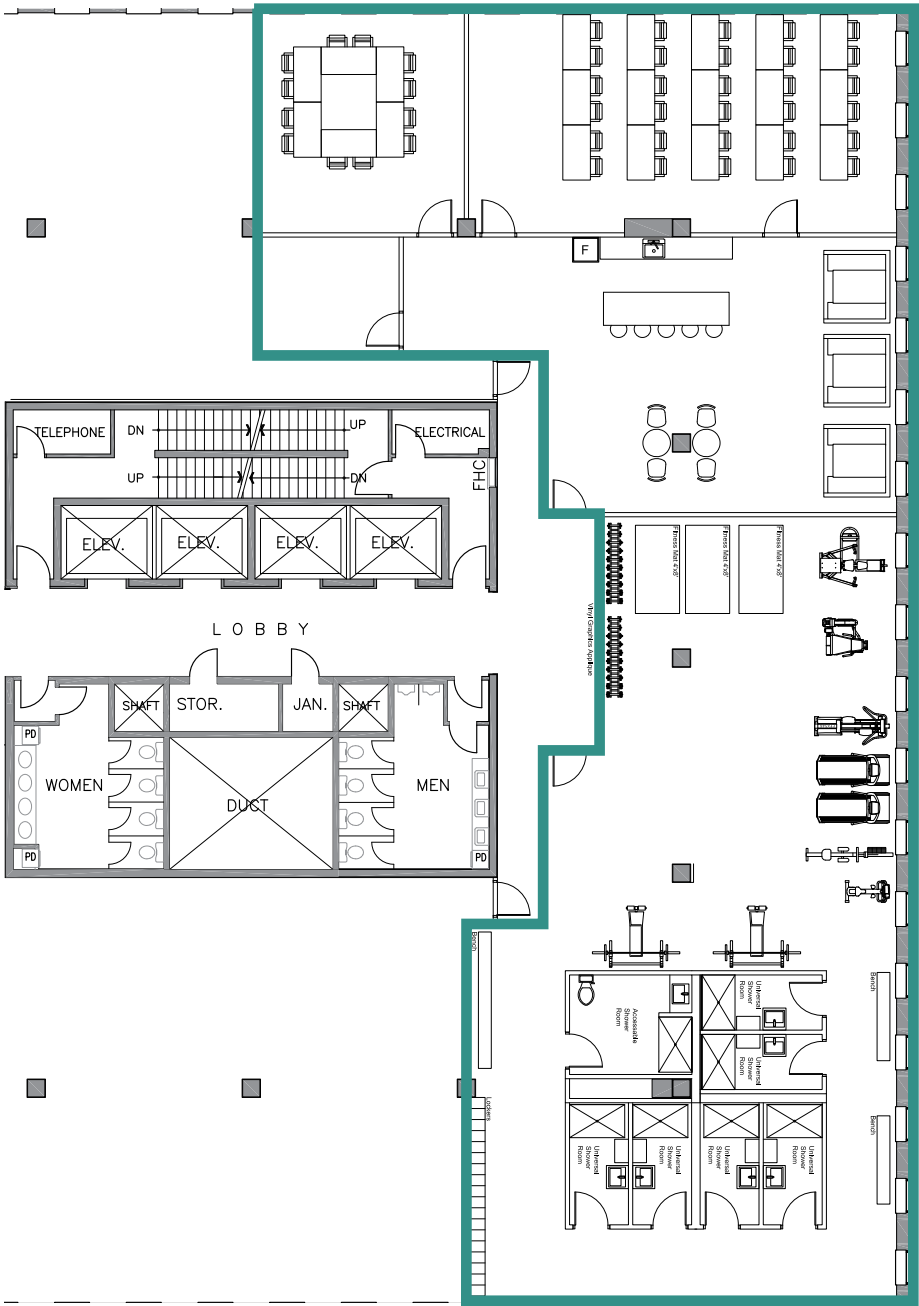
Floor 8
13,892 SF



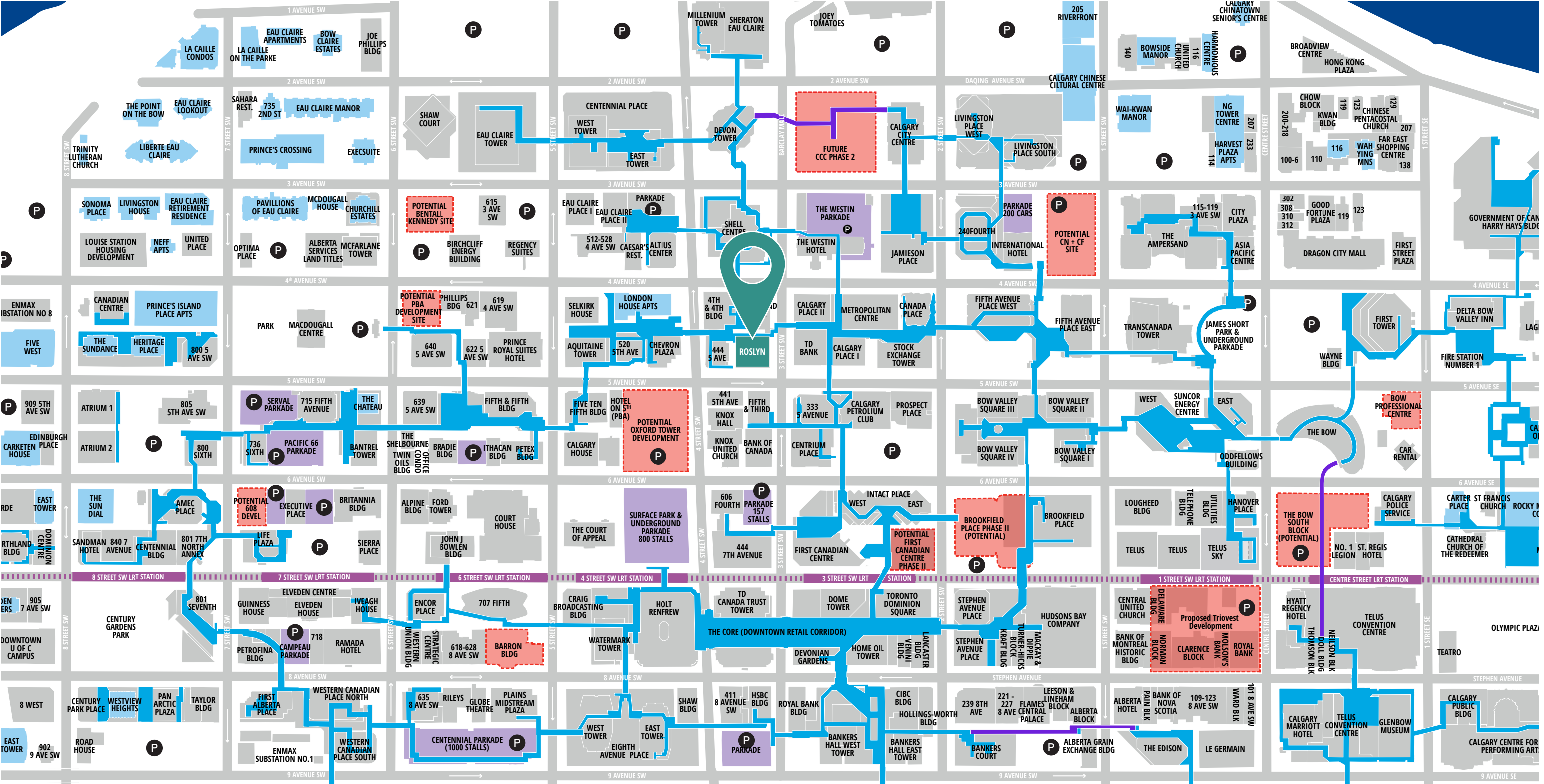
Suite 800 | 13,892 SF

- 35 exterior offices
- 5 interior offices
- 2 meeting rooms
- 2 kitchens
- open area
- copy room

Conference Centre & Fitness Facility



Surrounding Area





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View online listing

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