



ROSLYN BUILDING

400 - 5TH AVENUE SW

SLATE



BUILDING INFORMATION

Building Details

Constructed	1968
Rentable Area	130,373 square feet
Average Floorplate	13,109 square feet
Number of Floors	10
Landlord	SCREO I Calgary Office Inc.
HVAC	Monday - Friday 6:00 am - 6:00 pm Saturday 8:00 am - 5:00 pm
Security	Monday - Friday 6:00am - 4:00pm Saturday 9:00am - 5:00pm

Lease Information

AVAILABLE PREMISES

Suite	SQ/FT	Availability	Annual Net Rent	Market Rates
Suite 400 -	13,892 SF	Available Immediately	Operating Costs and Taxes	\$14.93 (2019 estimate)
Suite 500 -	6,752 SF	Available Immediately	Parking	1:4,000 square feet @ \$450.00/stall/month reserved underground
Suite 620 -	12,327 SF	Available Immediately		

Highlights

- > +15 connected to Calgary Place, Shell Centre and Chevron Plaza
- > One block from Calgary Petroleum Club and Westin Hotel
- > Renovations recently completed to common areas
- > 4 elevators including 1 combined passenger/freight

Bike Storage

- > Bike rack located in the loading dock
- > Non-reserved
- > Look to add additional bike racks in heated underground parkade
- > Total bike parking - 32

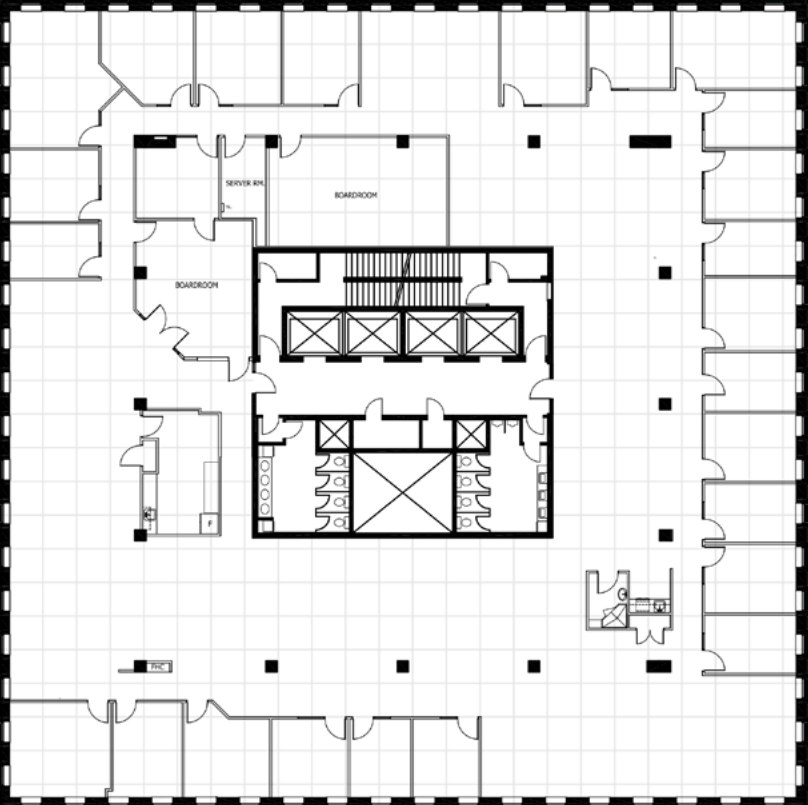


FLOOR PLANS

Floor 4 - 13,892 square feet

Suite 400 - 13,892 SF

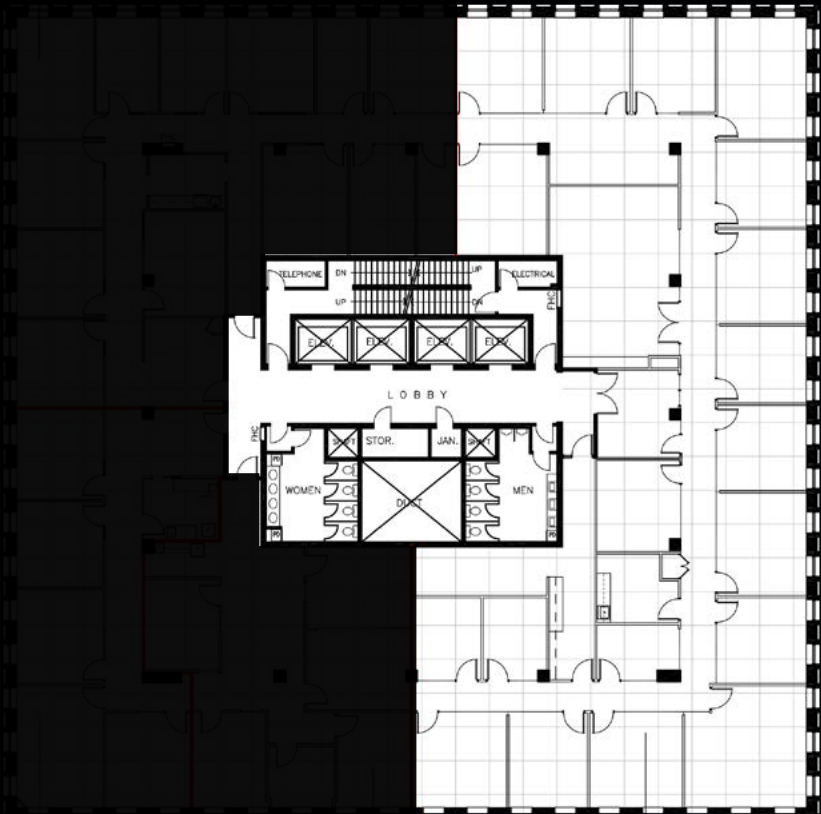
- > 24 exterior offices
- > open areas
- > 2 boardrooms
- > 2 kitchens
- > shower
- > server room



Floor 5 - 6,752 square feet

Suite 500 - 6,752 SF

- > 13 exterior offices
- > 4 interior offices
- > boardroom
- > meeting room
- > kitchen

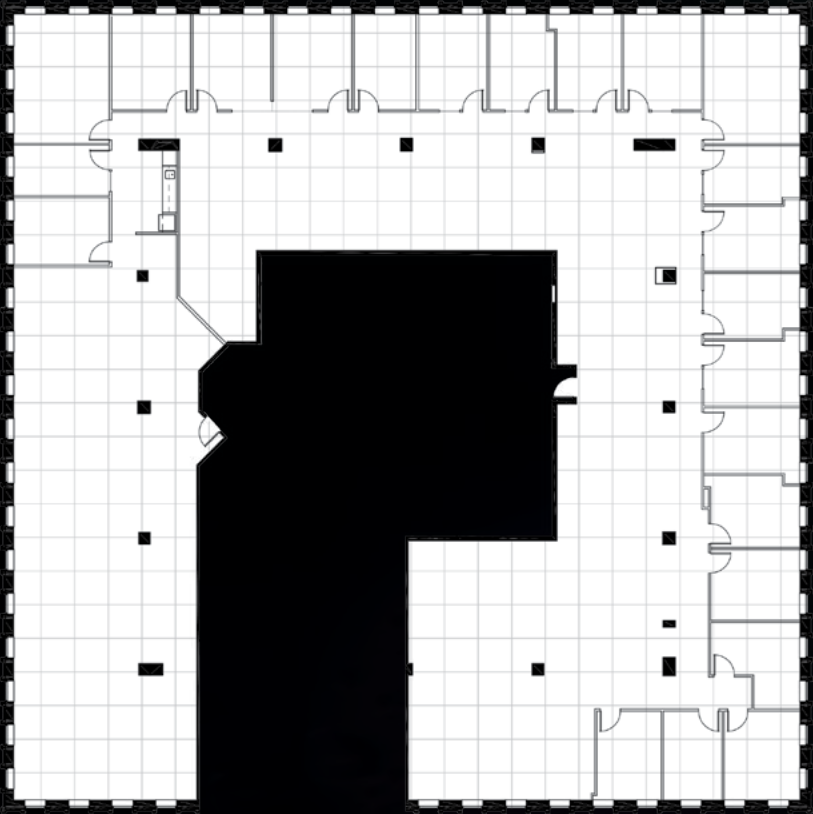


FLOOR PLANS

Floor 6 - 12,327 square feet

Suite 620 - 12,327 SF

- > 23 exterior offices
- > open area
- > kitchen



BUILDING LOCATION



LRT & Bus stations



Restaurants, Bars, Food Courts



One block from the Calgary Cycle Track



Well-connected to +15 system

CONTACT US

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