



Contact us:

David Harvey

Senior Vice President | Partners

+1 403 215 7258

david.harvey@colliers.com

Sharma Christie

Senior Vice President | Partners

+1 403 215 9864

sharma.christie@colliers.com

FOR SUBLEASE | 707 - 5th Street SW, Calgary, AB

707 Fifth

Brand new 27 floor AA building located right on the LRT line. +15 will connect to Encor Place, Barron Building and Watermark Tower. 707 Fifth offers its tenants the use of a fitness centre and conference room on the 3rd floor. There is also a landscaped winter garden and on site retail stores and restaurants. There are 5 below ground parking levels with a total of 402 parking spots. Bicycle parking is abundant and there are 13 bicycle rider showers available.

Colliers International

900, 335 8th Avenue SW

Calgary, AB T2P 1C9

www.colliers.com/calgary

+1 403 266 5544



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FOR SUBLEASE | 707 - 5th Street SW, Calgary, AB

Sublease Information

Available Subpremises	Floor 19	-	22,713 SF
	Floor 18	-	22,474 SF
	Floor 17	-	21,586 SF
	Floor 16	-	22,095 SF
	ALL FLOORS ARE BASE BUILDING CONDITION		
Sublandlord	PetroChina Canada Ltd.		
Annual Net Rent	Market Sublease Rates		
Operating Costs and Taxes	\$19.51 per square foot (2019 estimate)		
Tenant Improvement Allowance	\$50.00 per square foot for full floors Plus up to \$50.00 of rent abatement		
Occupancy Date	Immediate		
Term of Sublease	5+ years		
Parking	1:1,400 SF		

Building Details

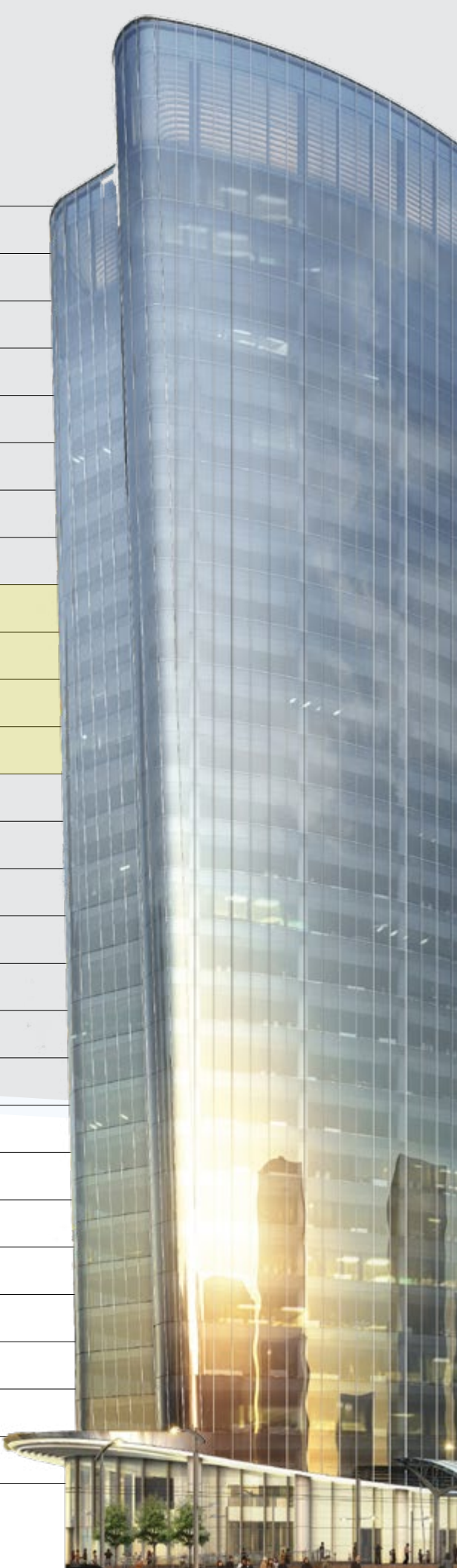
Constructed	2017	» Right on LRT line
Rentable Area	554,981 SF	» +15 connected to Watermark Tower, Encor Place, and the Barron Building
Average Floorplate	22,215 SF	» On site retail and restaurants
Number of Floors	27	» Conference room on the 3rd floor for tenant use
Landlord	Manulife Real Estate	» Tenant only fitness center with showers & lockers
HVAC	Monday - Friday 6:00 am - 6:00 pm	» Bike parking with end of trip facilities available on the main floor

Comments

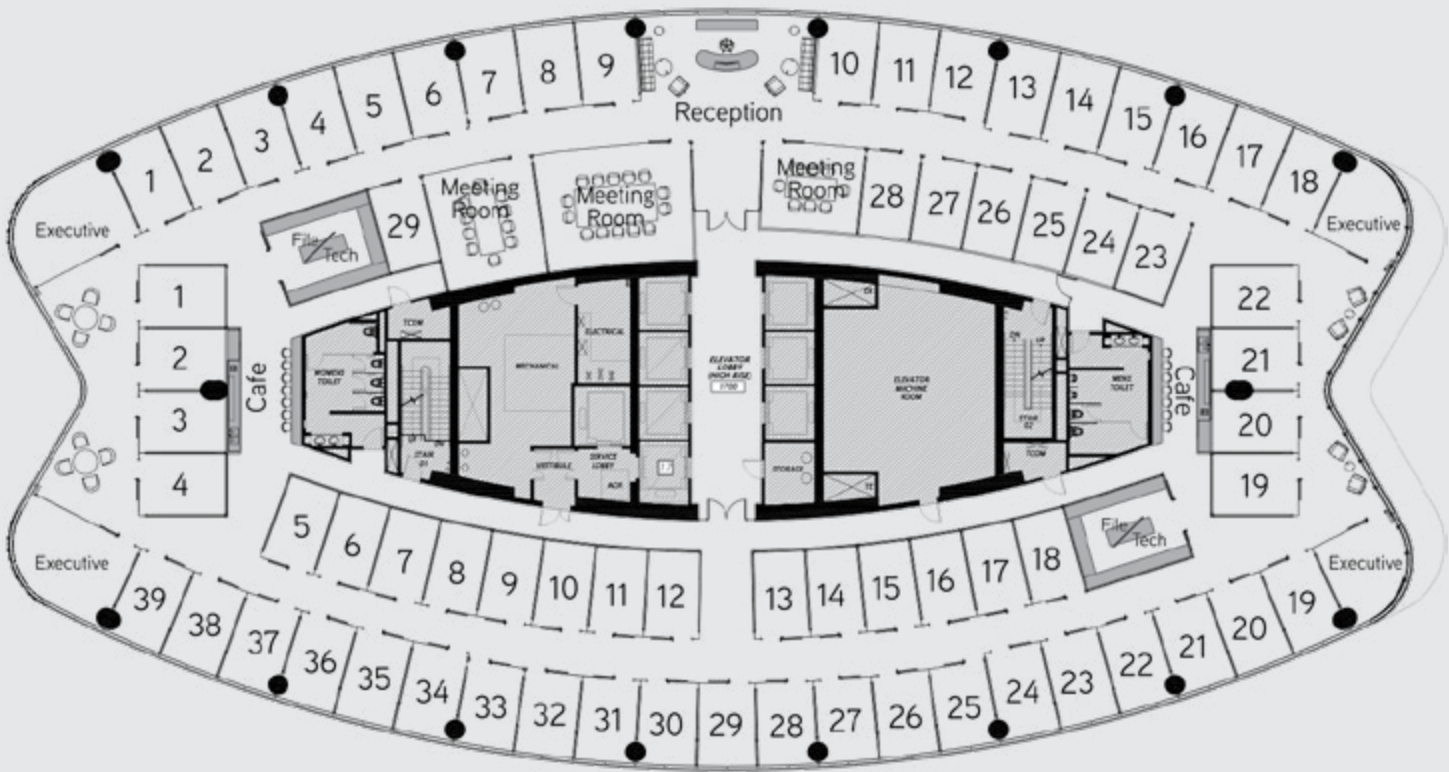
Stacking Plan

Rentable Area (SF)		
27	PetroChina Canada Ltd.	
26	PetroChina Canada Ltd.	
25	PetroChina Canada Ltd.	
24	PetroChina Canada Ltd.	
23	PetroChina Canada Ltd.	
22	PetroChina Canada Ltd.	
21	PetroChina Canada Ltd.	
20	PetroChina Canada Ltd.	
19	22,713	For Sublease
18	22,474	For Sublease
17	21,586	For Sublease
16	22,095	For Sublease
15	22,065	On Headlease
14	22,037	On Headlease
13	22,003	On Headlease
12	21,969	On Headlease
11	21,933	On Headlease
10	21,899	On Headlease
9	21,862	On Headlease
8	21,827	On Headlease
7	21,793	On Headlease
6	21,757	On Headlease
5	21,721	On Headlease
4	21,259	On Headlease
3	Amenities & Property Management Office	
2	5,949	+15 Available Retail
1	976	Lobby, Available Retail

Square footages above are based on BOMA 1996



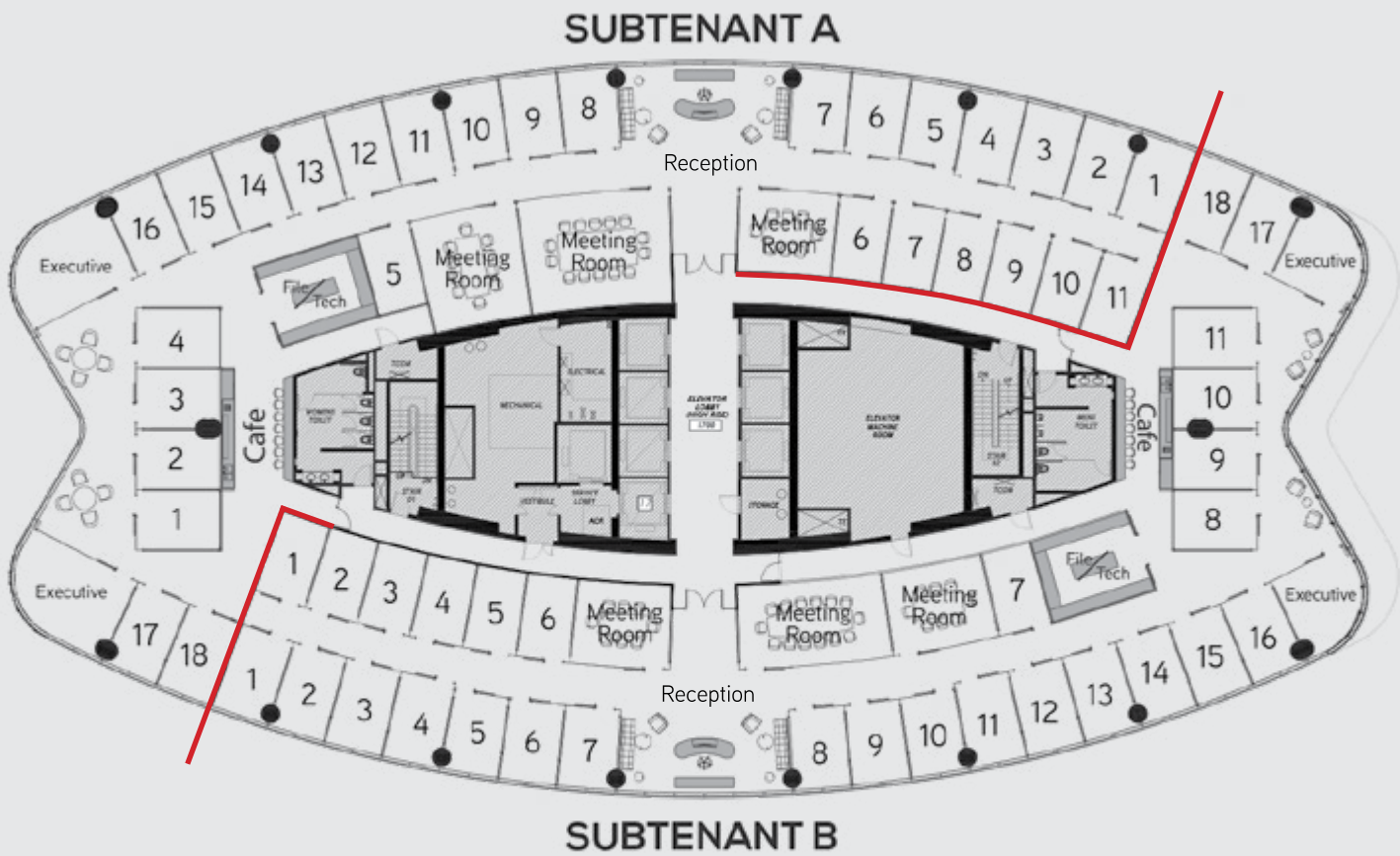
Conceptual Office Intensive Full Floor



Conceptual Office Intensive Full Floor

- 4 executive corner offices
- 39 exterior offices
- 29 interior offices
- reception area
- 3 meeting rooms
- 2 café areas
- 2 file/tech areas

Conceptual Half Floor Office Intensive



Conceptual Half Floor Office Intensive

- 2 executive offices
- 18 exterior offices
- 11 interior offices
- reception area
- 3 meeting rooms
- café area
- file/tech area





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