

JR  
· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC.

OFFICE SPACE  
**FOR LEASE**

622 5<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) • 403.770.3071

**\$3 NET** *for the*  
**FIRST 3 YEARS**

OFFICE SPACE

· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC.

Mark Blyden | 403.770.3071 | [jrmercantile.com](http://jrmercantile.com)

OFFICE SPACE

3 CONTIGUOUS FLOORS  
2ND FLOOR - 8,262 SQ. FT.  
3RD FLOOR - 8,264 SQ. FT.  
4TH FLOOR - 8,264 SQ. FT.  
PLUS 15 ACCESS  
AMPLE UNDERGROUND PARKING

· **MERCANTILE** ·

OFFICE SPACE

· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC.

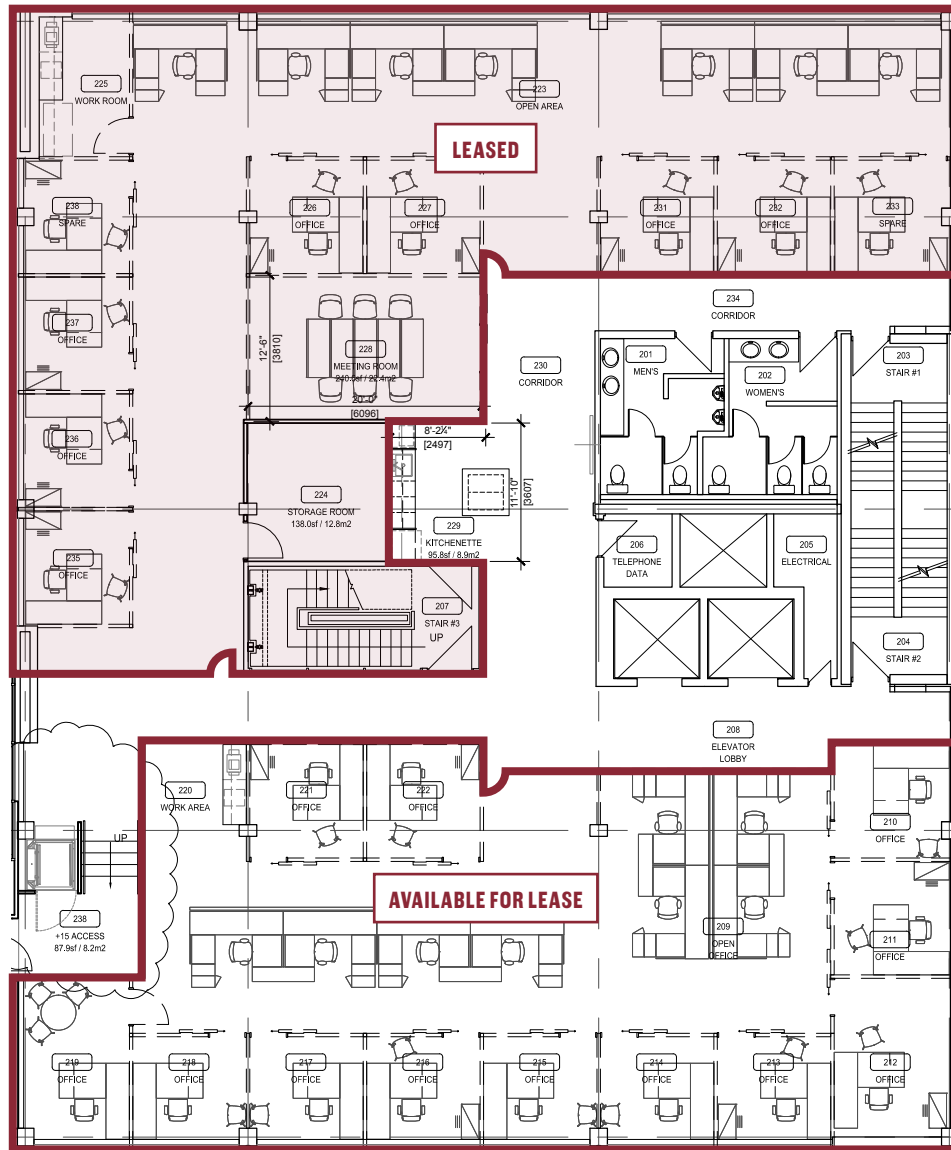
Mark Blyden | 403.770.3071 | [jrmercantile.com](http://jrmercantile.com)

622 - 5 Avenue SW

Canadian Business Unit



2<sup>ND</sup> FLOOR  
2,950 sf



\*FURNITURE LAYOUT SUBJECT TO CHANGE.

SCAN FOR VIRTUAL TOUR



VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

[jrmercantile.com](http://jrmercantile.com)

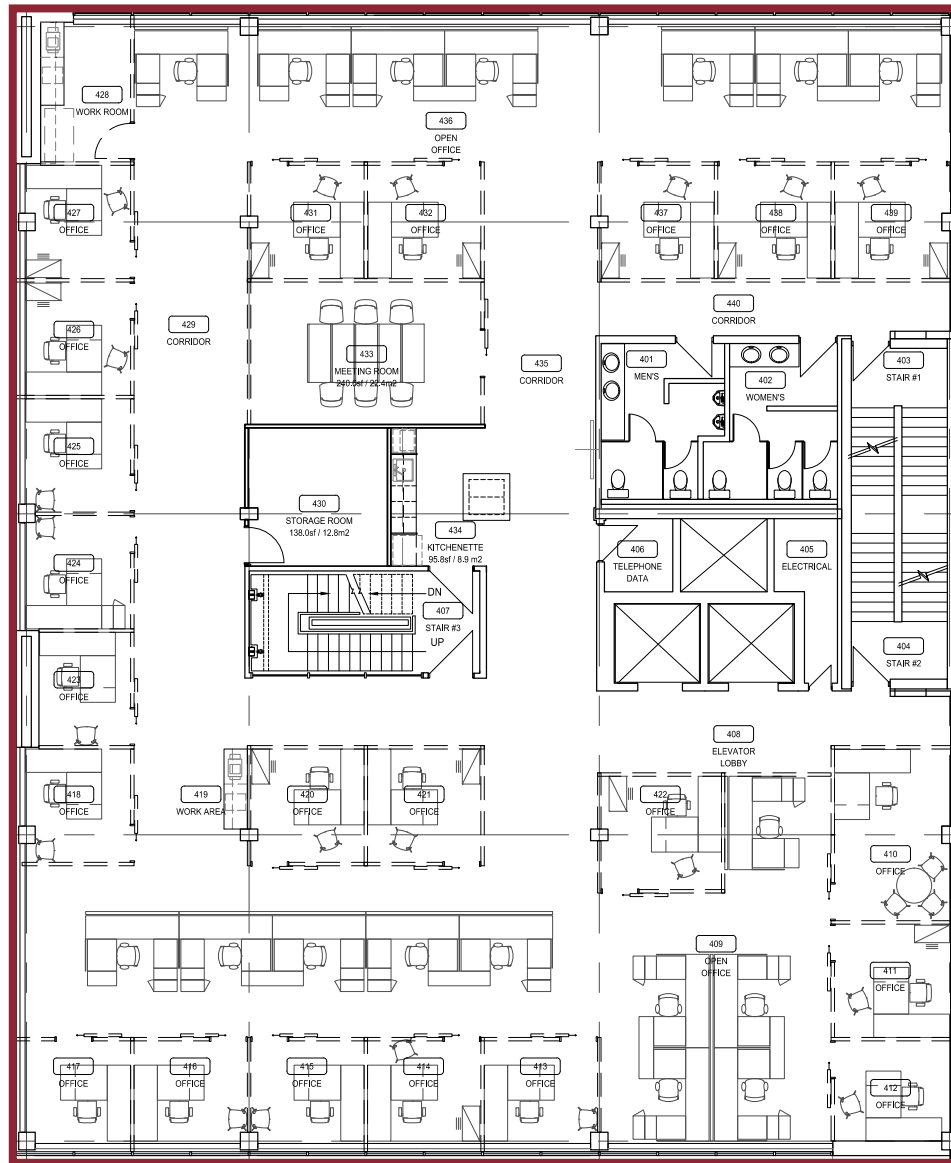
MARK BIGLOW VICE PRESIDENT & ASSOCIATE

mark@jrmercantile.com  
403.770.3071 ext 202

## FLOOR PLAN



**4<sup>TH</sup> FLOOR**  
**8,264 sf**



\*FURNITURE LAYOUT SUBJECT TO CHANGE.

## PROPERTY INFORMATION

### LOCATION

622 5<sup>TH</sup> AVENUE SW

### LANDLORD

CIDEX DEVELOPMENT LTD.

### AVAILABLE

IMMEDIATELY

### TERM

3-5 YEARS

### AVAILABLE FOR LEASE

2<sup>ND</sup> FLOOR:  
2,950 SQ. FT.

4<sup>TH</sup> FLOOR:  
8,264 SQ. FT.

### ASKING NET RENT

MARKET

### TAXES & OPERATING COSTS

\$12.65 (2021 BUDGET)

### PARKING

I1 — SURFACE STALLS  
I9 — UNDERGROUND STALLS

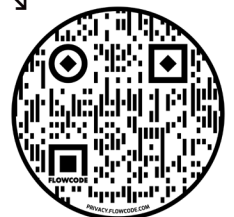
### HVAC

BUSINESS HOURS

## BUILDING HIGHLIGHTS

- DIRT WALL SYSTEM
- +15 ACCESS
- FULLY FURNISHED
- CAT 6 CABLING THROUGHOUT
- FOB BUILDING ACCESS AND INTERCOM
- BOARDROOM ON EACH FLOOR EQUIPPED WITH SONY PROJECTORS
- INTERNAL GLASS STAIRCASE THROUGHOUT

## SCAN FOR VIRTUAL TOUR



### VISIT US

300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

[jrmercantile.com](http://jrmercantile.com)

### MARK BIGLOW VICE PRESIDENT & ASSOCIATE

mark@jrmercantile.com  
403.770.3071 ext 202



KITCHEN



HALLWAY



STAIRCASE



OFFICE

VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

[jrmercantile.com](http://jrmercantile.com)

**MARK BIGLOW** VICE PRESIDENT & ASSOCIATE

[mark@jrmercantile.com](mailto:mark@jrmercantile.com)  
403.770.3071 ext 202