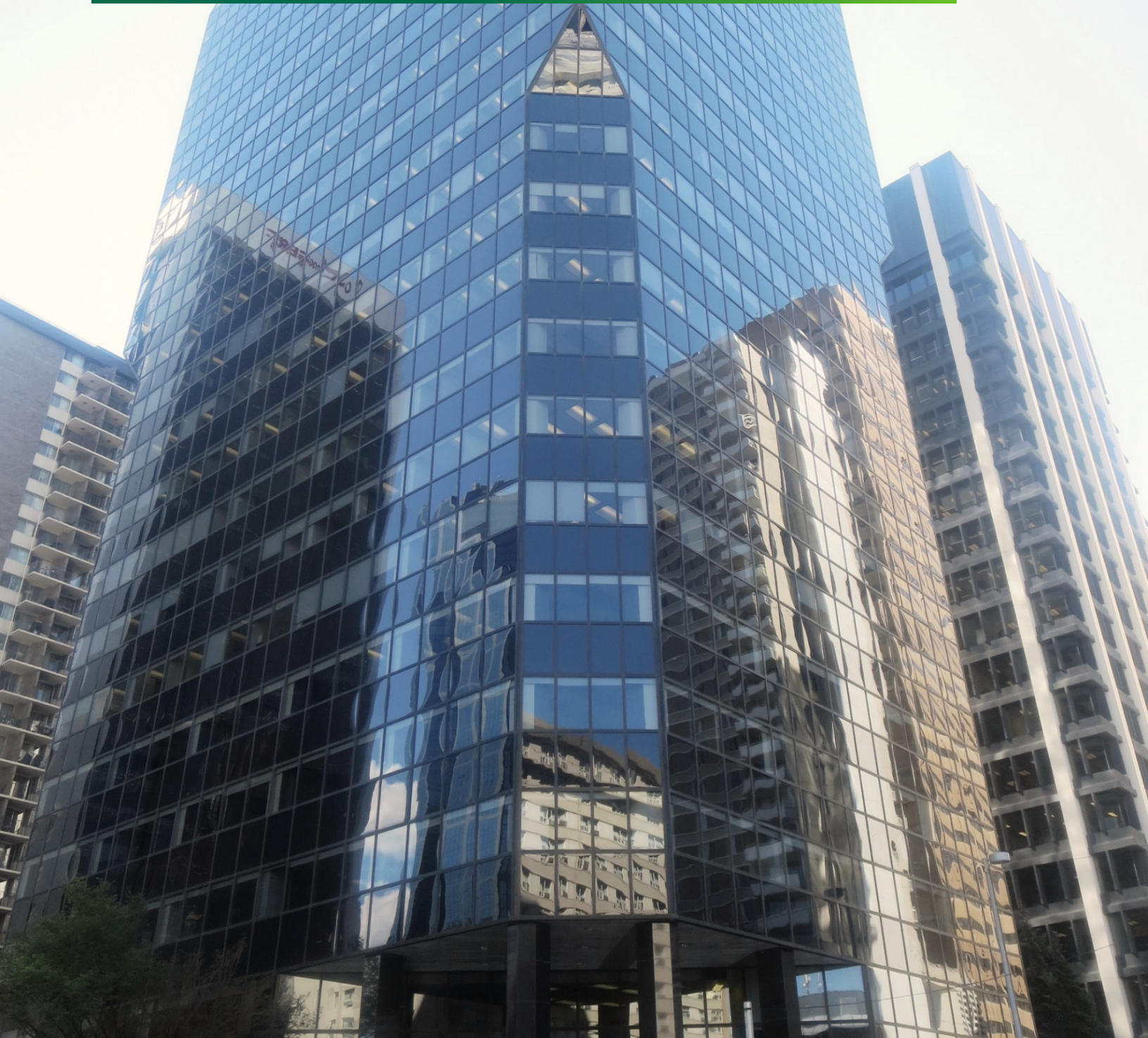


FOR LEASE

SELKIRK HOUSE

555 4 AVENUE SW
CALGARY, AB



FOR LEASE

SELKIRK HOUSE



HEADLEASE PARTICULARS

+ AVAILABLE PREMISES:

21 st Floor	11,353 sq. ft.
17 th Floor	11,353 sq. ft.
16 th Floor	4,195 sq. ft.
14 th Floor	2,537 sq. ft.
11 th Floor	11,353 sq. ft.
9 th Floor	1,777 sq. ft.
8 th Floor	11,149 sq. ft.
5 th Floor	11,149 sq. ft.
4 th Floor	11,149 sq. ft.
3 rd Floor	11,149 sq. ft.
Main Floor	1,588 sq. ft.

+ AVAILABILITY:

Immediate

+ HEADLEASE TERM:

5 – 10 years

+ PARKING:

1 stall per 4,000 sq. ft.

+ NET RENTAL RATE:

Market Rates

+ ALLOWANCE:

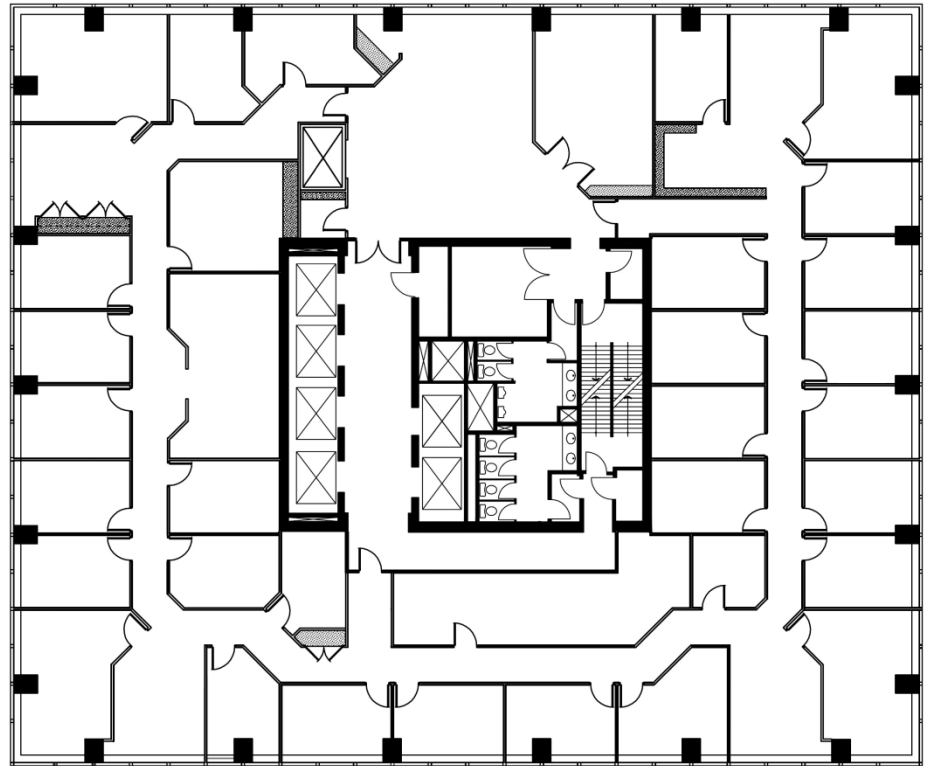
Negotiable

+ 2017 OP. COSTS & TAXES:

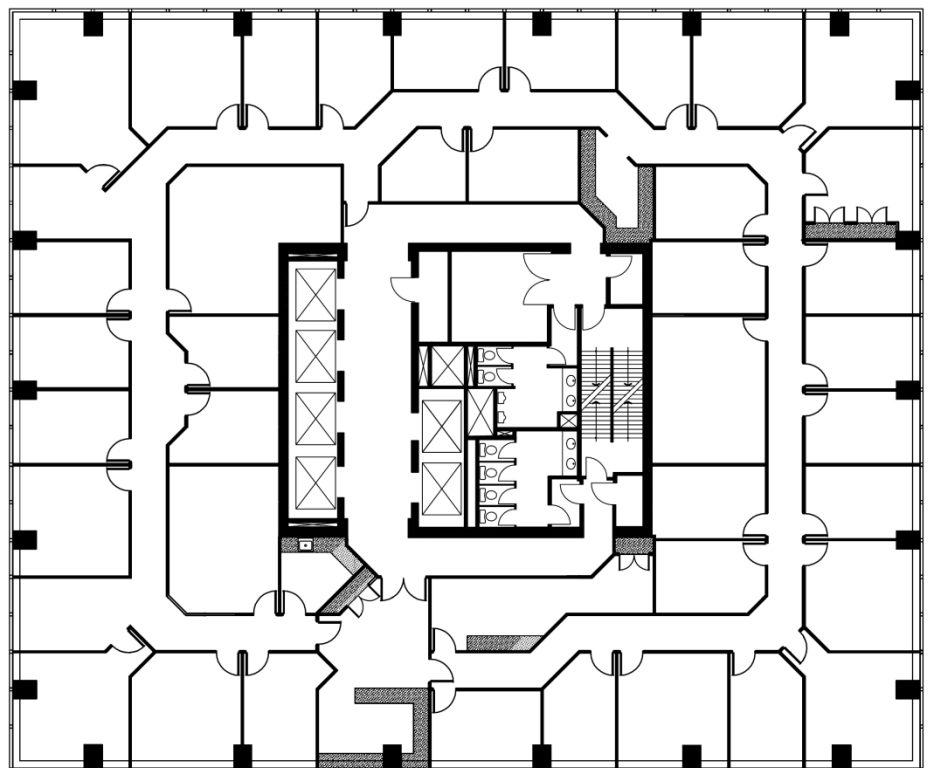
\$17.66 per square foot

+ HIGHLIGHTS:

- Quality open plan improvements on floors 3, 4 and 5
- Landlord will demise floors 3, 4, 5, 14 and 16
- BOMA 1996 measurement standard
- Excellent amenities available for tenant use including conference and fitness facilities



21ST FLOOR
11,353 SQ. FT.



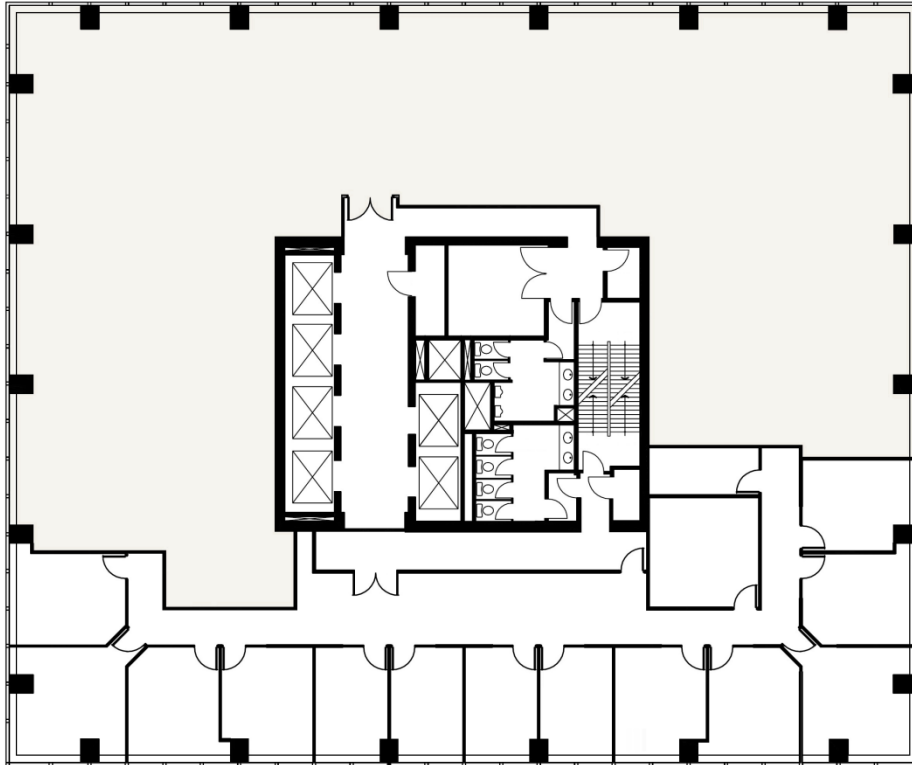
17TH FLOOR
11,353 SQ. FT.



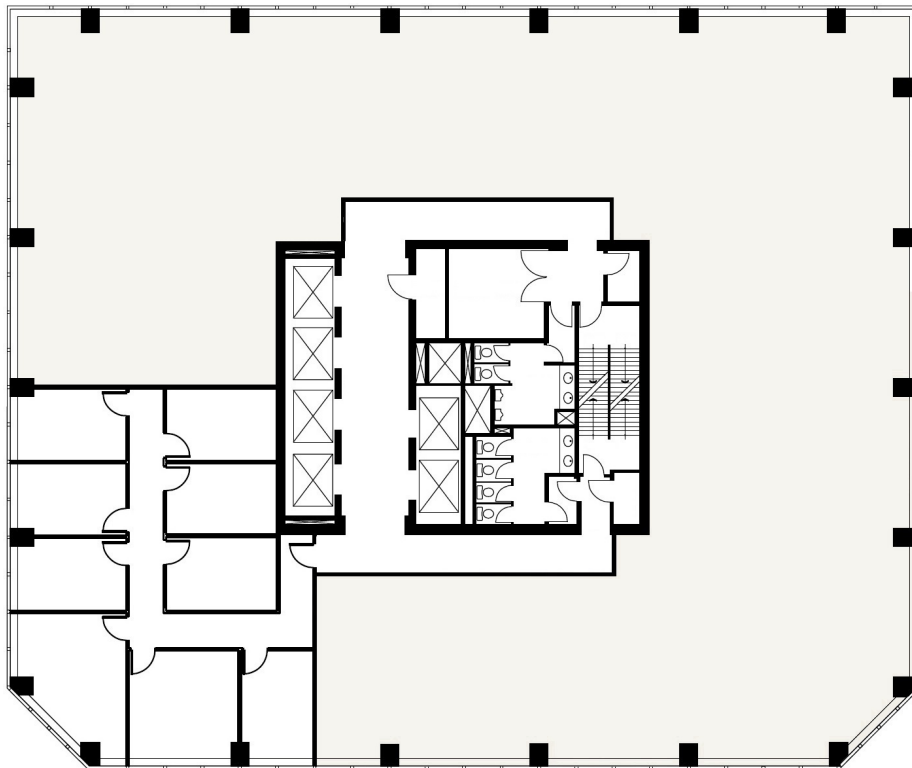
FOR LEASE
SELKIRK HOUSE



FLOOR PLANS



16TH FLOOR
4,195 SQ. FT.



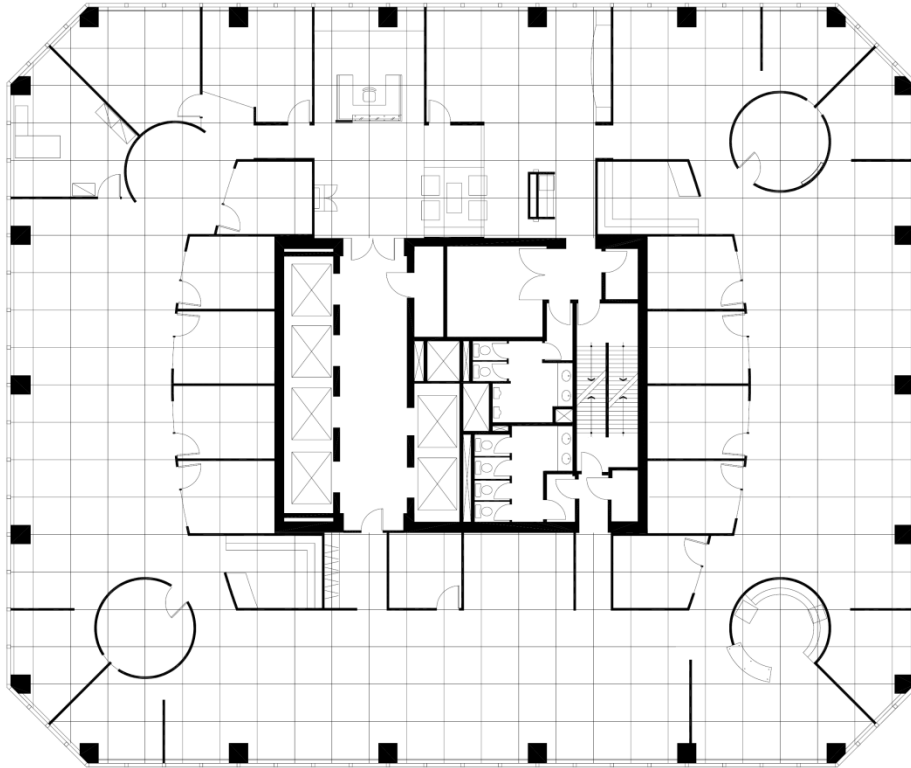
14TH FLOOR
2,537 SQ. FT.



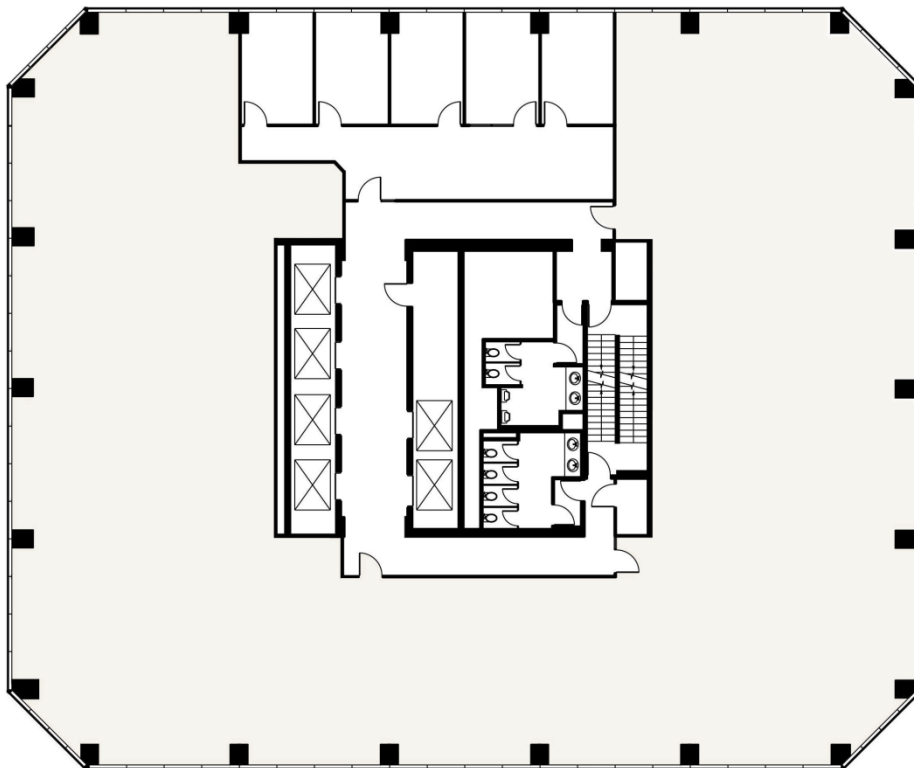
FOR LEASE
SELKIRK HOUSE



FLOOR PLANS



11TH FLOOR
11,353 SQ. FT.



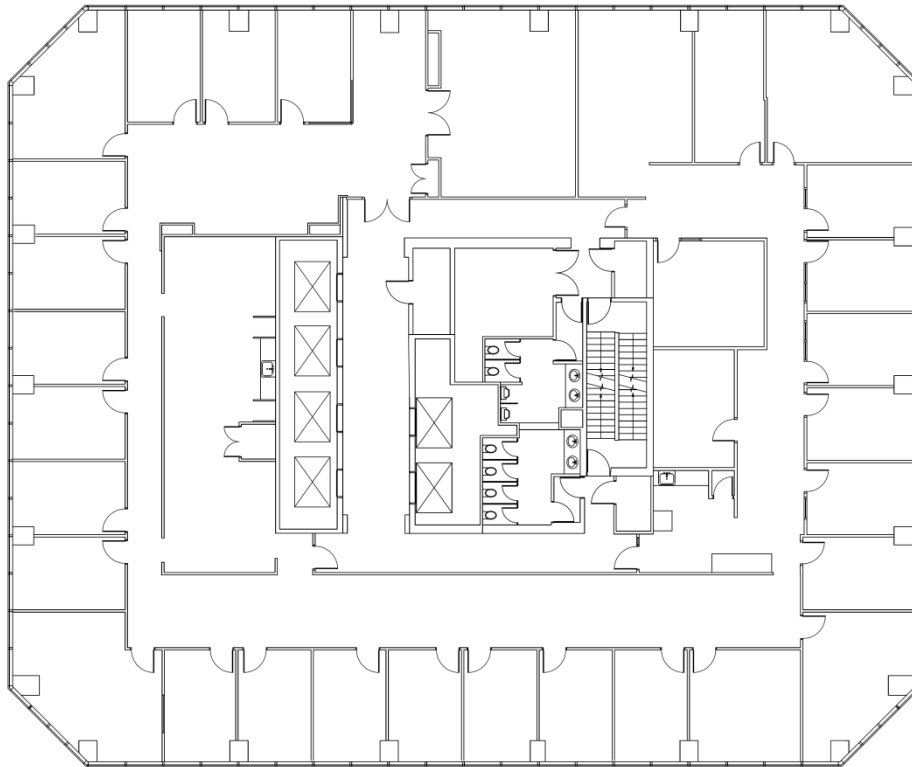
9TH FLOOR
1,777 SQ. FT.



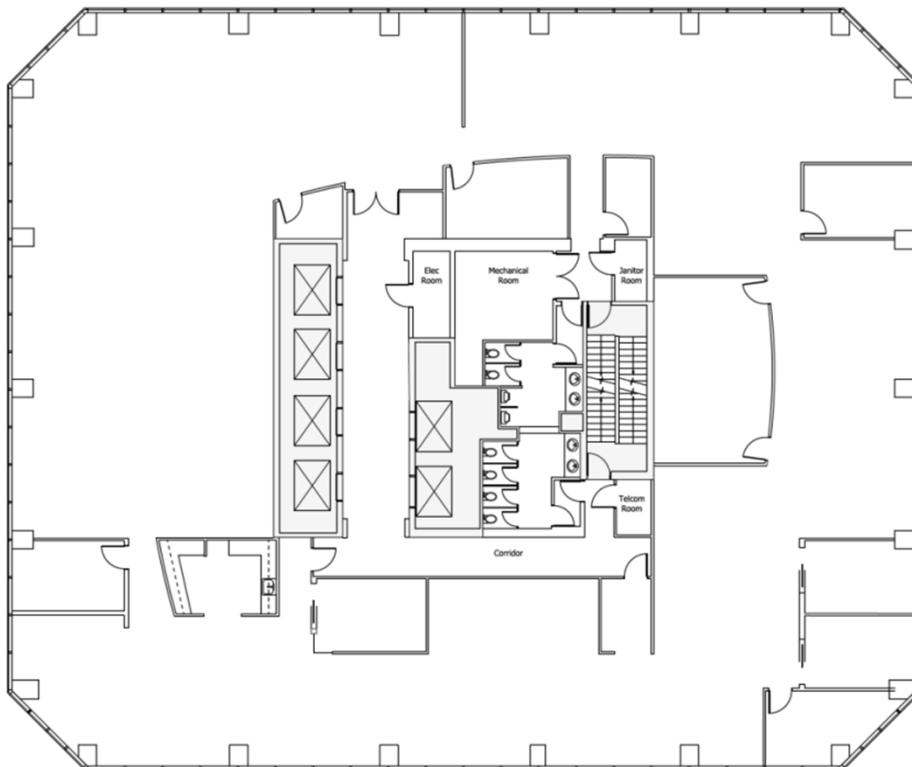
FOR LEASE
SELKIRK HOUSE



FLOOR PLANS



8TH FLOOR
11,149 SQ. FT.



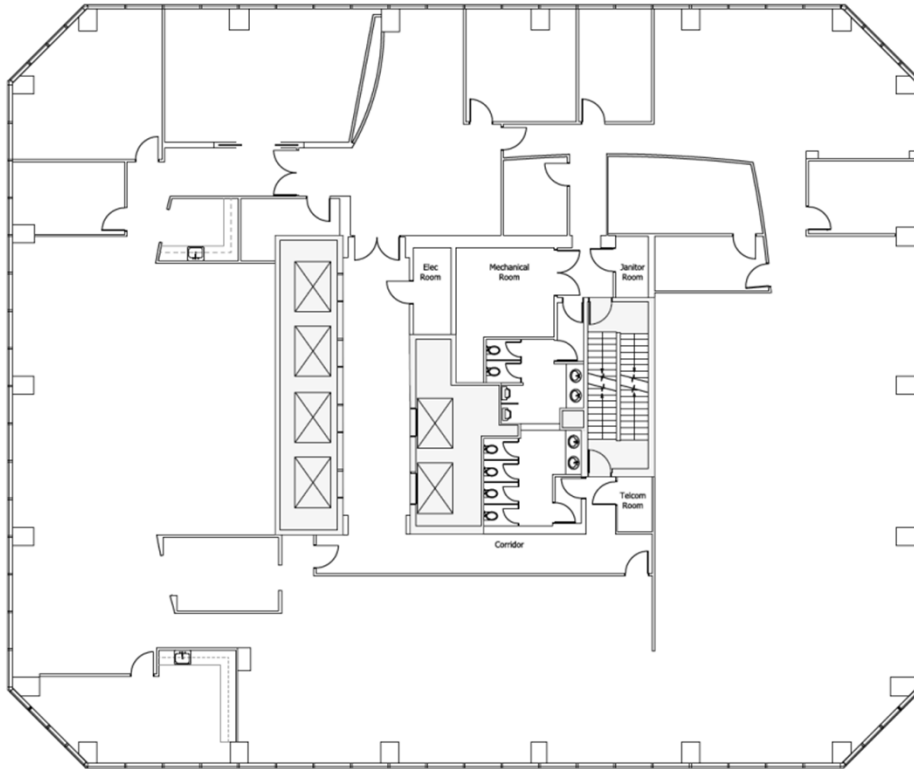
5TH FLOOR
11,149 SQ. FT.



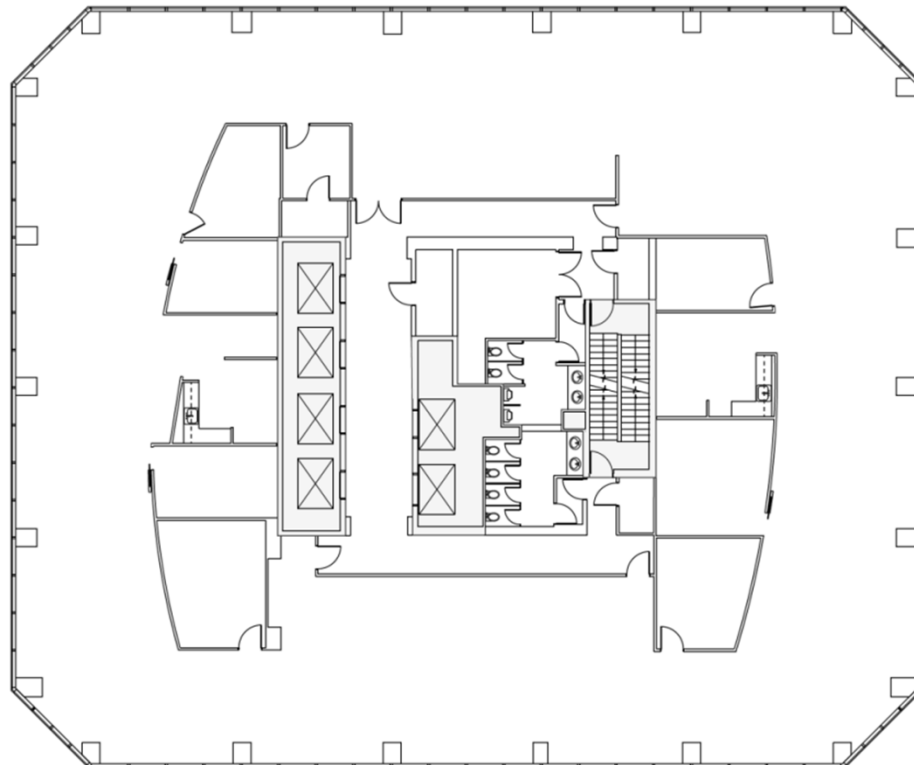
FOR LEASE
SELKIRK HOUSE



FLOOR PLANS



4TH FLOOR
11,149 SQ. FT.



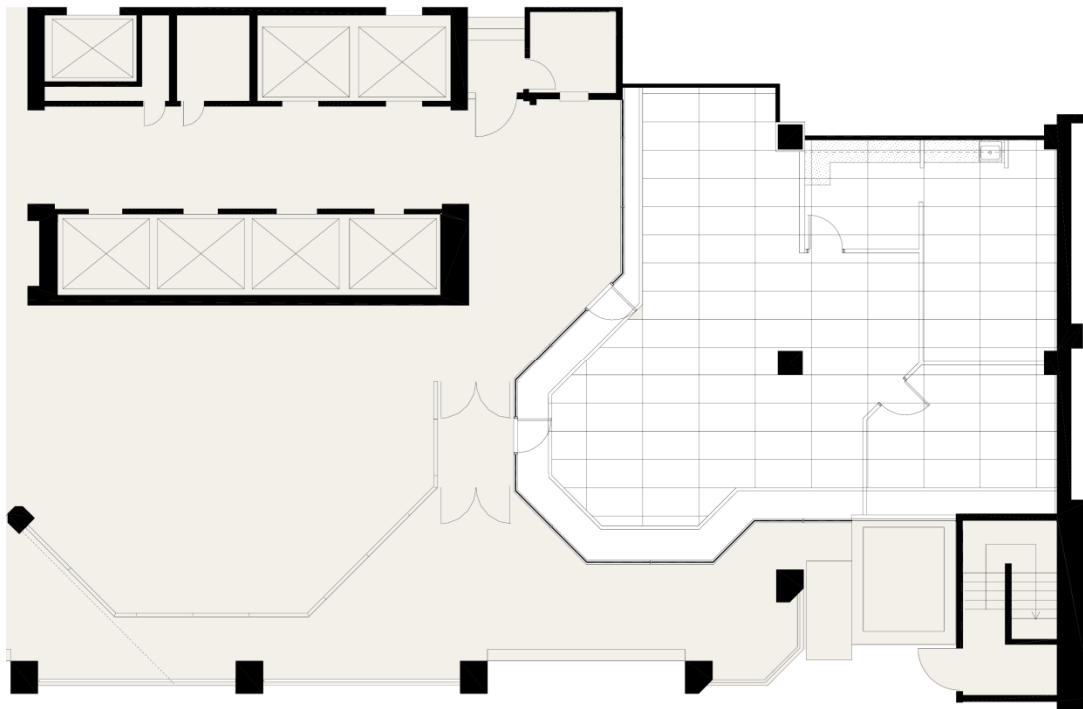
3RD FLOOR
11,149 SQ. FT.



FOR LEASE
SELKIRK HOUSE



FLOOR PLAN

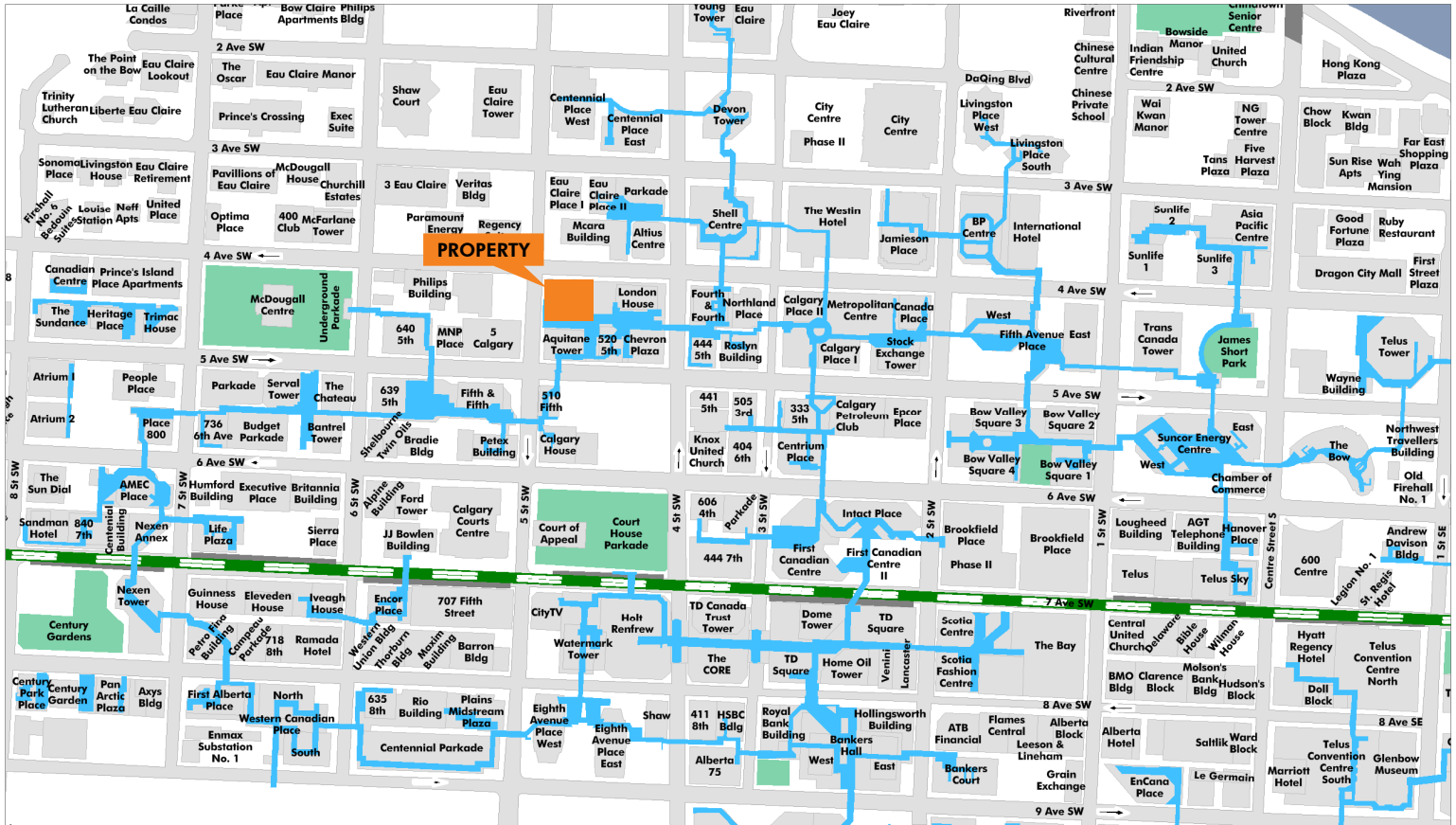


MAIN FLOOR
1,588 SQ. FT.





DOWNTOWN MAP



BUILDING HIGHLIGHTS & AMENITIES

- + Excellent amenities available for tenant use including conference and fitness facilities
- + Close proximity to the LRT



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