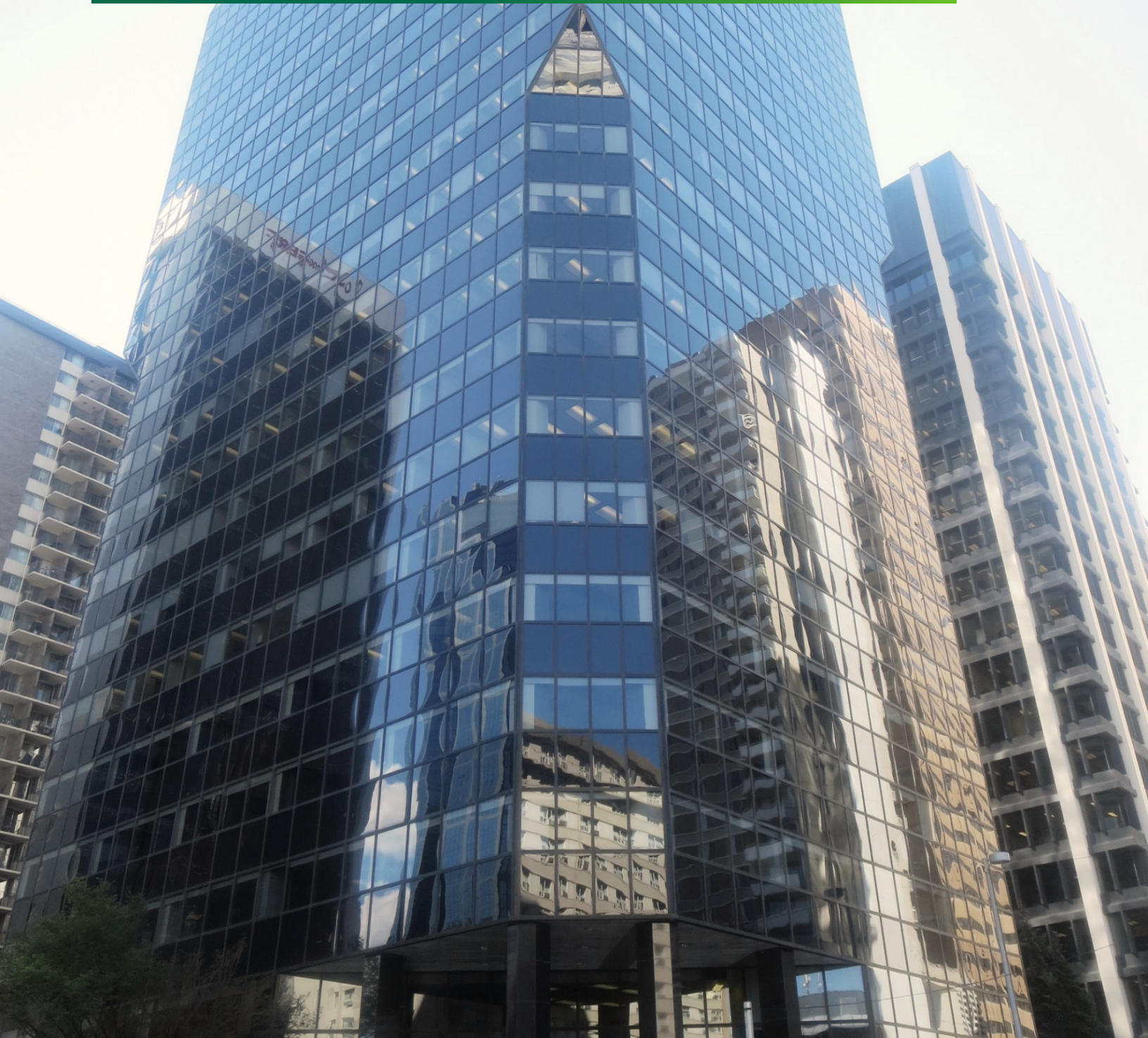


FOR LEASE

# SELKIRK HOUSE

555 4 AVENUE SW  
CALGARY, AB



# FOR LEASE

## SELKIRK HOUSE



### HEADLEASE PARTICULARS

#### + AVAILABLE PREMISES:

21 <sup>st</sup> Floor	11,353 sq. ft.
17 <sup>th</sup> Floor	11,353 sq. ft.
16 <sup>th</sup> Floor	4,195 sq. ft.
14 <sup>th</sup> Floor	2,537 sq. ft.
11 <sup>th</sup> Floor	11,353 sq. ft.
9 <sup>th</sup> Floor	1,777 sq. ft.
8 <sup>th</sup> Floor	11,149 sq. ft.
5 <sup>th</sup> Floor	11,149 sq. ft.
4 <sup>th</sup> Floor	11,149 sq. ft.
3 <sup>rd</sup> 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:

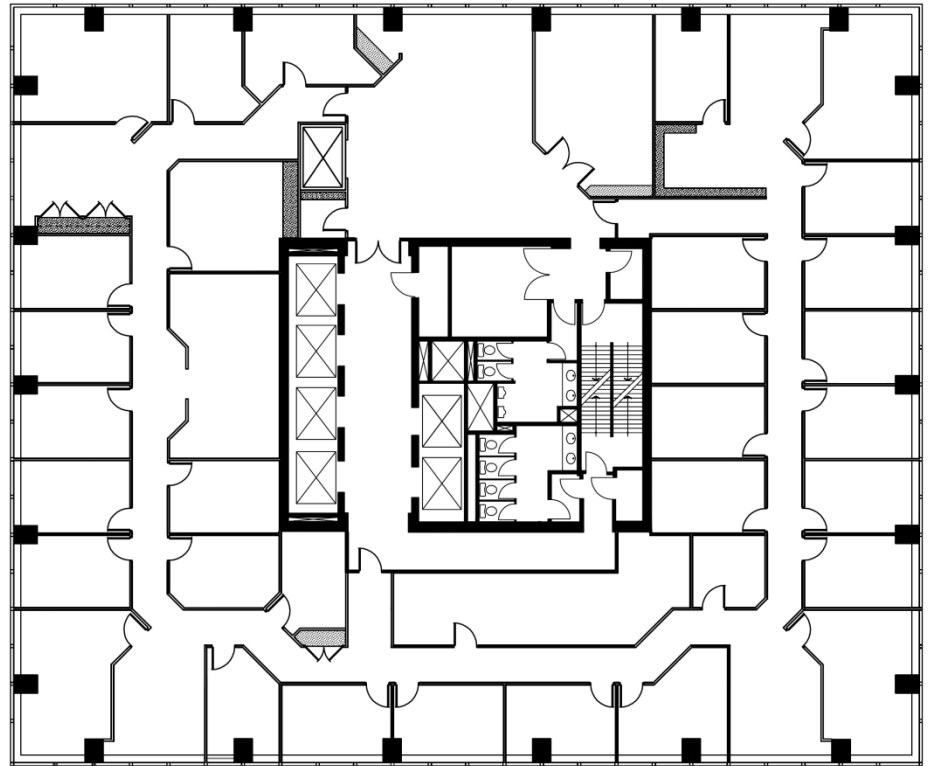
Negotiable

#### + 2017 OP. COSTS & TAXES:

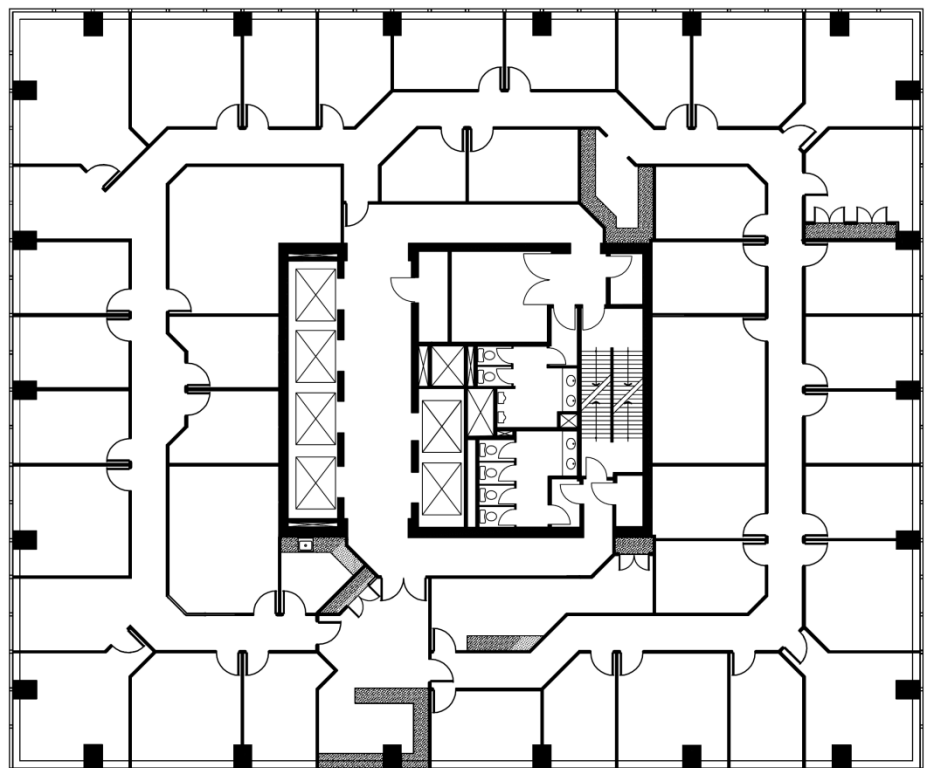
\$17.66 per square foot

#### + 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



21<sup>ST</sup> FLOOR  
11,353 SQ. FT.



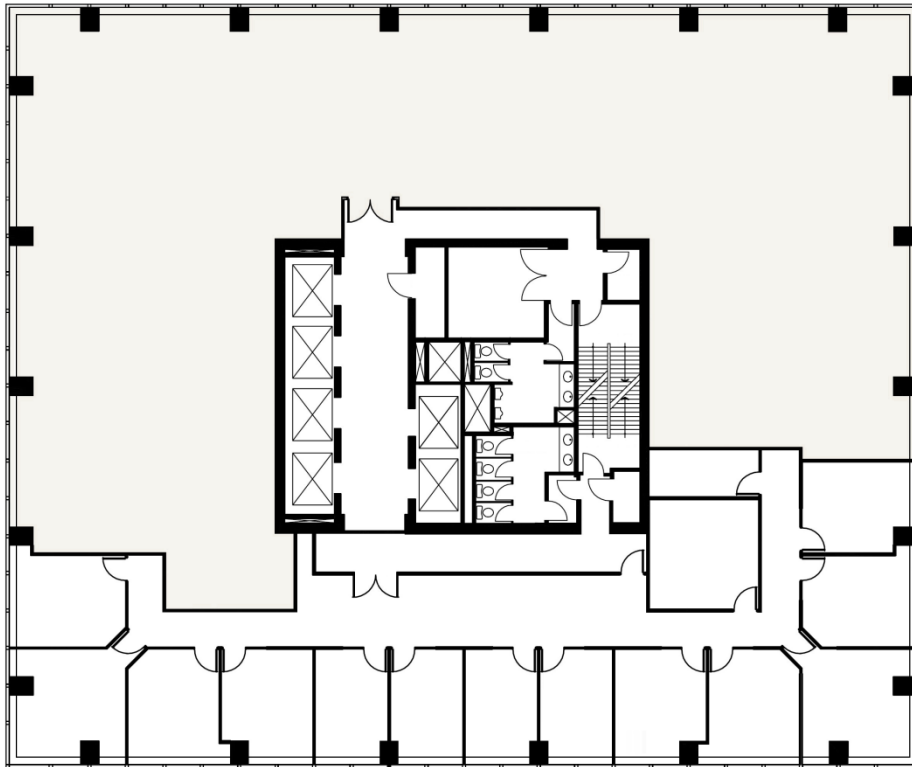
17<sup>TH</sup> FLOOR  
11,353 SQ. FT.



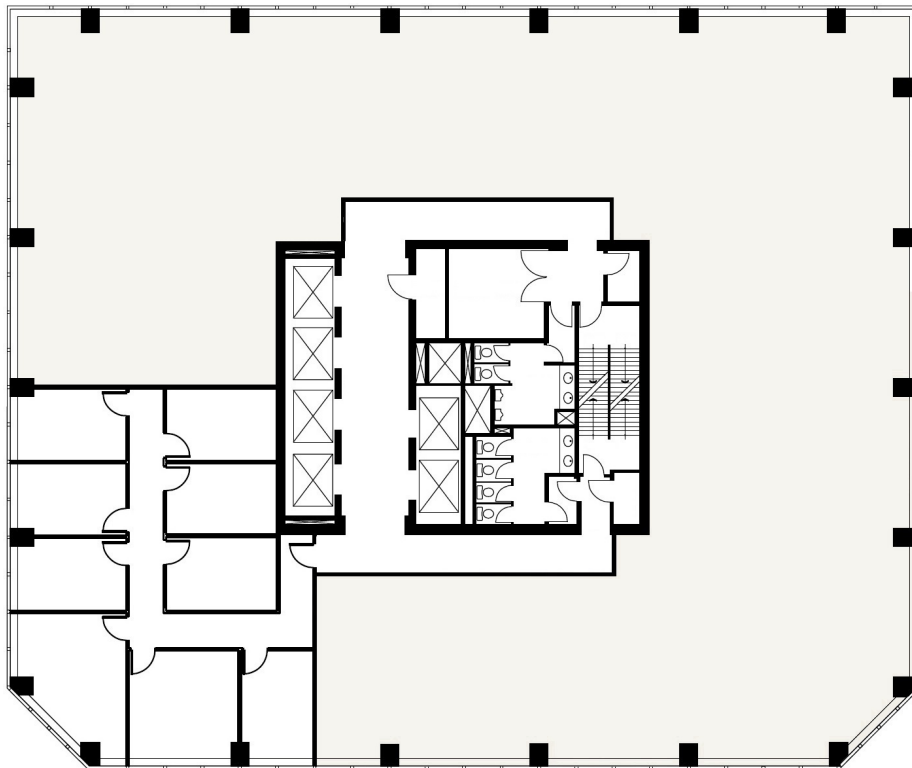
FOR LEASE  
**SELKIRK HOUSE**



**FLOOR PLANS**



**16TH FLOOR**  
**4,195 SQ. FT.**



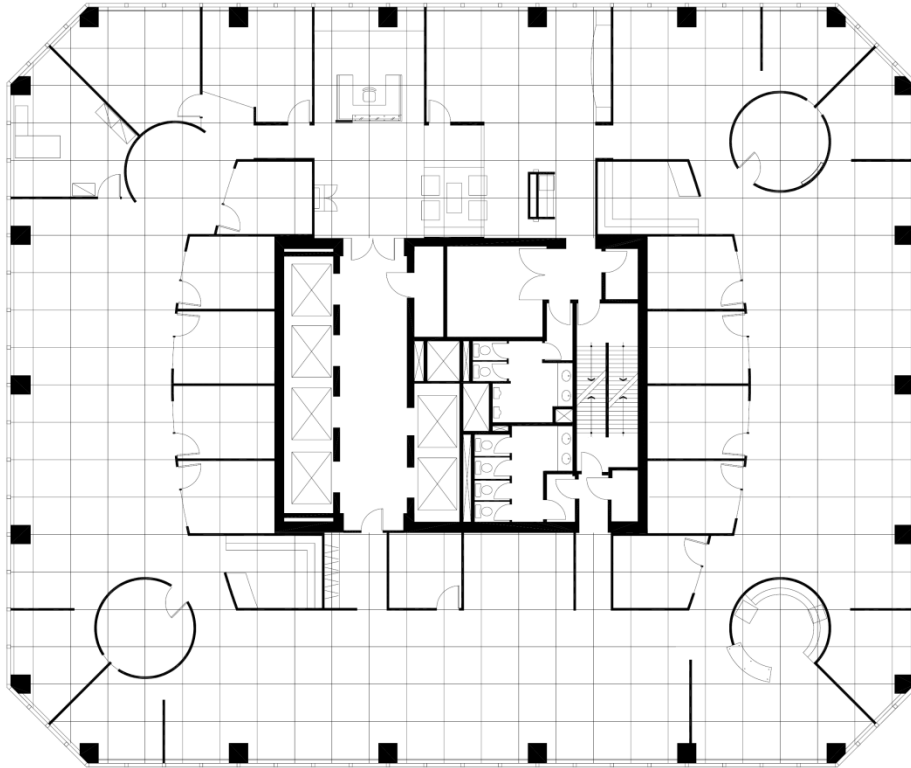
**14TH FLOOR**  
**2,537 SQ. FT.**



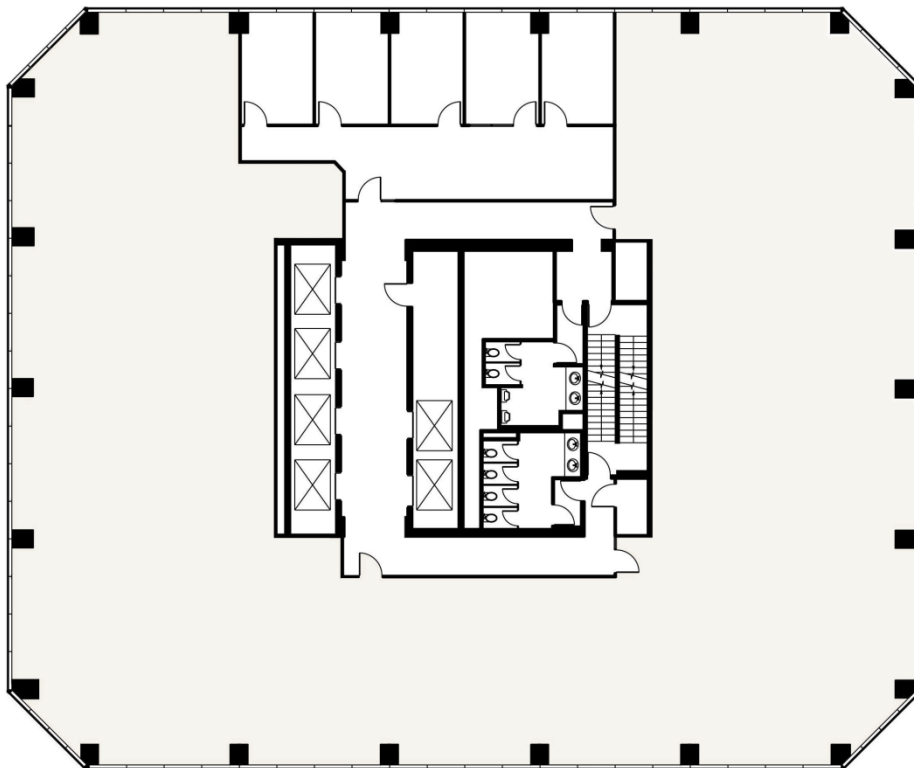
FOR LEASE  
**SELKIRK HOUSE**



**FLOOR PLANS**



**11<sup>TH</sup> FLOOR**  
**11,353 SQ. FT.**



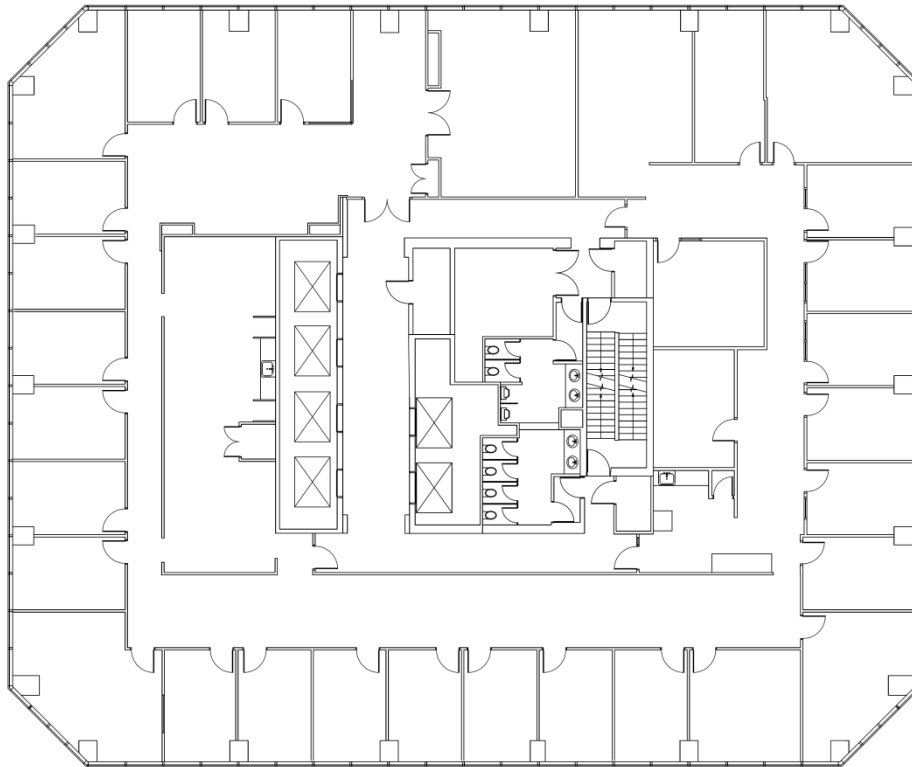
**9<sup>TH</sup> FLOOR**  
**1,777 SQ. FT.**



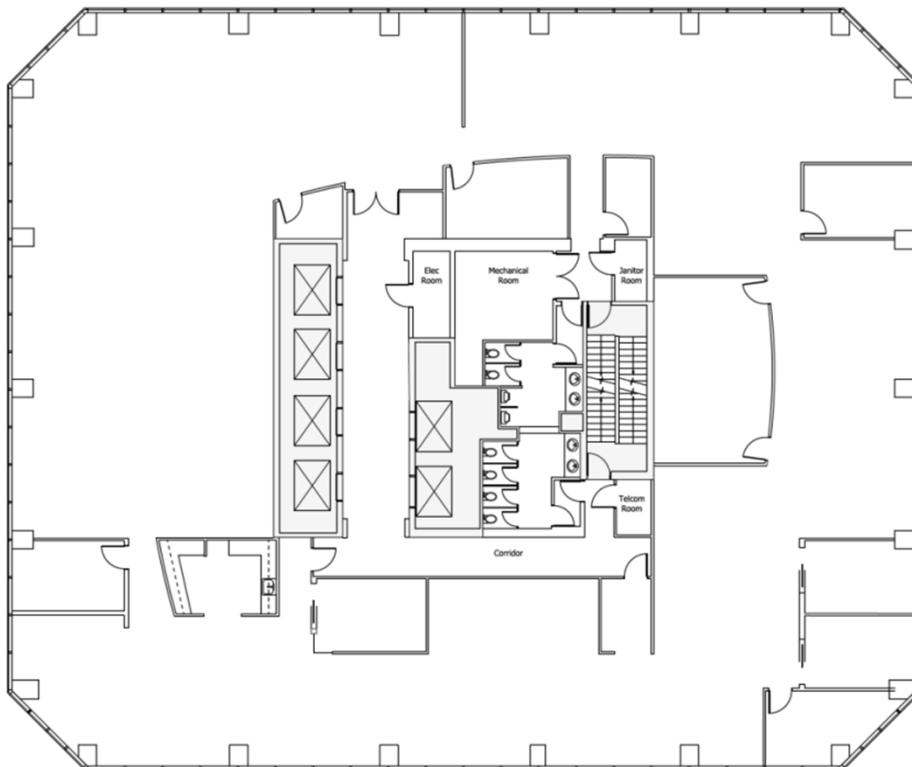
FOR LEASE  
**SELKIRK HOUSE**



**FLOOR PLANS**



**8<sup>TH</sup> FLOOR**  
**11,149 SQ. FT.**



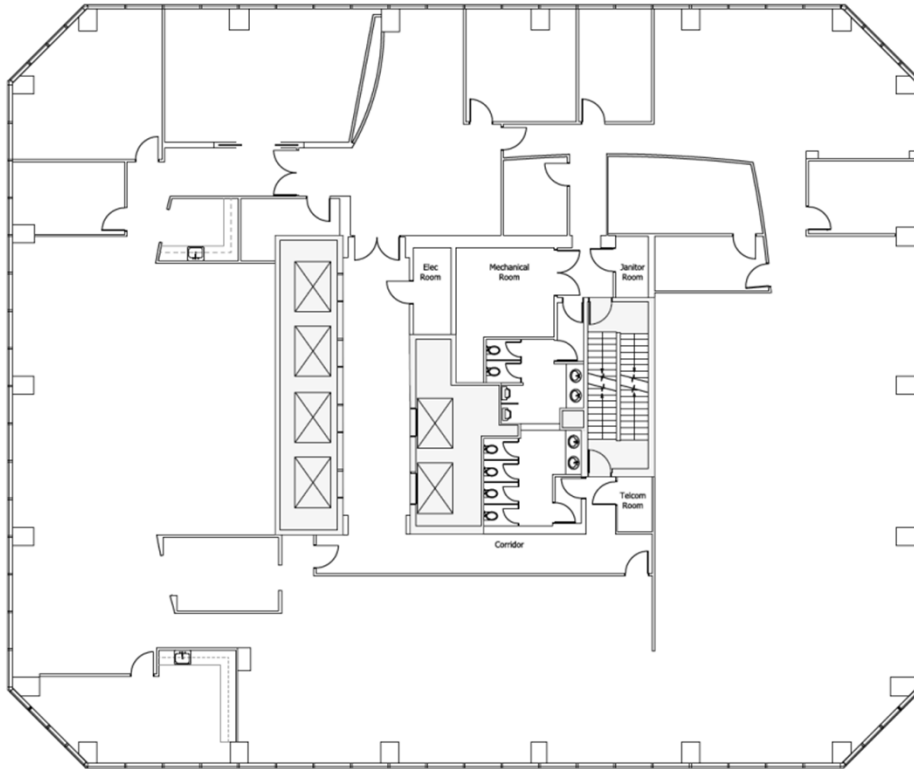
**5<sup>TH</sup> FLOOR**  
**11,149 SQ. FT.**



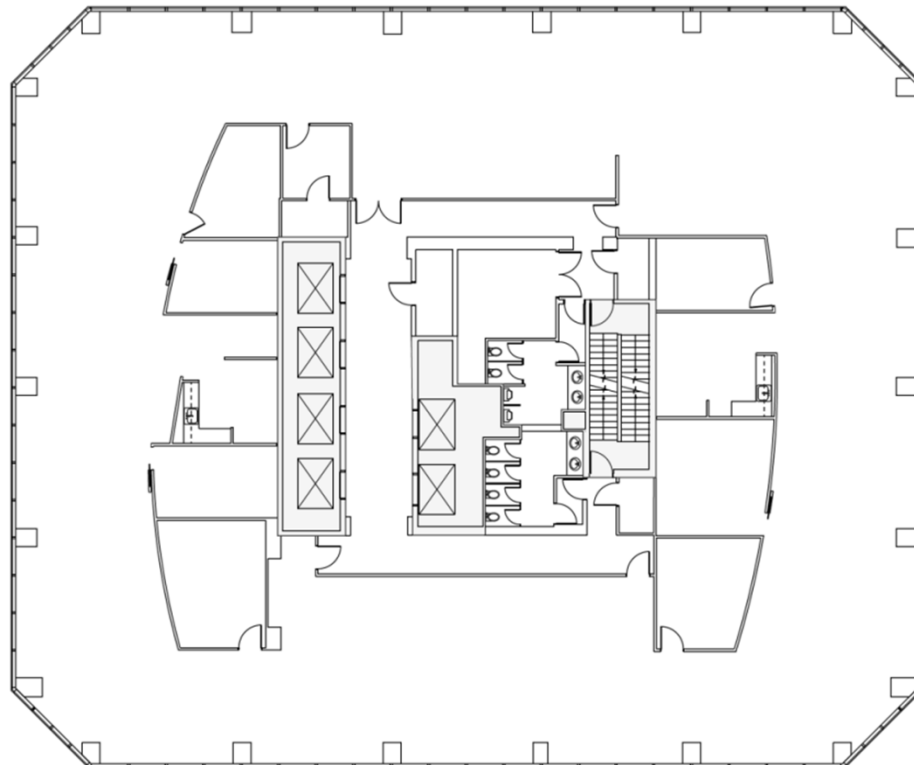
FOR LEASE  
**SELKIRK HOUSE**



**FLOOR PLANS**



**4TH FLOOR**  
**11,149 SQ. FT.**



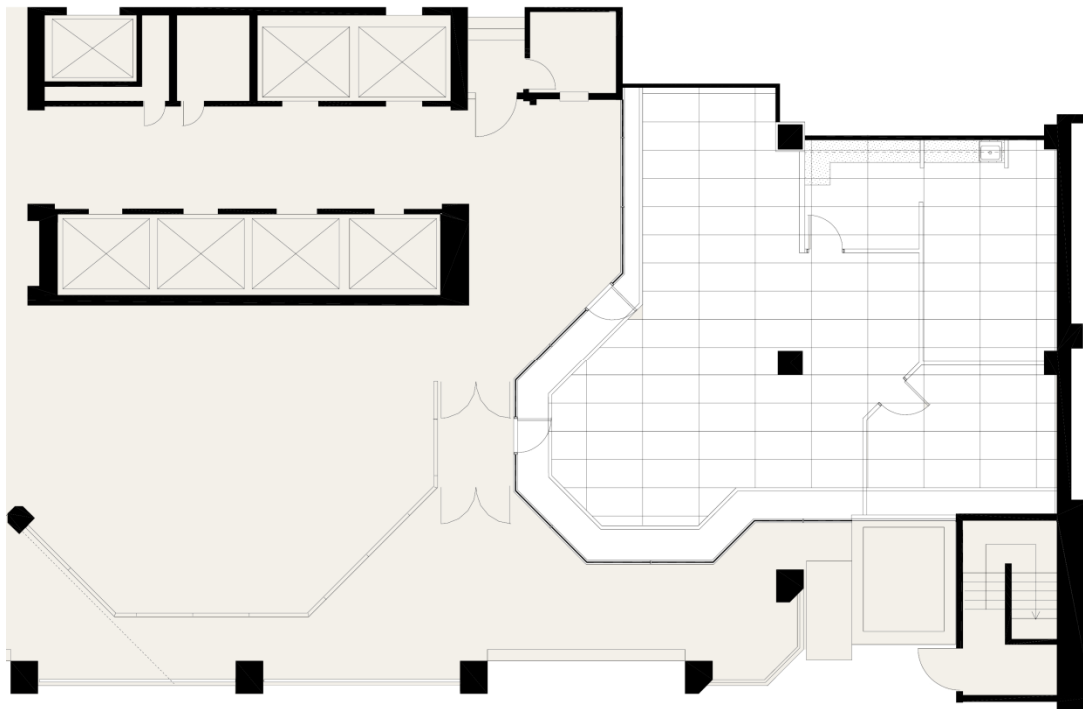
**3RD FLOOR**  
**11,149 SQ. FT.**



FOR LEASE  
**SELKIRK HOUSE**



**FLOOR PLAN**

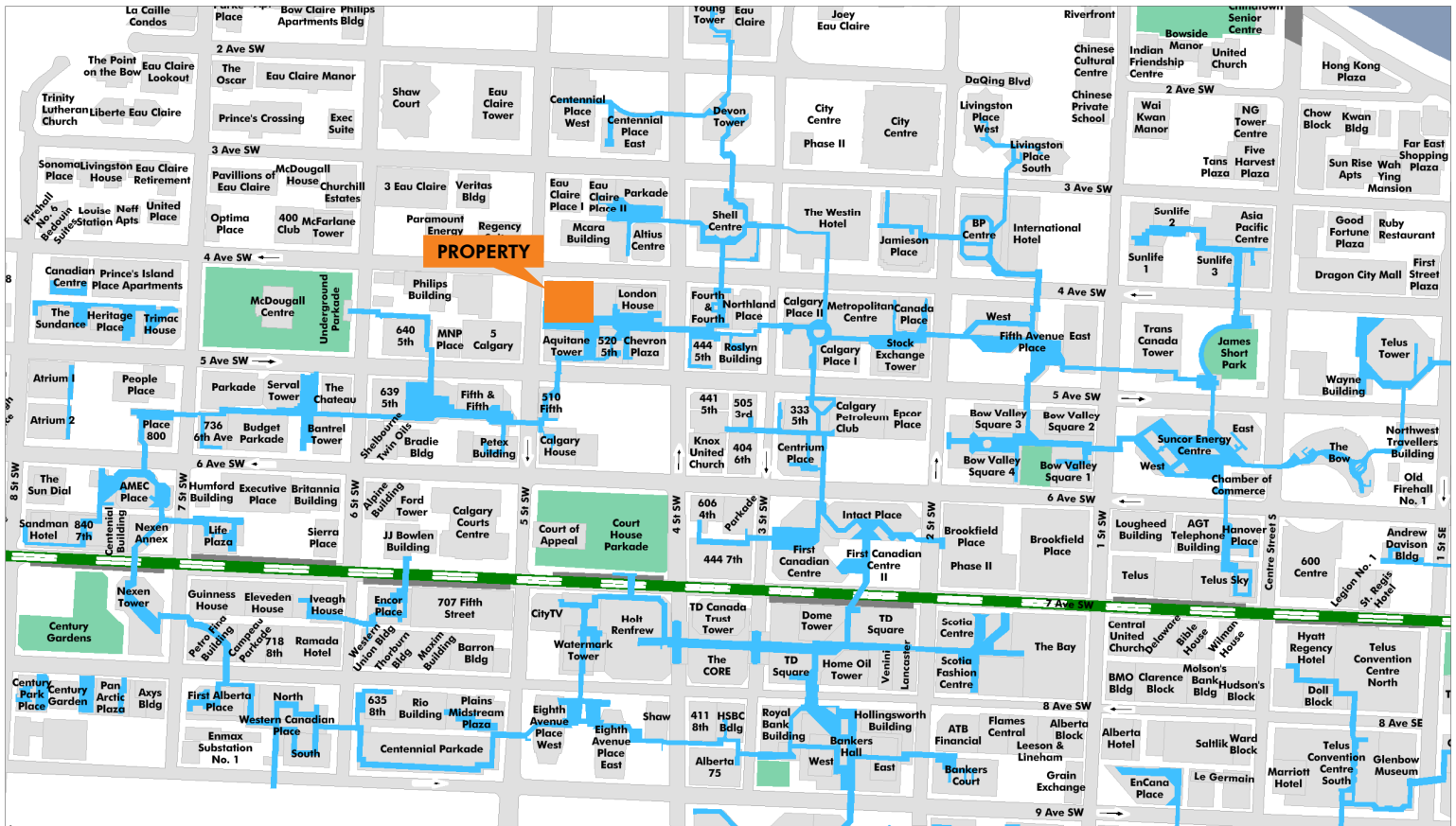


**MAIN FLOOR**  
**1,588 SQ. FT.**





## DOWNTOWN MAP



## BUILDING HIGHLIGHTS & AMENITIES

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



## CONTACT US

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