



 **JLL** SEE A BRIGHTER WAY

For sale

5550 1st Street SW
Calgary, AB

Two Story Building for Sale

- Located in the Manchester Office Park in an amenity rich area
- Unique opportunity to purchase and customize an entire building
- Desirable south-central location with access to amenities, downtown, and Chinook LRT Station
- Low-rise buildings offer constant fresh air supply and outdoor access points
- Large windows provide abundant natural light throughout the space





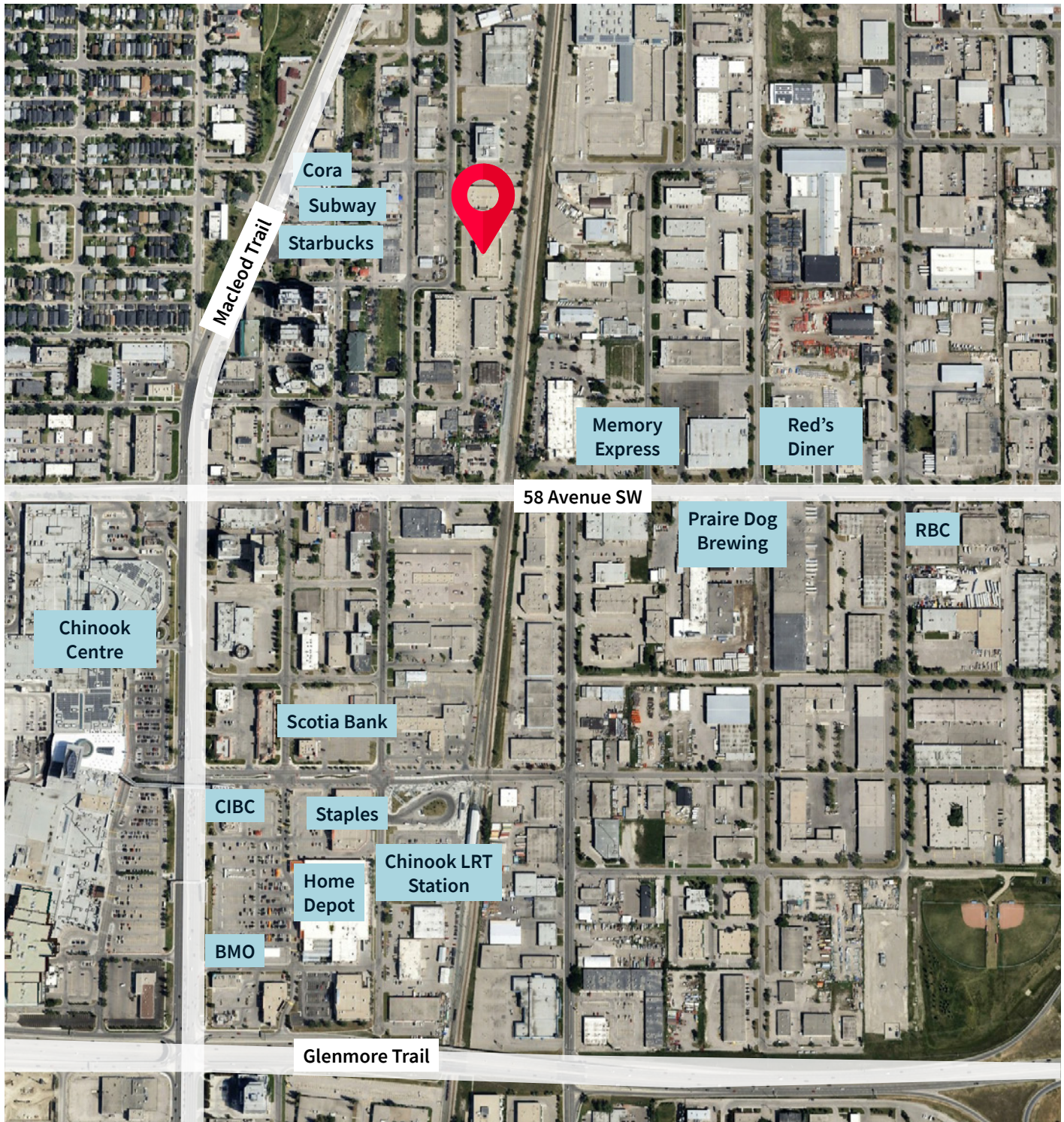
Building Details

Building Size	48,667 sf
Floors	2
Year Built	2008
Fibre Provider	Telus
Backup Power	Dedicated High Capacity Backup Generator

Property Details

Available Space	Main Floor: 24,325 sf Second Floor: 24,342 sf Total: 48,667 SF
Availability	Immediately
Sale Price	Market Price
Op Cost	\$15.38 psf (est. 2024)
Parking	177 surface stalls 1 Stall Per 275 SF Free of Charge
Zoning	I - B

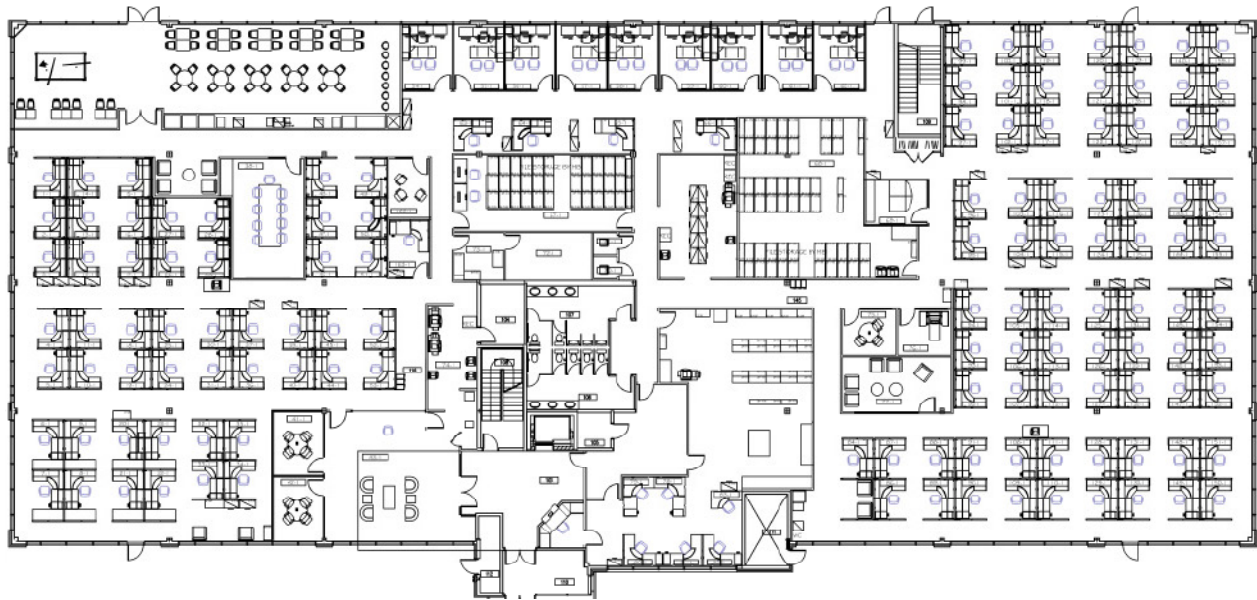
Location and Surrounding Area



Floor Plans

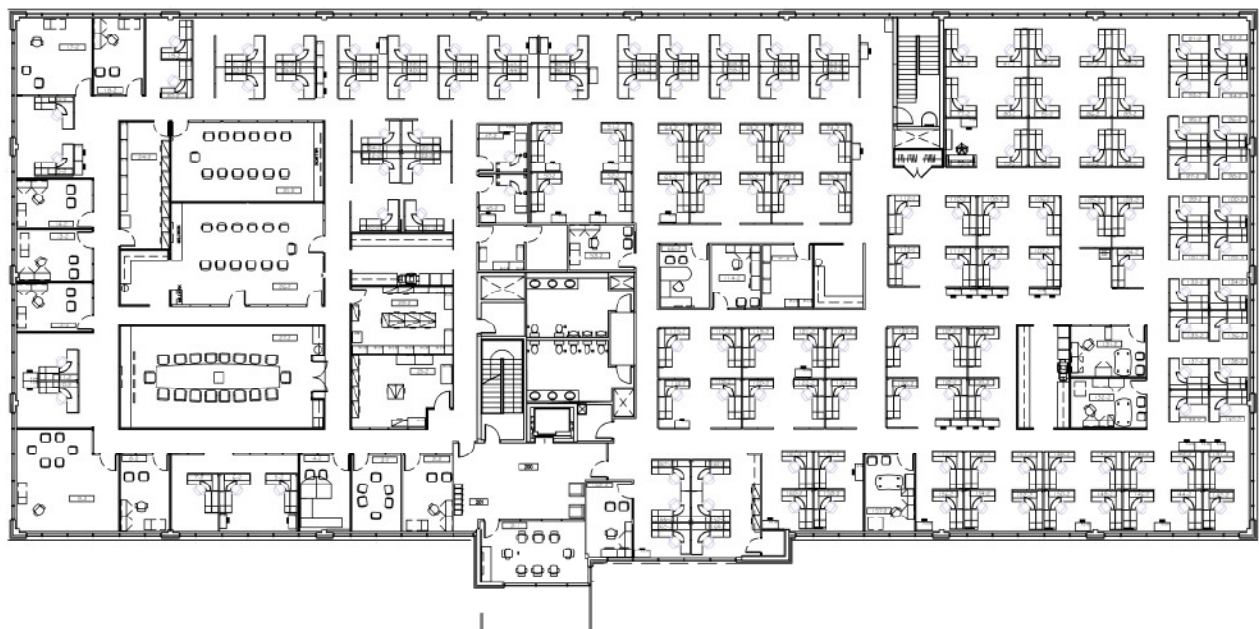
Main Floor - 24,325 sf

- 9 Offices
- 134 Workstations
- Boardroom
- 5 Meeting Rooms
- Kitchen/Cafe with Lounge and outdoor seating area
- Filing and printing areas
- Reception Area
- Furniture Available



Second Floor - 24,342 sf

- 14 Offices
- 138 Workstations
- 3 Large Boardrooms
- 3 Meeting Rooms
- Kitchen
- Filing and printing areas
- Waiting /Sitting Area
- Furniture Available



Main Floor

[Click to View Fully Gallery](#)



Second Floor

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For more information please contact

Kara Dusseldorp

Associate Vice President
403 456 2348
kara.dusseldorp@jll.com

James McKenzie

Vice President
403 456 8100
james.mckenzie@jll.com

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