



Hawthorn Hotel & Suites

618 5th Avenue SW, Calgary, Alberta, Canada



Location

The Hawthorn Suites is a prominent building in the Central Business District on the corner of 5th Avenue SW and 6th Street. The hotel is walking distance to the Eau Claire District and the Bow Valley River Trails and Park.

Hotel Accommodation

The building is a 28 storey concrete high-rise with 304 air conditioned suites. The accommodation units are located above the parkade on floors 6 through 28 with the north facing rooms having spectacular views of the Bow River and North Calgary. The suites are as follows:

	<u>No.</u>	<u>Size (square feet)</u>
Studios	44	460
1 Bedrooms	196	528
2 Bedrooms	58	704
Business Suites	6	704

Each of the units has either a kitchenette or a full kitchen, with the exception of ten studio units. The corner units have balconies.

On July 1, 2001 the hotel reopened after extensive renovations as Canada's first Hawthorn Suites franchise. The ground floor, hotel lobby, restaurant and bar were all stripped back to bare concrete, rebuilt and furnished. This major renovation has transformed the appearance of the hotel and has resulted in significantly higher food and beverage revenues. 2,440 square feet of meeting room space was developed in 2000 and is adjacent to the 5th Avenue Bar and Grill (5,500 sq. ft.) has 125 seats. There are a further three board rooms located on the 6th floor. Other facilities include:

- 4 VLT's adjacent to the bar
- Outdoor swimming pool and changing rooms
- Fully equipped exercise facility
- Sauna
- Steamroom
- Guest coin-operated laundry in the basement

Retail Tenants

On the north side of the hotel is a small retail complex of four tenants occupying 17,716 square feet anchored by a 16,000 square foot Office Depot. Customers have approximately 23 surface parking stalls with access from 4th Avenue.

Parking

There are 275 parking stalls on eight levels of the above-ground parkade, that is leased to Imperial Parking. An underground heated parking level with 26 stalls is sub-leased to Manufacturers Life for employee daytime parking.

Leasehold Title

Manufacturers Life Insurance Company has a 99 year land lease that expires June 24, 2064.

Age

Built in 1965 as an apartment building and converted to a hotel in 1982.

Lot Size

1.34 Acres (58,373 square feet)

Sale Price: \$15,000,000 CAD



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