



Intact Place

311/321 – 6th Avenue SW

Intact Place
Calgary, AB





Building Specifications

Quick Facts

YEAR BUILT
1980

BUILDING SIZE
18 storey
+/- 465,000 SF

TYPICAL FLOORPLATE
13,700 SF
Highly efficient floor plate
Ceiling heights (approx.)

Ground Floor – 12'
Floors 3-18 – 9'

ACCREDITATIONS

LEED® Gold Certification 2022
BOMA BEST Gold certification

Energy Star Certification in Canada achieving a score of 96

Fitwel 2 Star Rating 2022

Industry award winning QuadReal CONNECT provides tenants with a central resource to manage their service needs 24 hours a day, 7 days a week

HVAC

- Zoned perimeter hot water heating
- Central fan system, VAV distribution
- Fresh air intake

PARKING

- 189 total parking stalls
- 1/2,514 SF leased

ELEVATORS

- 8 passenger elevator cars equipped with high-speed door closers
- 2 parking shuttles
- 2 freight elevators
- 2 escalator units servicing the main and +15 levels

LIGHTING / ELECTRICAL

- T8 Tube (upgraded to LED lamps) w/ electronic ballast, dual lamp fixture, 4100K 3 phase/4 wire 120V & 277V (distribution panels); single phase/2 wire (feed to lighting system/zone) – for office area
- Electrical rooms located on each floor equipped w/ breaker panels to accommodate office tenants
- Back-up generator power for critical base building systems
- Metering of lighting and plug loads on each floor to foster tenant environmental stewardship

SAFETY & SECURITY

- 24/7 after-hour security card access; after-hour mobile security patrol
- Fully sprinklered in accordance with NFPA standards
- Fire panel monitored 24/7
- Integrated smoke control system

AMENITIES

- Change room with showers
- Conference Centre
- Bicycle Storage
- Underground Parkade

SMART BUILDING FEATURES

- Digital platforms are deployed throughout the building to increase operational efficiency, enhance health and wellness, improve sustainability, optimize cost and create unique user experiences
- QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app
- TELUS, Bell and Zayo fibre optics



ENVIRONMENTAL/ SUSTAINABILITY



BOMA BEST Gold certified



LEED® EB Gold



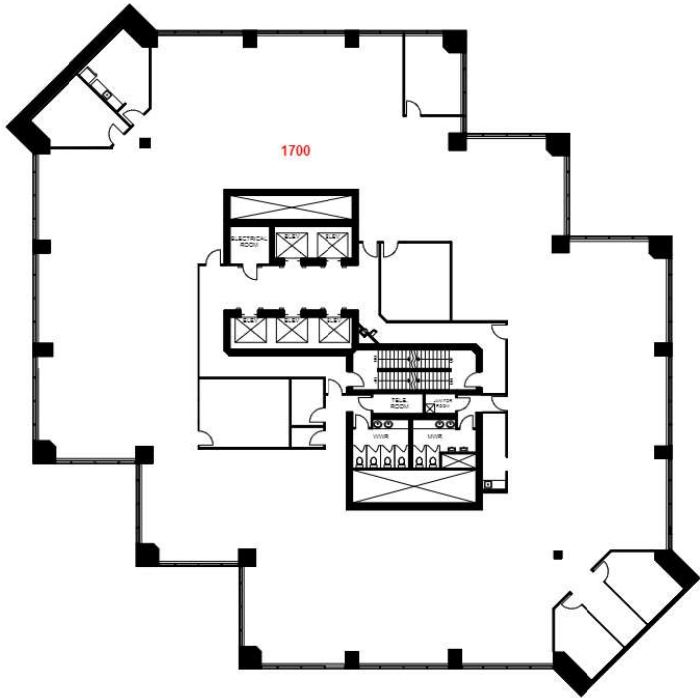
ENERGY STAR Certified with a score of 96



Fitwell Viral Response Certification

Suite W1700

Available Immediately



RENTABLE AREA – 13,757 SF

- Private Offices
- Meeting Rooms
- Kitchen Servery
- 2 Washrooms



Key Features:
Open concept floor plan.

2024 Operating costs:
\$20.22 per sq. ft.
2024 Realty taxes:
\$1.78 per sq. ft.
Total additional rent:
\$22.00 per sq. ft.



INTACT PLACE

QUESTIONS? CONTACT:

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