

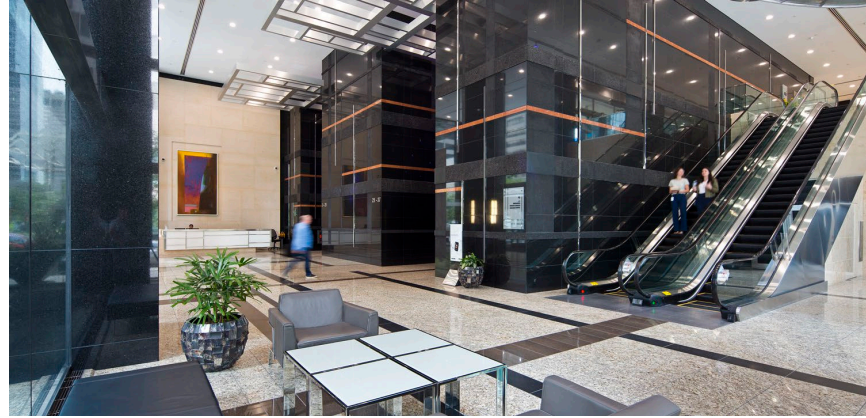


Jamieson Place

308 – 4th Avenue SW

Jamieson Place
Calgary, AB





Building Specifications

Quick Facts

YEAR BUILT
2010

BUILDING SIZE
37 storey
+/- 800,000 SF

TYPICAL FLOORPLATE
23,400 SF
Highly efficient floor plate
Ceiling heights (approx.)

Ground Floor – 32.8'
Floors 3-37 – 9'

ACCREDITATIONS

LEED® EB Gold Core & Shell
BOMA BEST Platinum certification
Rick Hansen certified
Energy Star Certification in Canada achieving a score of 96
Fitwel Viral Response Certification
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 floor space HVAC control
- Demand control ventilation (CO2 sensors for control), to modulate fresh air supply
- Overhead perimeter radiant heating panels



PARKING

- 496 total parking stalls
- 1/1,500 SF leased
- Accessible public parking
- 2 EV charging stations



ELEVATORS

- 14 passenger elevator cars equipped with high-speed door closers
- 2 parkade shuttles
- 1 freight elevator
- 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 systems/zones) – for office area
- Electrical rooms located on each floor w/ breaker panels to accommodate tenant operations
- 300 Kw emergency life safety back-up generator
- Metering of lighting and plug loads to foster tenant environmental stewardship



SAFETY & SECURITY

- 24/7 after-hour security card access & patrol on-site
- Fully sprinklered in accordance to NFPA standards
- Fire panel monitored 24/7
- Integrated smoke control system
- CCTV, intercom, and duress stations in common areas and parkade



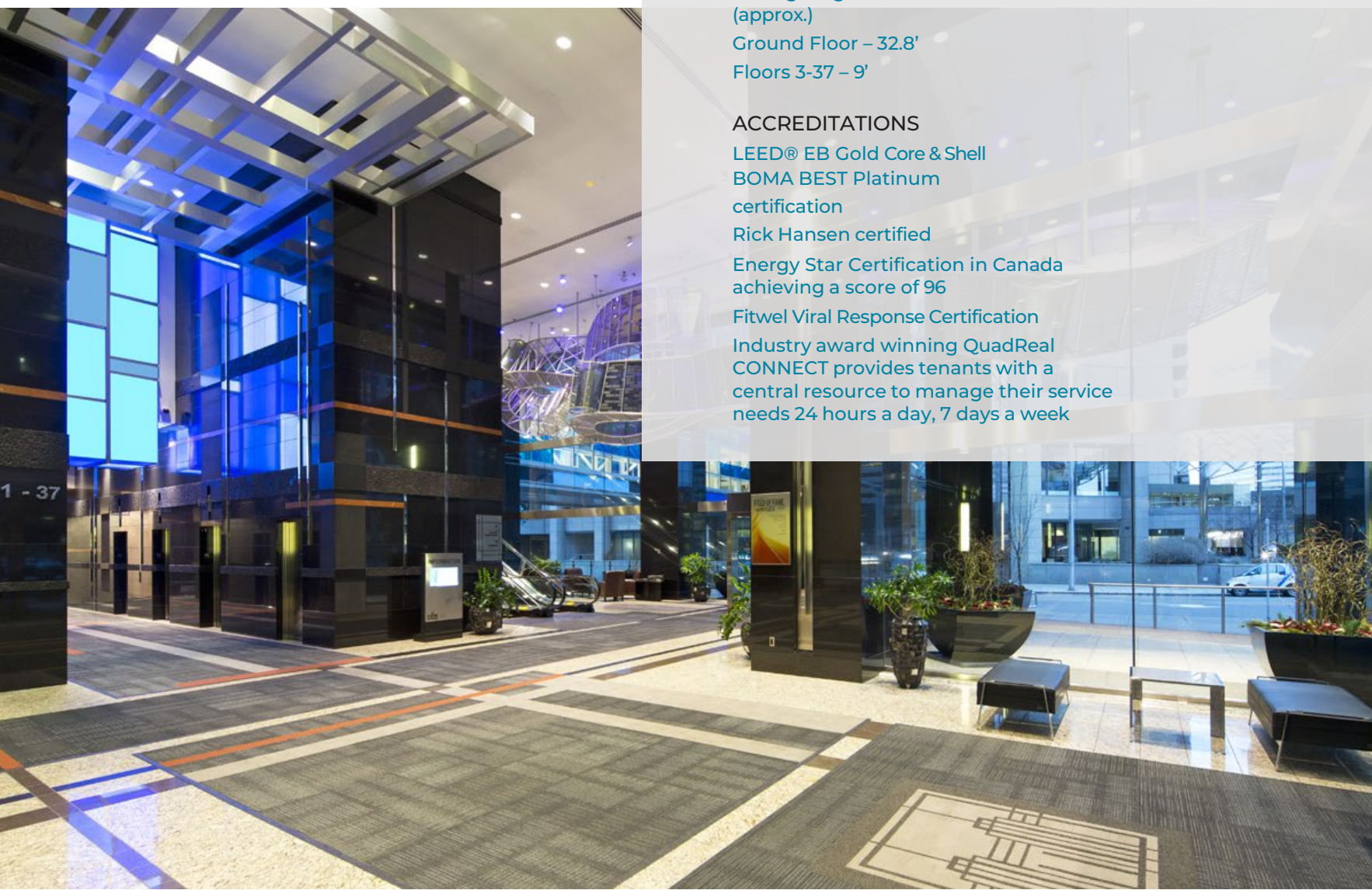
AMENITIES

- World Class Winter Garden
- Fitness Centre & Studio
- Conference Centre
- End of Trip Facility & Bicycle Storage
- Car Wash Facility
- Future Sport Court (in design phase)
- Shipping office during business hours



SMART BUILDING FEATURES

- Digital platforms are deployed throughout the building to increase operational efficiency, enhance health and wellness, improve sustainability, 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 fibre optics



ENVIRONMENTAL SUSTAINABILITY



BOMA BEST Platinum certified



LEED® EB Gold



ENERGY STAR Certified with a score of 96



Rick Hansen certified

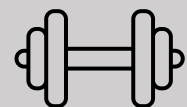


Fitwel Viral Response Certification

Jamieson Place Amenities



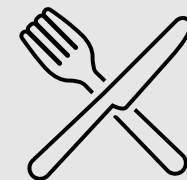
State of the Art **fitness centre** with studio space for group lessons and personal training.



Modern **conference centres & tenant lounges** in Jamieson Place, Livingston Place are available to tenants.



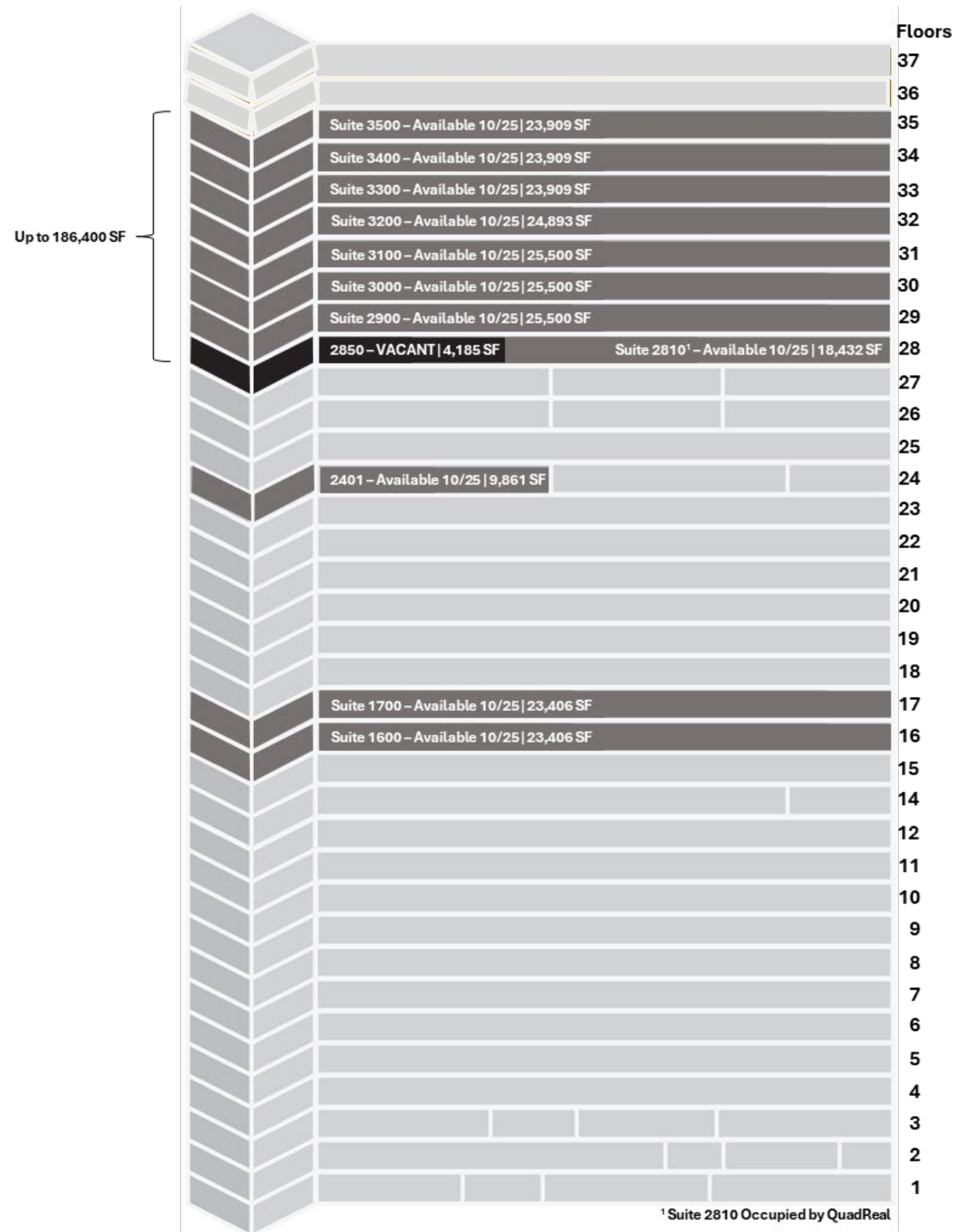
Great food + **beverage** offering by **Analog Coffee** with nearby options in the connected buildings and the Jamieson Place **Winter Garden** space.



End of trip facility, secure **bike storage**, and **EV charging stations** promote modes of transportation utilizing alternative energy.



Availability at a Glance



Where Work-Life Balance is a Reality



Within walking distance to restaurants, Eau Claire Park, cafés and the Core Shopping Centre.

On the corner of 4th Avenue SW and 2nd Street SW, with easy access to Calgary Transit LRT and bus routes. Jamieson Place is a short distance from the Bow River and the walking and biking paths that follow the riverbank.

Fitness centre with shower facilities and change rooms, underground parking, bike storage, and end-of-trip facilities.



Nearby bus stops located easily within walking distance provide quick access to and from the downtown to inner city neighbourhoods.



Red and Blue Line Light Rail Train stations located three blocks south from the Building allowing full city access. The future Green Line LRT Eau Claire station will be one-block north of Jamieson Place.



Located a short walk within the +15 system or outside from nearby shopping centre 'The Core' and Eau Claire Park.



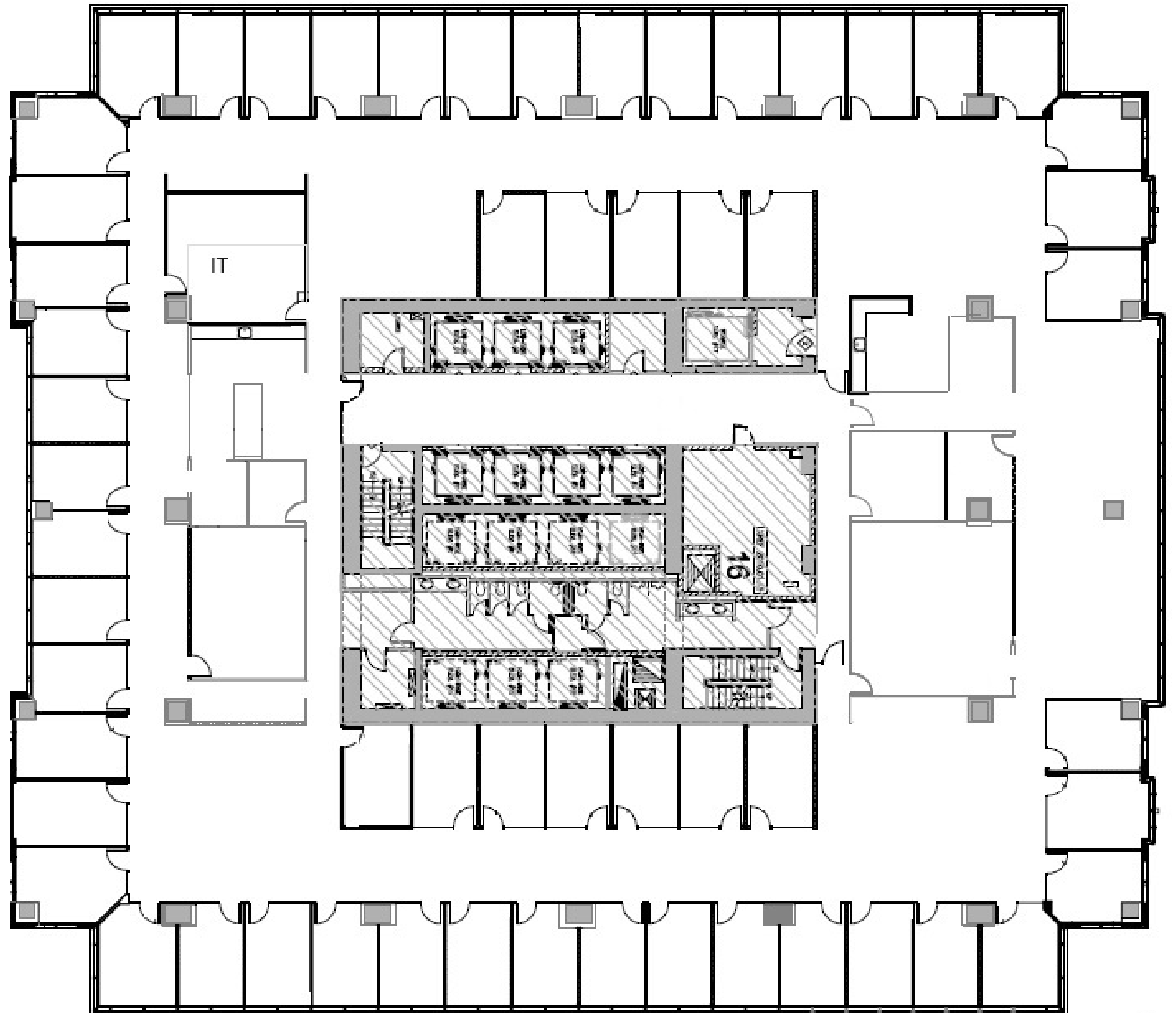
A restful and relaxing indoor space located on site known as 'Winter Garden' for use of all tenants and visitors.

Suite 1600

~ 23,406 SF
Available October 2025

- 59 offices
- 2 kitchens
- 2 large boardrooms
- Copy area
- Small open areas

2024 Operating costs:
\$16.34 per sq ft
2024 Realty taxes:
\$7.04 per sq ft
Total additional rent:
\$23.38 per sq ft

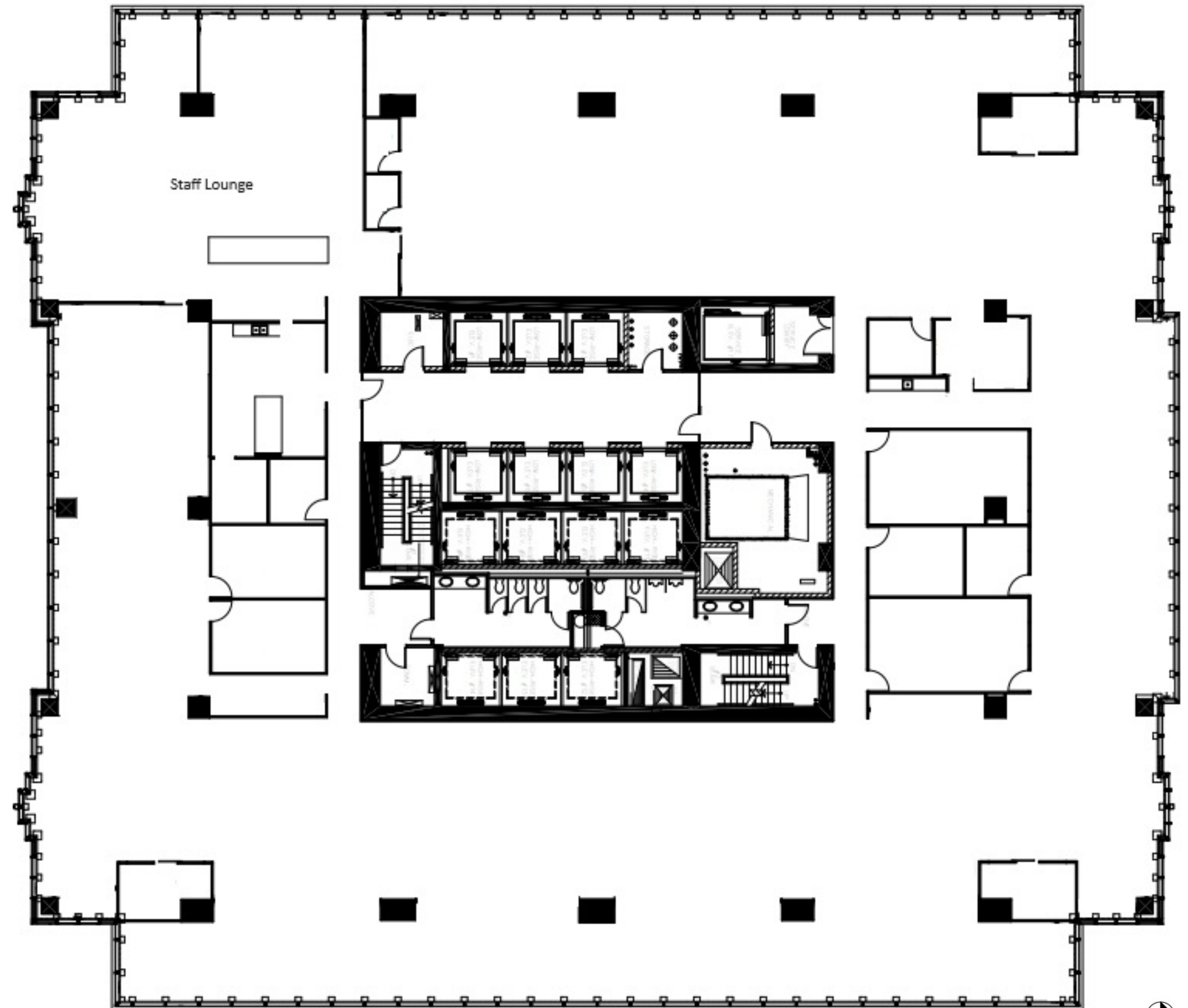


Suite 1700

~ 23,406 SF
Available October 2025

- Mainly open plan
- Large staff lounge
- Kitchen
- Copy areas
- Small open areas
- 3 offices
- 3 breakout rooms
- 5 call rooms

2024 Operating costs:
\$16.34 per sq ft
2024 Realty taxes:
\$7.04 per sq ft
Total additional rent:
\$23.38 per sq ft

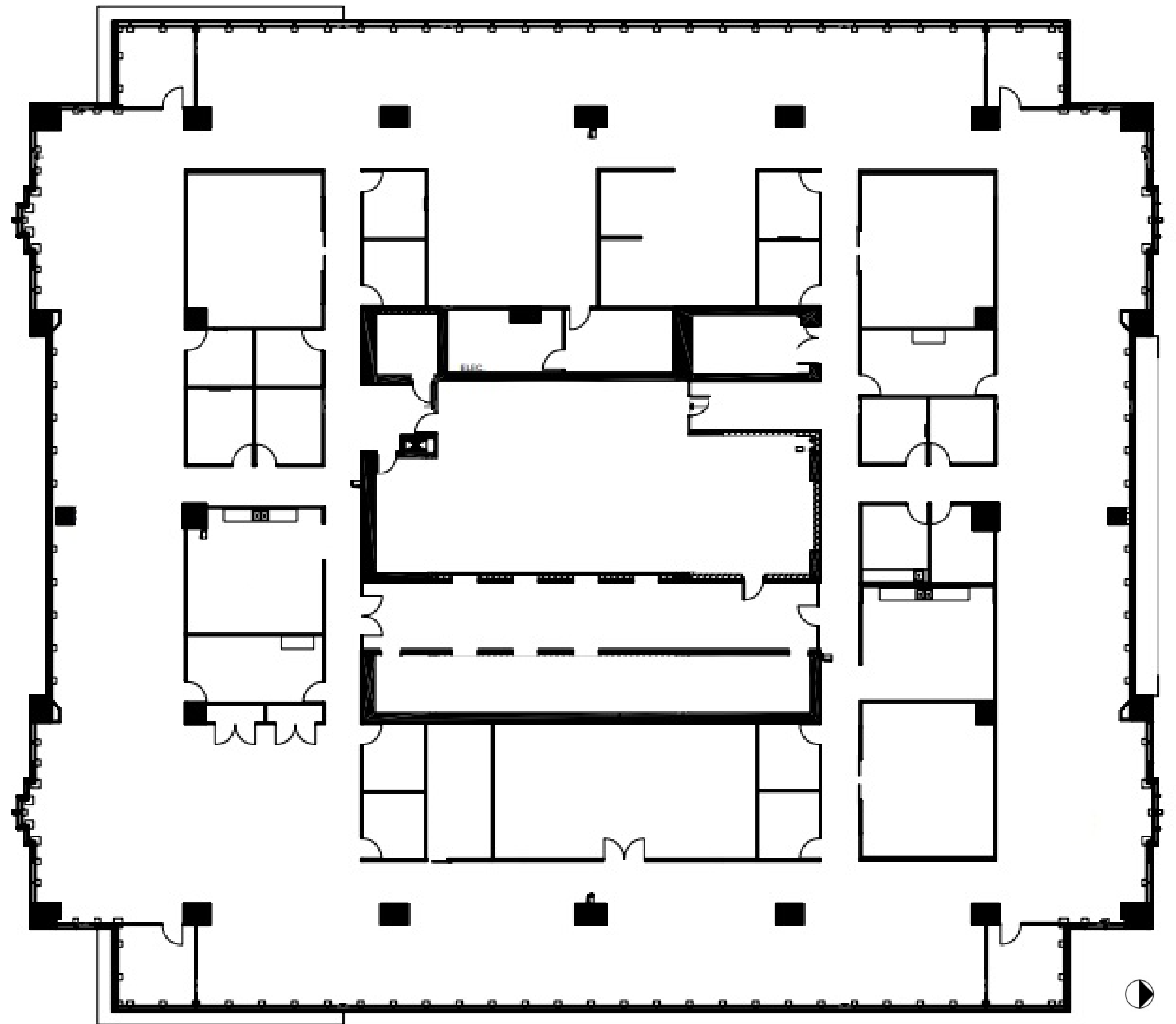


Suite 2900

~ 25,500 SF
Available October 2025

- 20 offices
- 2 kitchens
- 1 large boardroom
- 3 meeting rooms
- Copy areas
- Mainly open plan

2024 Operating costs:
\$16.34 per sq ft
2024 Realty taxes:
\$7.04 per sq ft
Total additional rent:
\$23.38 per sq ft

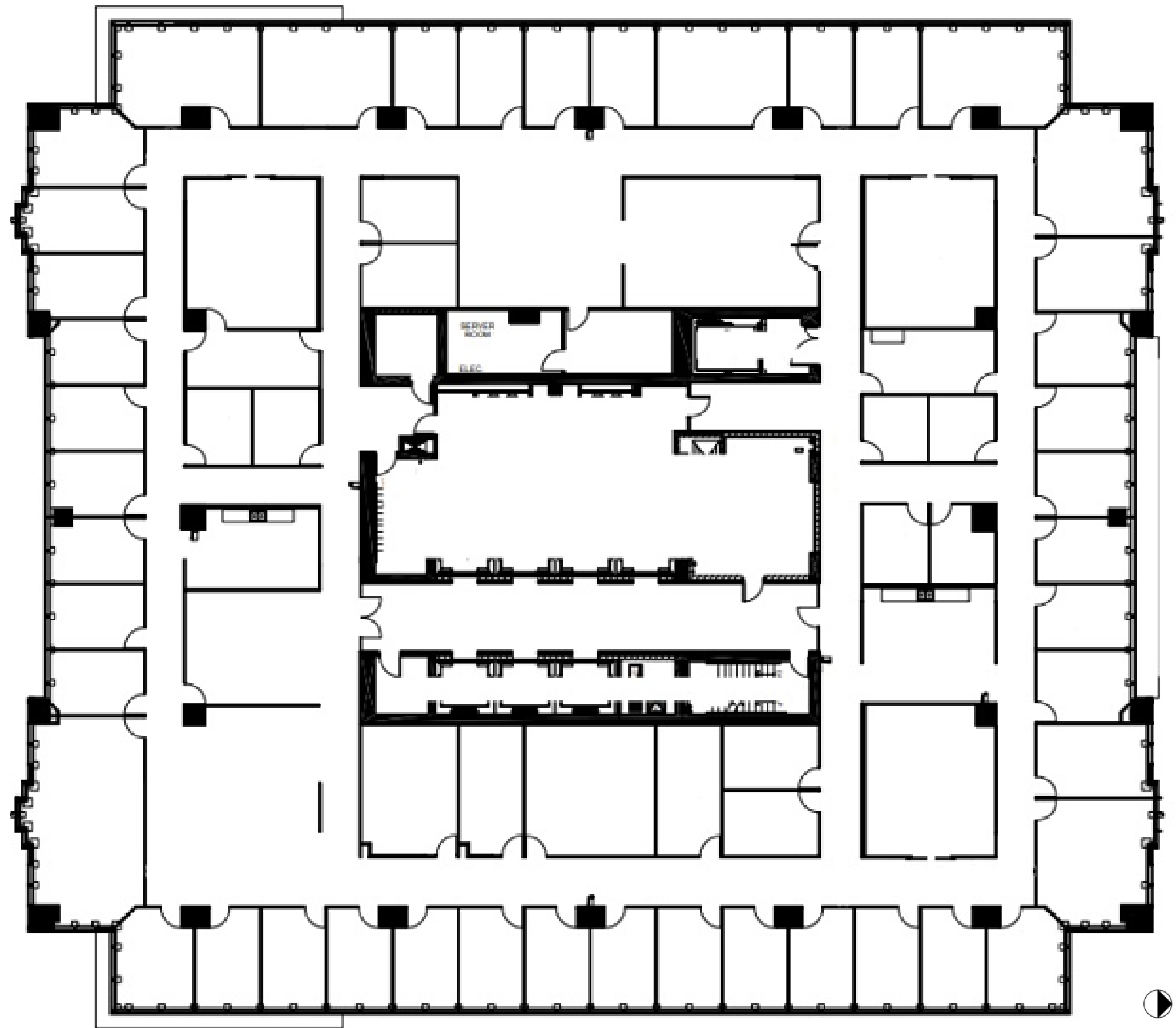


Suite 3000

~ 25,500 SF
Available October 2025

- Reception
- 53 offices
- 2 kitchens
- 1 large boardroom
- 4 meeting rooms
- Copy areas and files storage
- Small open area

2024 Operating costs:
\$16.34 per sq ft
2024 Realty taxes:
\$7.04 per sq ft
Total additional rent:
\$23.38 per sq ft

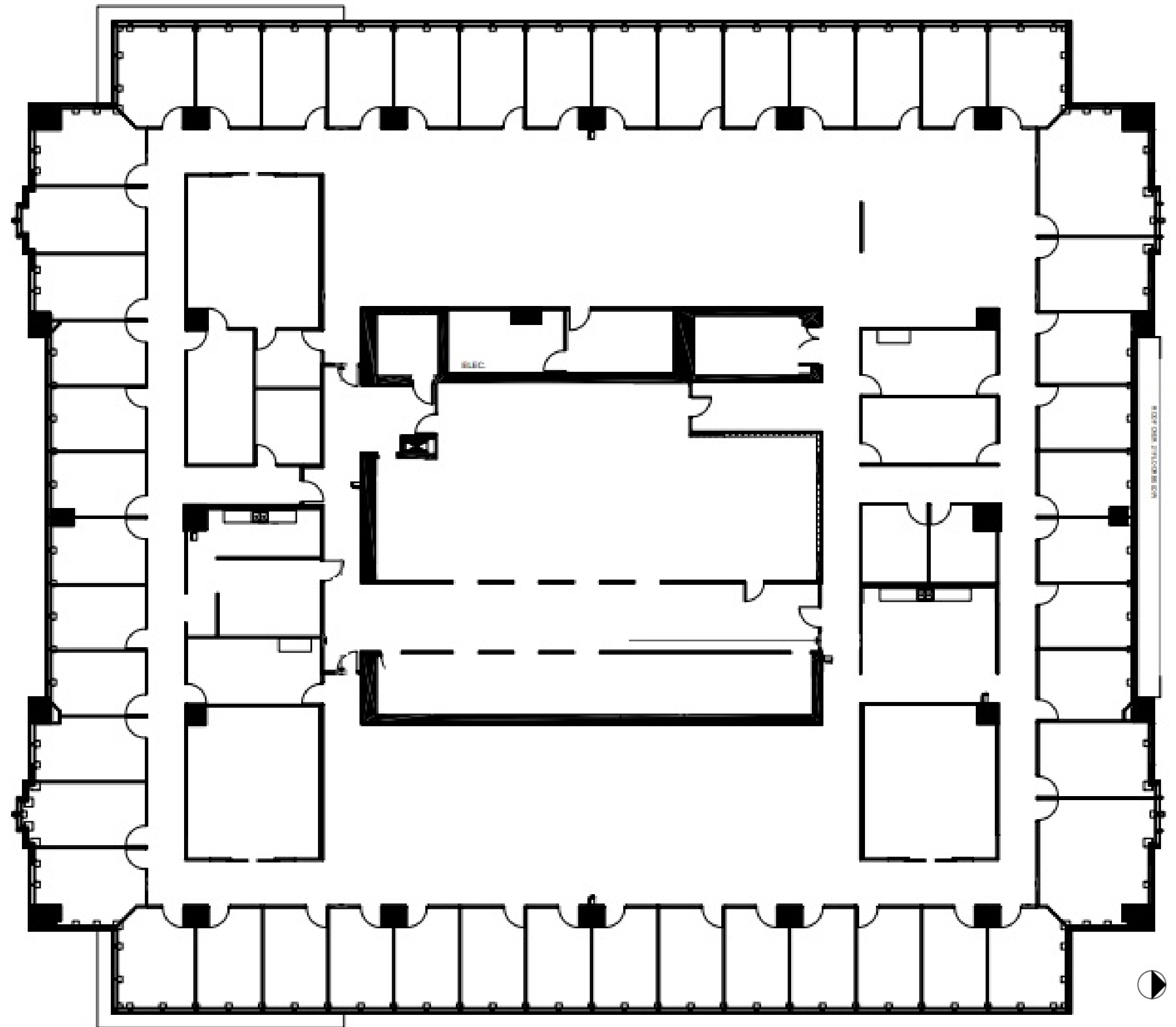


Suite 3100

~ 25,500 SF
Available October 2025

- Reception
- 53 offices
- 2 kitchens
- 4 meeting rooms
- Copy areas and files storage
- Open work areas

2024 Operating costs:
\$16.34 per sq ft
2024 Realty taxes:
\$7.04 per sq ft
Total additional rent:
\$23.38 per sq ft

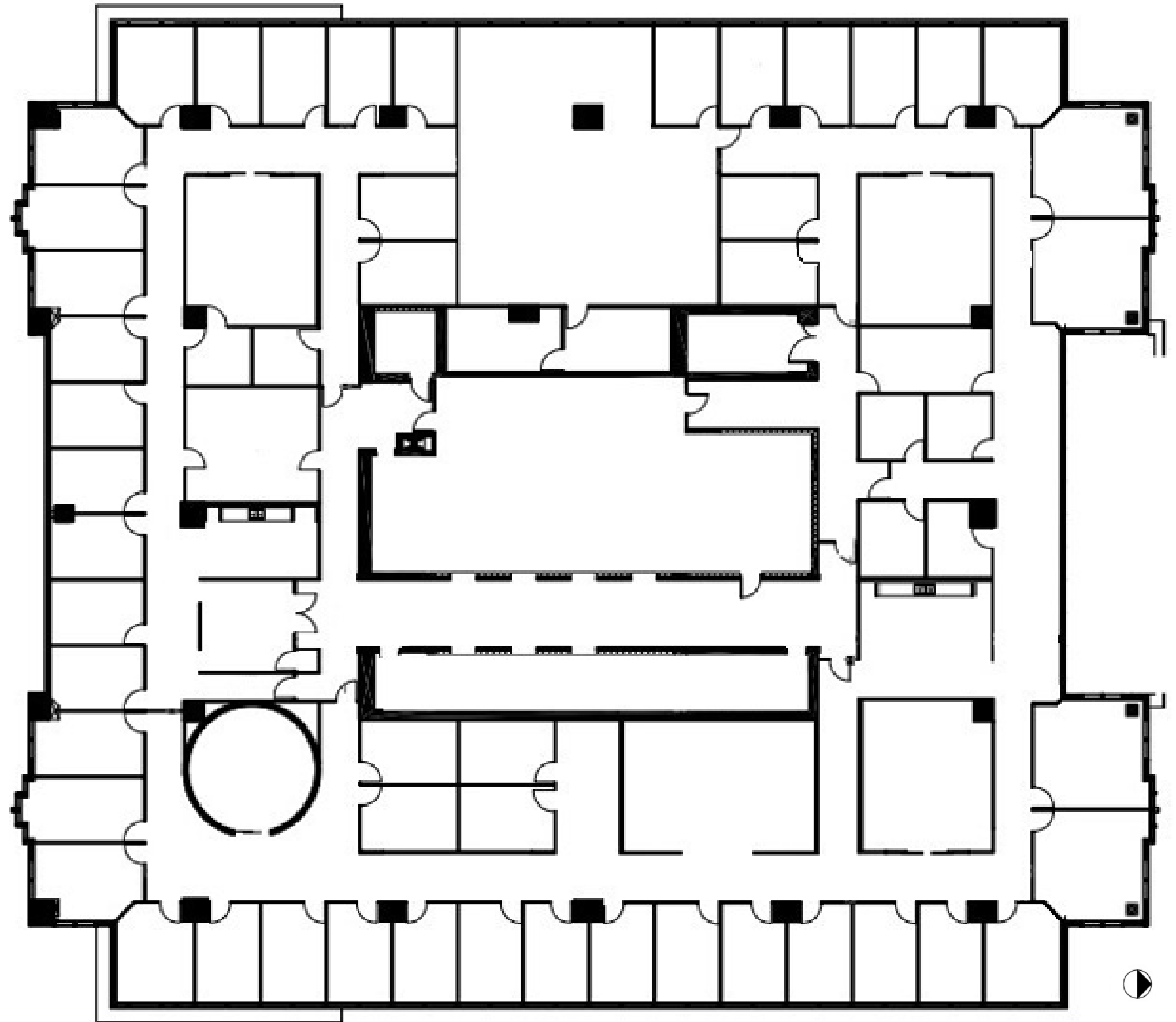


Suite 3200

~ 24,893 SF
Available October 2025

- Reception
- 55 offices
- 2 kitchens
- 5 meeting rooms
- Copy areas and files storage
- Small open areas

2024 Operating costs:
\$16.34 per sq ft
2024 Realty taxes:
\$7.04 per sq ft
Total additional rent:
\$23.38 per sq ft

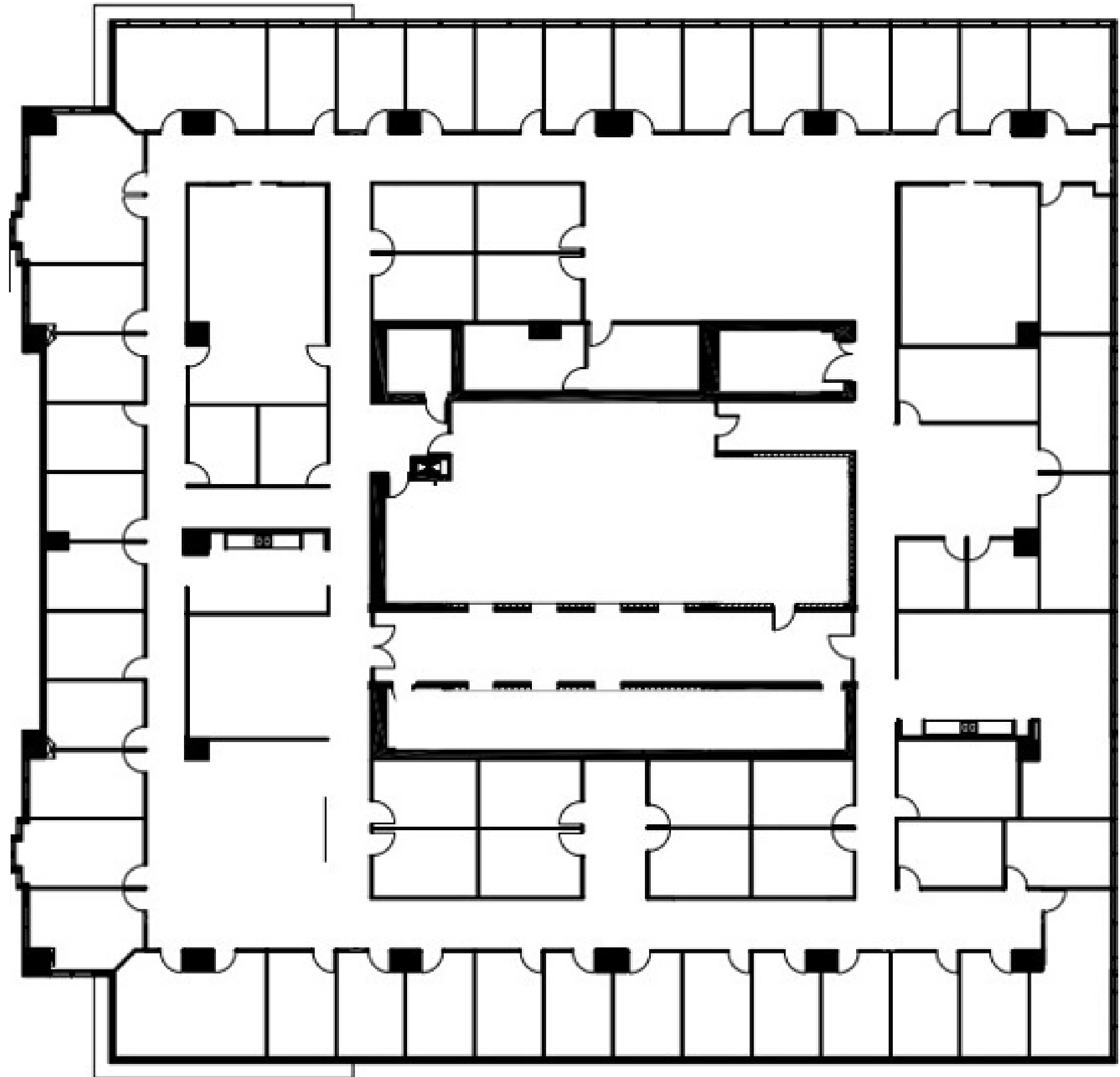


Suite 3300

~ 23,909 SF
Available October 2025

- Reception
- 59 offices
- 2 kitchens
- 2 boardrooms
- Copy areas and files storage
- Open work areas

2024 Operating costs:
\$16.34 per sq ft
2024 Realty taxes:
\$7.04 per sq ft
Total additional rent:
\$23.38 per sq ft

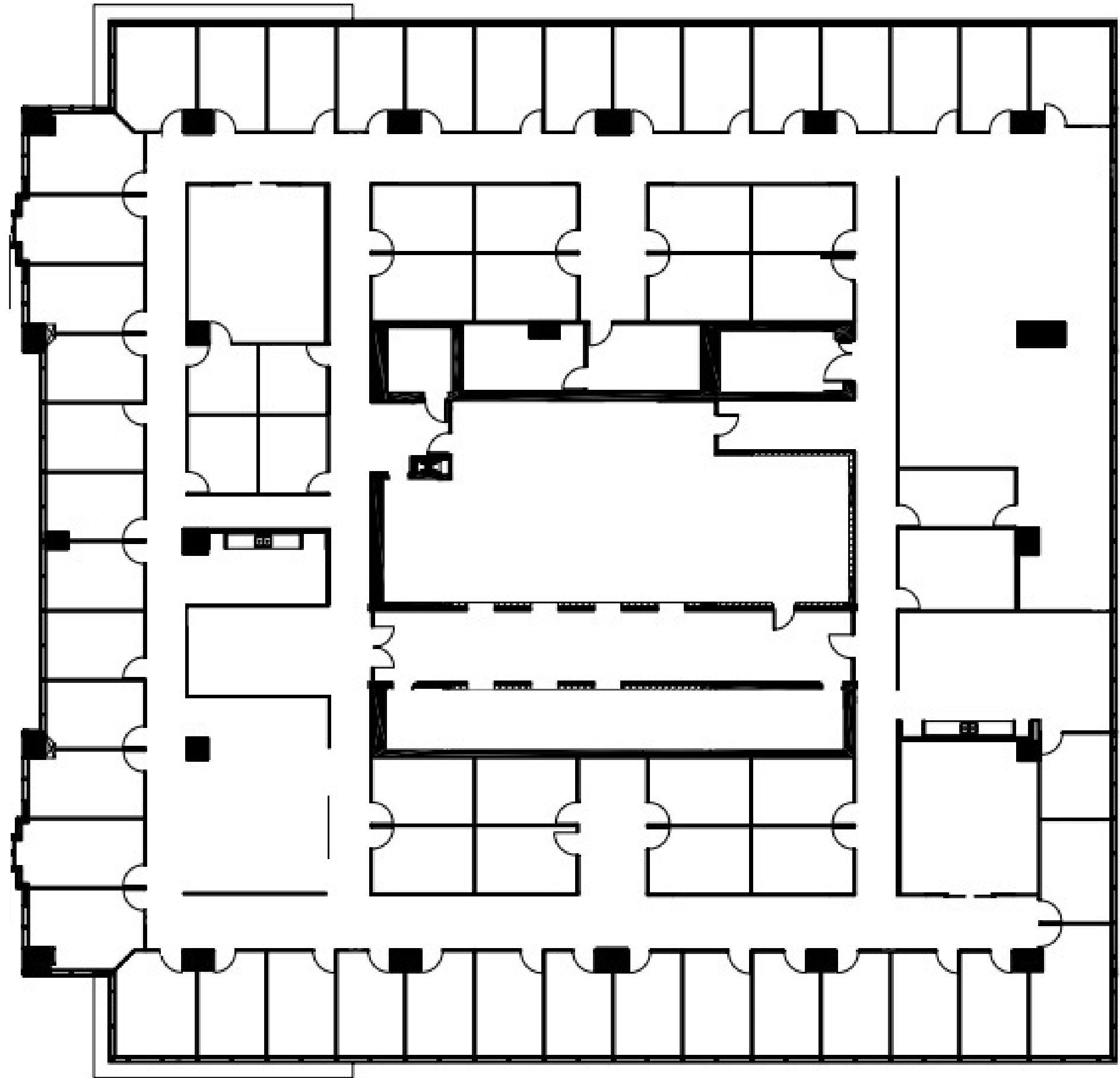


Suite 3400

~ 23,909 SF
Available October 2025

- Reception
- 63 offices
- 2 kitchens
- 2 meeting rooms
- Open work areas

2024 Operating costs:
\$16.34 per sq ft
2024 Realty taxes:
\$7.04 per sq ft
Total additional rent:
\$23.38 per sq ft

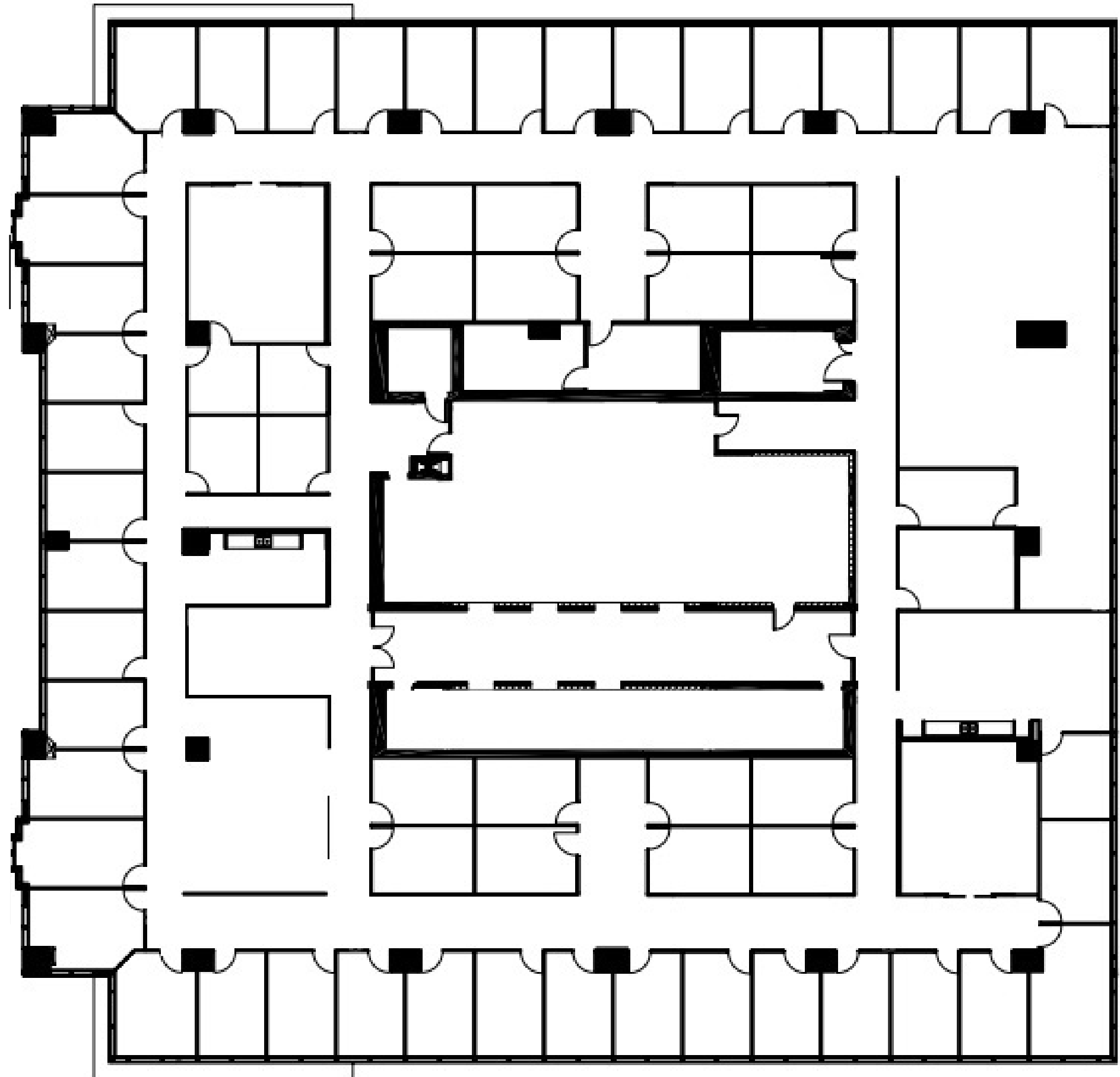


Suite 3500

~ 23,909 SF
Available October 2025

- 63 offices
- 2 kitchens
- Large boardroom
- 3 meeting rooms
- Copy areas and file storage

2024 Operating costs:
\$16.34 per sq ft
2024 Realty taxes:
\$7.04 per sq ft
Total additional rent:
\$23.38 per sq ft



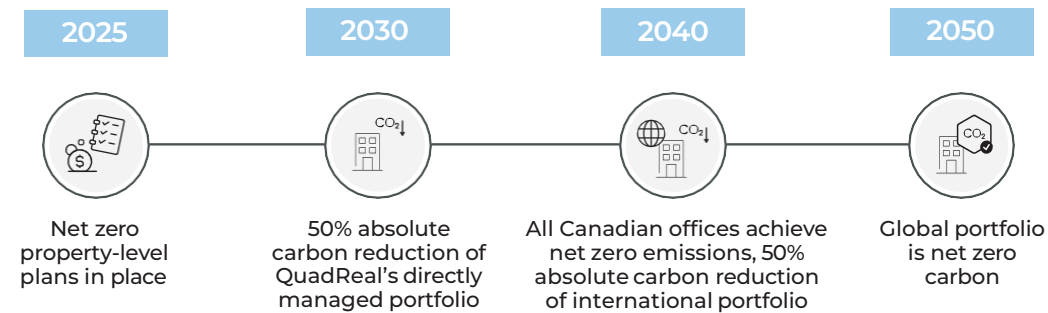
Our Commitment to Wellness & Sustainability

At QuadReal we're committed to leadership in sustainability on a global scale, and right here at home in Canada.

We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' wellbeing but for the entire planet.



QUADREAL'S PATH TO NET ZERO



KEY NOTABLES

LEED® EB Gold
BOMA BEST Gold
certified

Various zero
waste tenant
events

Smart watering
irrigation
system

Green
cleaning
program

Energy star
certified,
score of 96

Bike
racks
provided

Full recycling
program, including
organics

QuadReal: Excellence Lives Here

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.



Jamieson Place is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities. Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.

We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

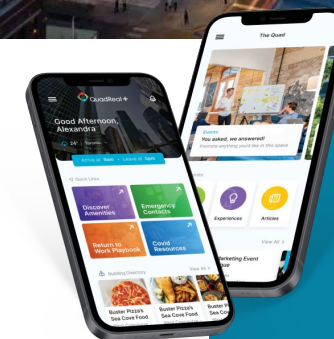
800 W Fulton
Chicago

40M SF
CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

\$73.8B
ASSETS SPANNING
NORTH AMERICA,
THE UNITED KINGDOM,
EUROPE & ASIA-PACIFIC



quadreal.com



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