



Building Information

Building Size:	228,445 sf
Shipping & Receiving:	Yes
# of Floors:	18
Surface Transit Route:	Yes
Year Built:	1980
Direct Subway Access:	Yes
# of Passenger Elevators:	5

Intact Place - West Tower

321 6 Ave SW, Calgary, Alberta T2P 4M9

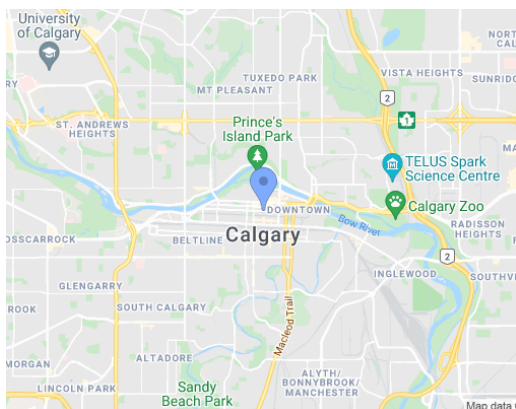


Building Description

Intact Place is comprised of two office towers, with the address of the second tower being 311 6th Avenue SW. Located across from the Core Shopping Centre and the Calgary Transit C-Train line, Intact Place offers excellent access to shopping, restaurants and transportation. Intact Place features good Plus 15 building connections and was awarded in February 2011 by BOMA and in March 2013 by LEED EBOM (gold level).

Building Features

- Property Type: Office
- Class: A
- Building Status: Complete
- Building Size: 228,445 sq.ft.
- Typical Floor Size: 22,000 sq.ft.
- Parking Ratio: 1/3,000 sq.ft.
- 24 hour on-site security with access card system.
- BOMA: Gold
- LEED: Gold
- Walkscore: 96



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About Us

Headquartered in Vancouver, Canada, QuadReal Property Group is a global real estate investment, operating and development company. QuadReal manages the real estate and mortgage programs of British Columbia Investment Management Corporation (BCI), one of Canada's largest asset managers with a \$153.4 billion portfolio.

QuadReal manages a \$37.6 billion portfolio spanning 23 Global Cities across 17 countries. The company 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. QuadReal: Excellence lives here.

Energy Performance

ENERGY STAR® Score: 75

Energy Use Intensity: 22.1 ekWh/ft²

Greenhouse Gas Intensity: 12.8 kgCO₂e/ft²

Water Use Intensity: 53.8 L/ft²

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General	BOMA Best Gold	LEED Gold	Building Zoned Commercial
Tenant Cost	Operating Costs \$ 16.85 /sf	Realty Tax \$ 3.11 /sf	Total Additional Rent \$ 19.96 /sf
Building Size	Typical Unit Size 13,600 sf	Total Office Space 219,078 sf	Total Retail Space 9,367 sf
	Total Space 228,445 sf		
Construction	HVAC After Hour Cost \$ 50.00 /hr	Fibre Optic Capability Yes	Shipping & Receiving Yes
Elevators	Number of High Rise Elevators 5	Number of Parking Elevators 1	
Safety & Access	Fire Detection System Yes	Security System Yes	Barrier Free Access Yes
	Sprinkler System Yes		Manned Security Yes
Parking	Parking Cost (per month) \$ 500.00		
Public Transport	Surface Transit Route Yes		Direct Subway Access Yes