



# Western Canadian Place

707 – 8<sup>th</sup> Avenue SW and  
700 – 9<sup>th</sup> Avenue SW

Western Canadian Place  
Calgary, AB





# Building Specifications

## Quick Facts

**YEAR BUILT**  
1982

**BUILDING SIZE**  
41 Stories – North Tower  
31 Stories- South Tower  
+/- 1,100,000 SF Combined

**TYPICAL FLOORPLATE**  
18,000 SF – North Tower  
15,000 SF – South Tower  
Highly efficient floor plate  
Ceiling heights (approx.)  
Office – 8'6"  
Retail – 9'9"

**ACCREDITATIONS**  
BOMA BEST Gold certification  
Energy Star Certification in Canada achieving a score of 91  
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

**2026 ADDITIONAL RENT**  
Operating Costs: \$16.60 PSF  
Property Taxes: \$4.02 PSF  
Total: \$20.62 PSF

### HVAC

- Compartmental Unit VAV system with perimeter radiant heating.

### PARKING

- 503 total parking stalls
- 1/2,200 SF leased
- Accessible parking

### ELEVATORS

- 23 passenger elevator cars
- 1 parkade shuttle
- 2 freight elevators
- 4 escalator units servicing the main and +15 and +30 levels

### LIGHTING / ELECTRICAL

- T8 Tube 4' LED's 1 Tube per fixture
- Lighting 347 Volt
- 175 Amp Service @ 120/208V per floor
- 2 emergency life safety back-up generators

### 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 and intercom in common areas and parkade

### AMENITIES

- Fitness Centre
- Conference Centre
- Bicycle Storage
- YOURHERE Directory
- The Kitchen
- One block away from C-Train station and located in the free fare downtown zone.

### SMART BUILDING FEATURES

- Fibre Optic Service by Bell, Shaw, Telus, Rogers and Zayo
- QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app

 ENVIRONMENTAL/  
SUSTAINABILITY



BOMA BEST  
Gold certified

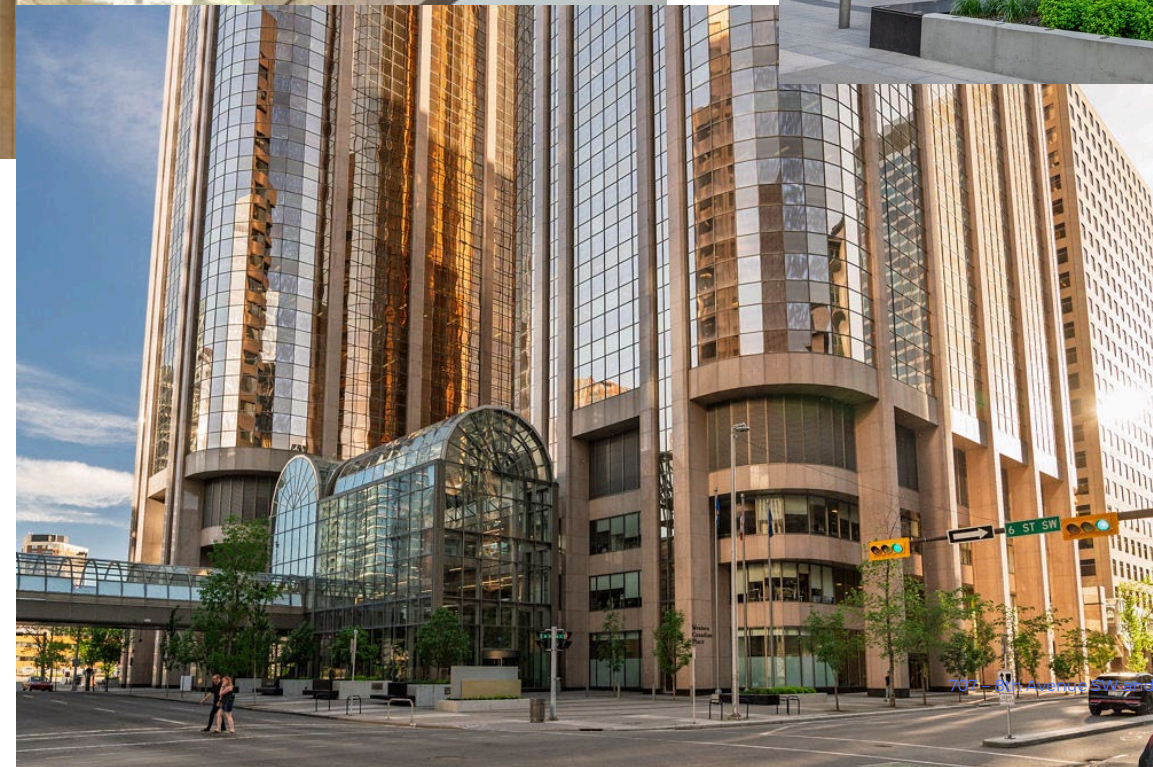
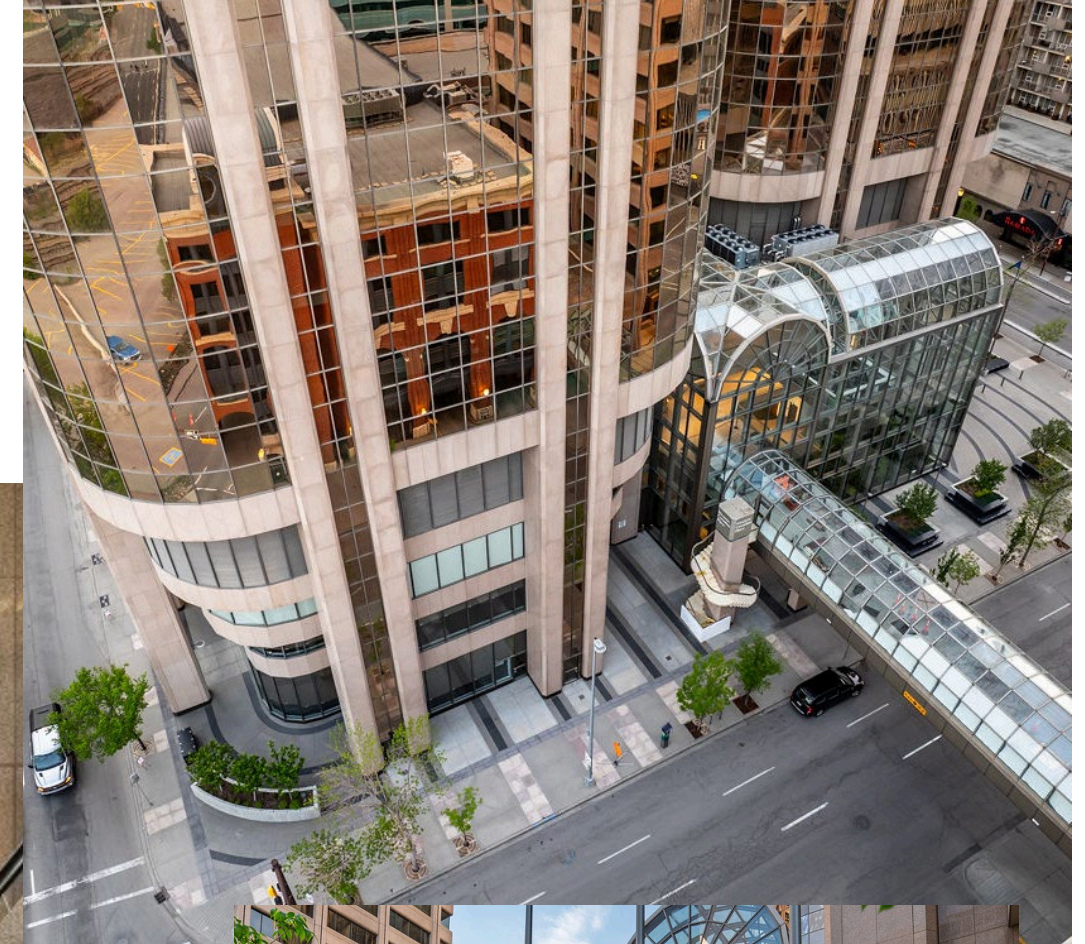


ENERGY STAR  
Certified with  
a score of 91



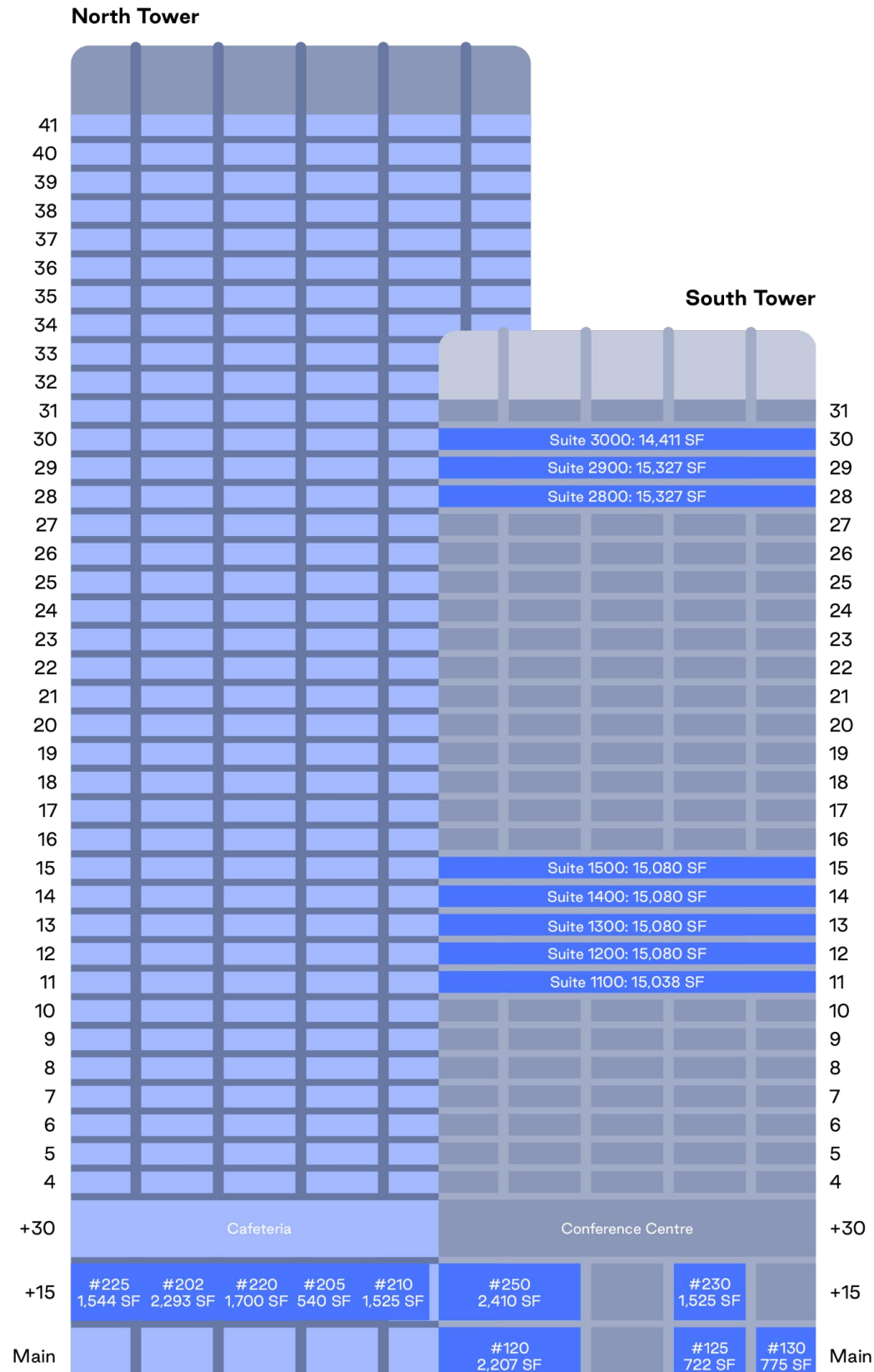
Fitwel Viral  
Response  
Certification

# WCP Amenities



- **Fitness Centre:** 18,000 SF Fitness Centre with Cardio and Weight Equipment, Squash Courts, Massage Therapy, Personal Training, Group Fitness Classes, Steam Rooms, Locker Rooms and Showers
- **Conference Centre:** Four Flexible Meeting Rooms
- **Bike Storage:** Secure Bike Parking (Day Use) with Bicycle Repair Stations
- **The Kitchen:** Fresh Grab-and-Go Food Offering

# Availability at a Glance



## Where Work-Life Balance is a Reality

Within walking distance to restaurants, The Core downtown shopping centre and Devonian Gardens green space.

Access to the +15 system to connect to numerous areas and buildings throughout downtown and offers shops, restaurants and other daily amenities.

Fitness centre with shower facilities and change rooms, underground parking, bike storage, and YOURHERE directory.



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 one block north from the Building allowing full city access. The future Green Line will also be accessible downtown for further city access.

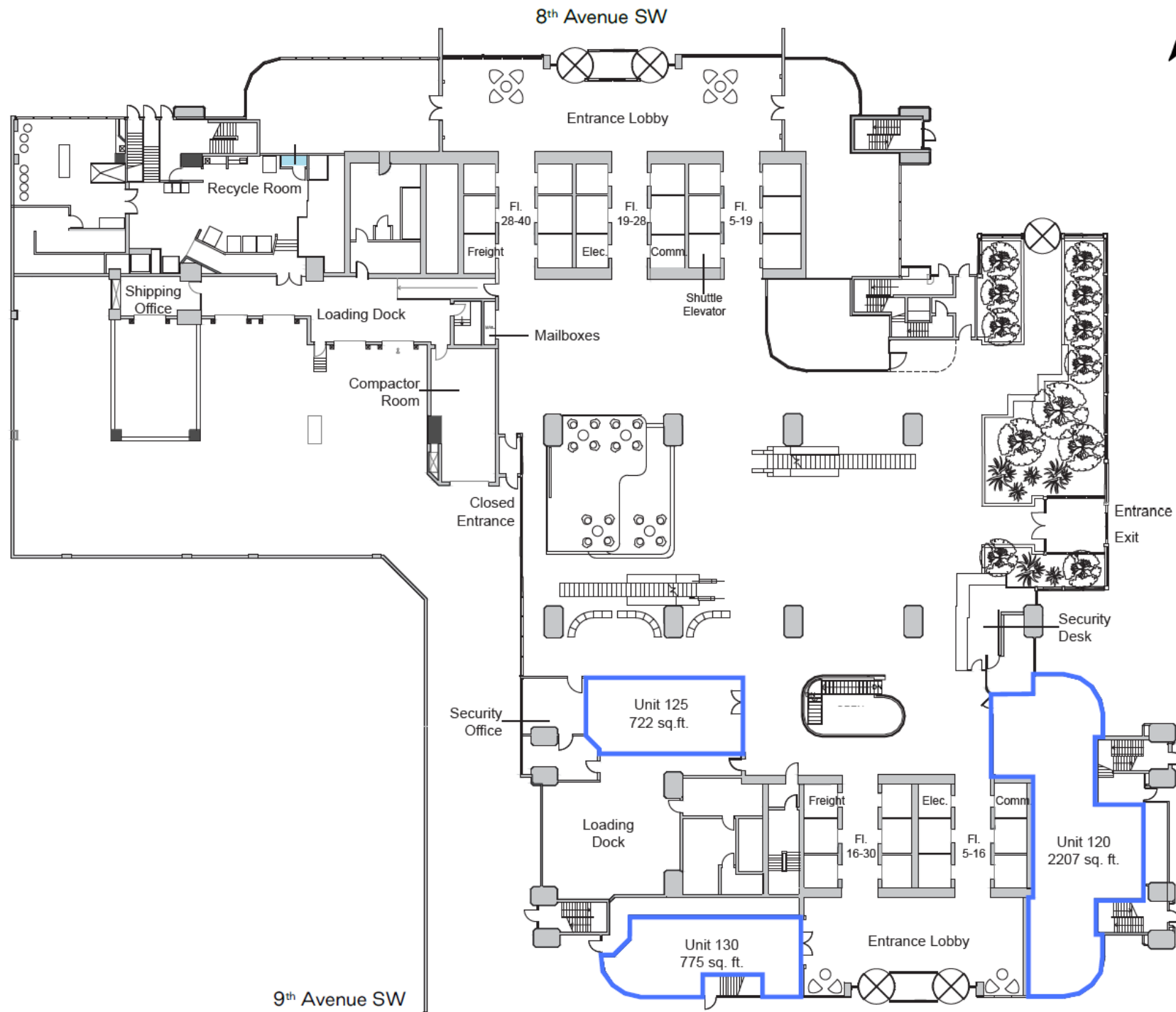


Located a short walk within the +15 system or outside from nearby shopping centre 'The Core'.



A restful and relaxing outdoor space located nearby called Century Gardens for enjoyment of all.

# Main Floor



## Unit 125: 722 SF

- Main floor retail space with lobby exposure

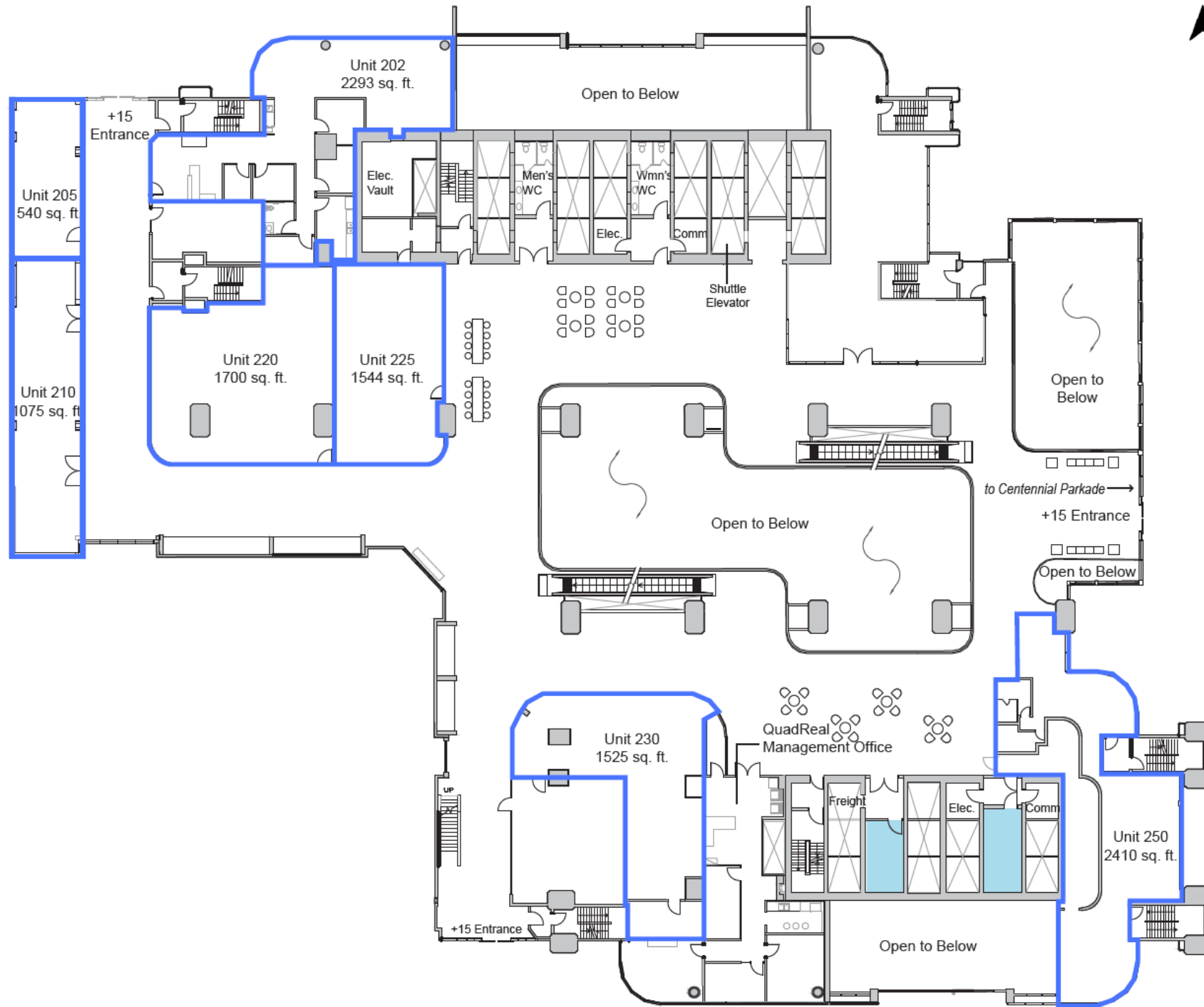
## Unit 130: 775 SF

- Main floor retail space with lobby exposure

## Unit 120: 2,207 SF

- Main floor retail space with lobby exposure

# +15 Level



## Unit 205: 540 SF

- +15 retail space

## Unit 210: 1,075 SF

- +15 retail space

## Unit 220: 2,293 SF

- +15 retail space

## Unit 225: 1,544 SF

- +15 retail space

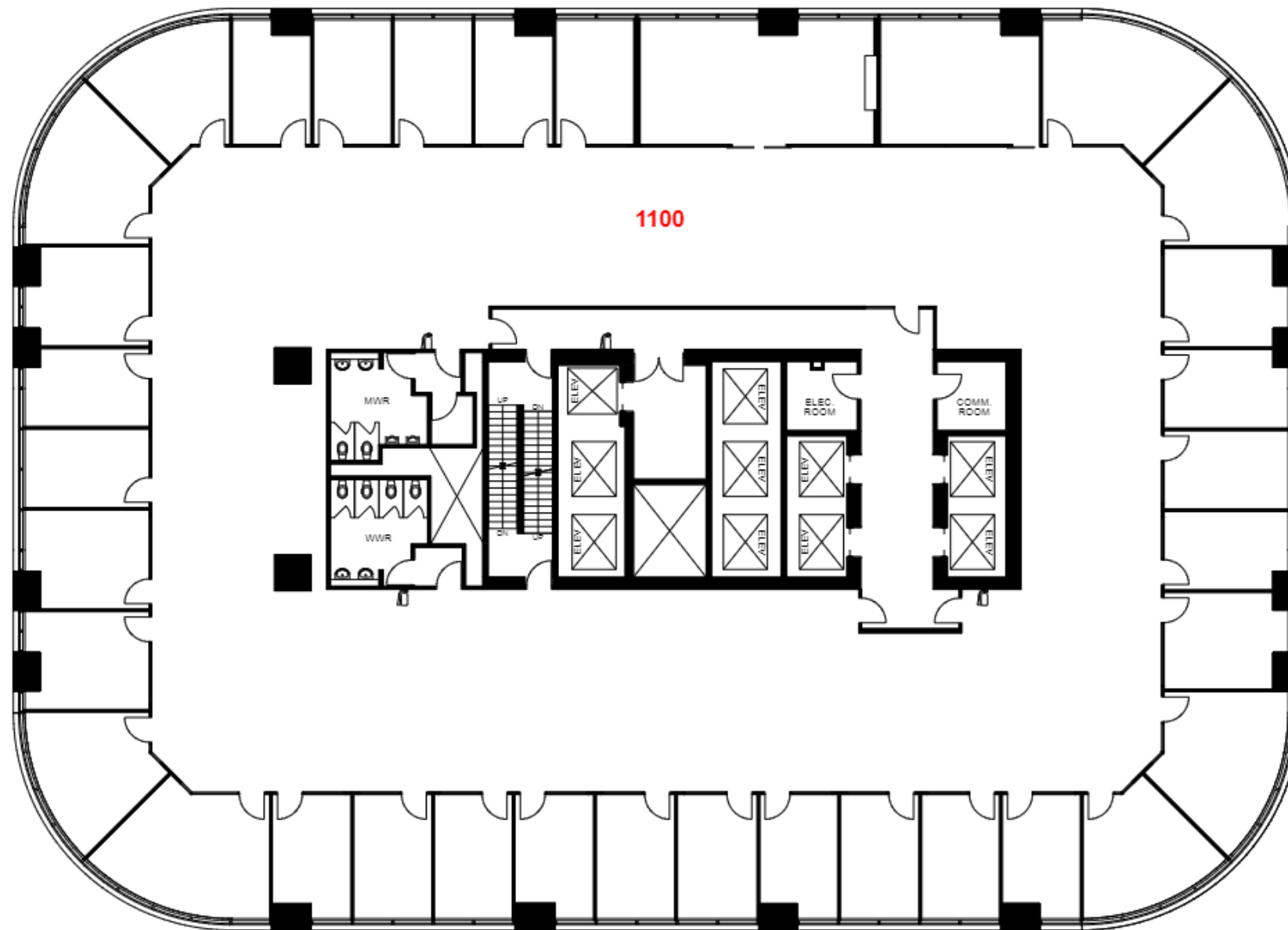
## Unit 230: 1,525 SF

- +15 retail space

## Unit 250: 2,410 SF

- +15 retail space

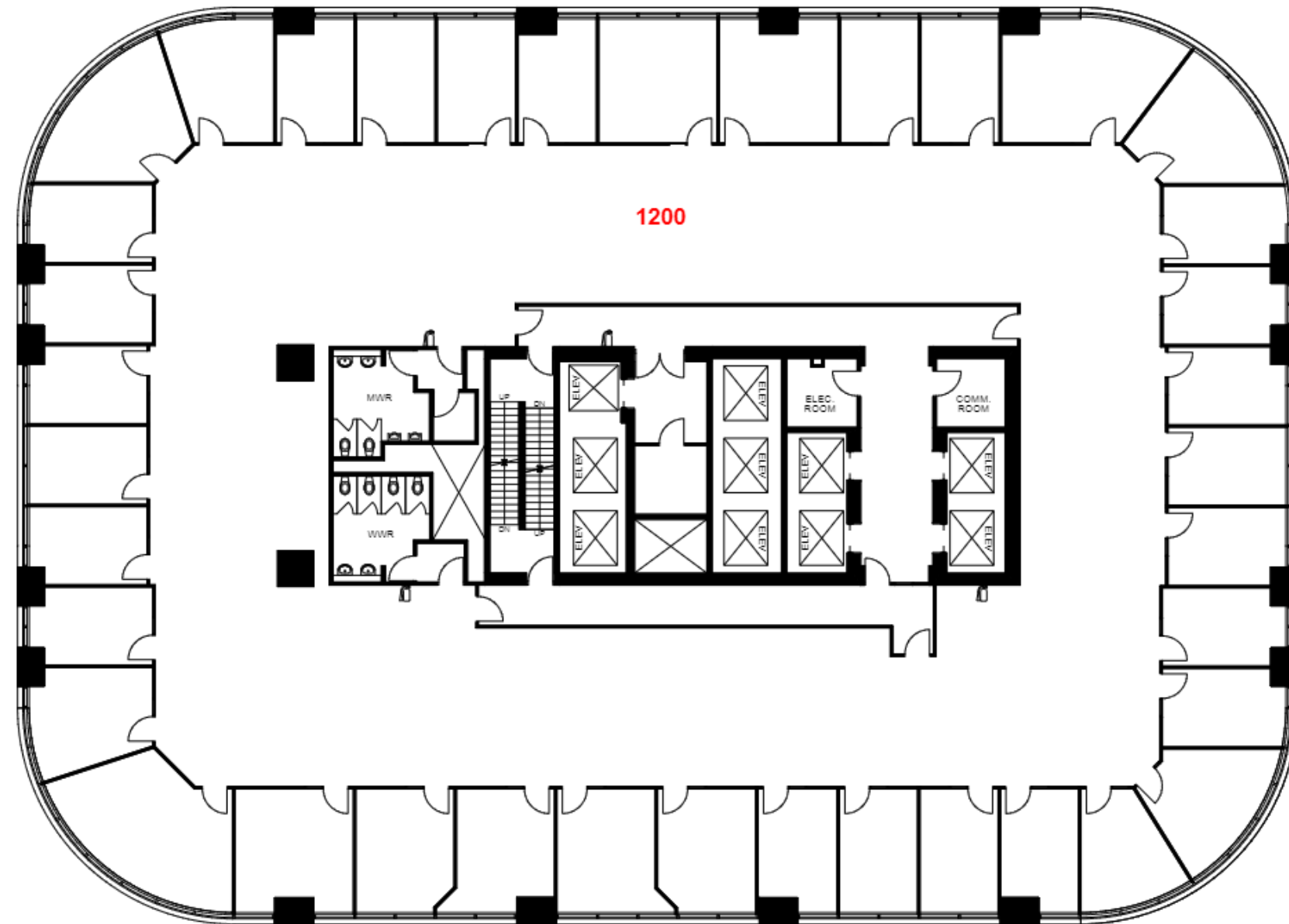
# Suite 1100



## Suite 1100S: 15,060 SF

- White boxed condition with exterior offices

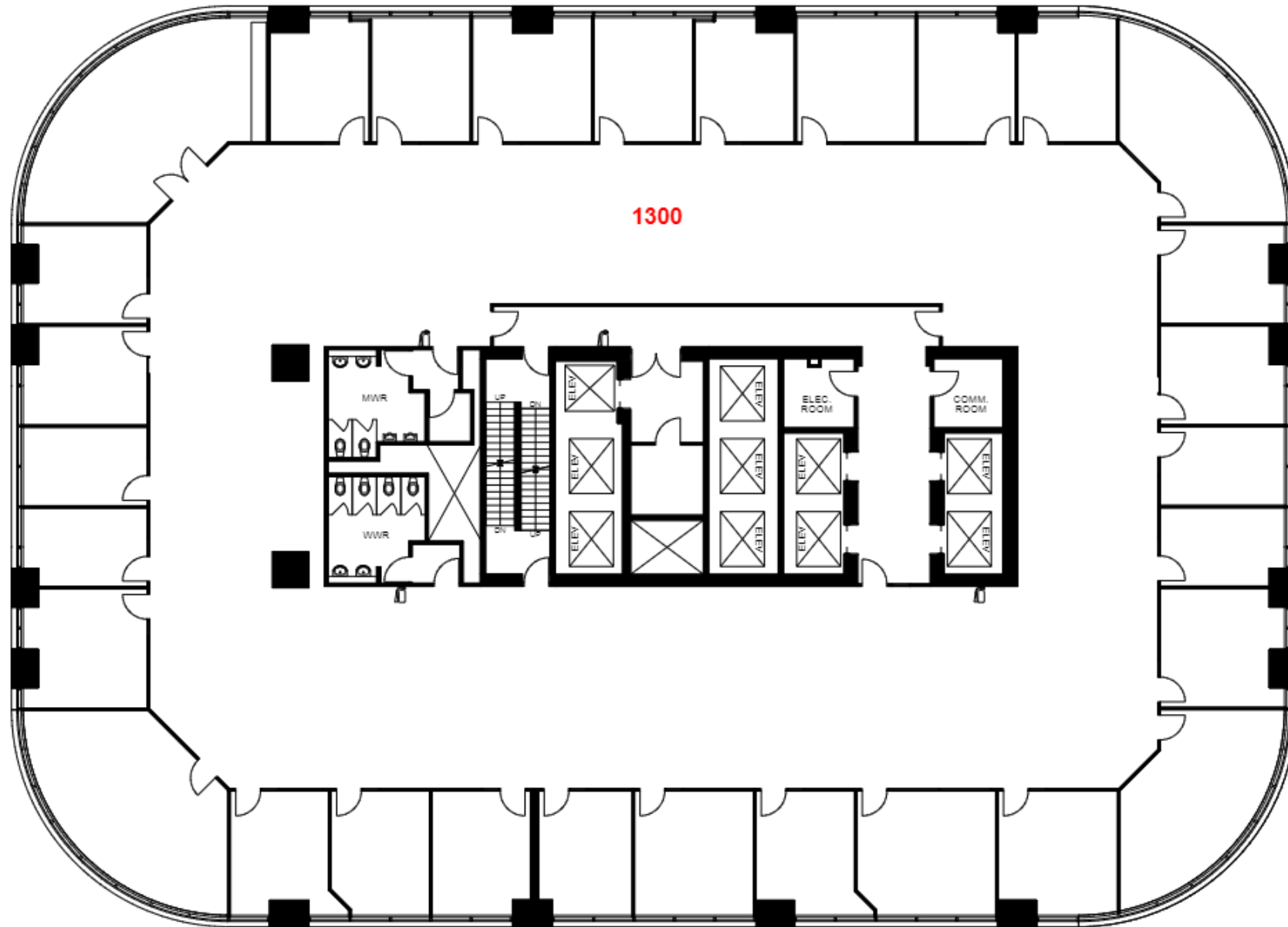
# Suite 1200



**Suite 1200S: 15,130 SF**

- Office intensive layout

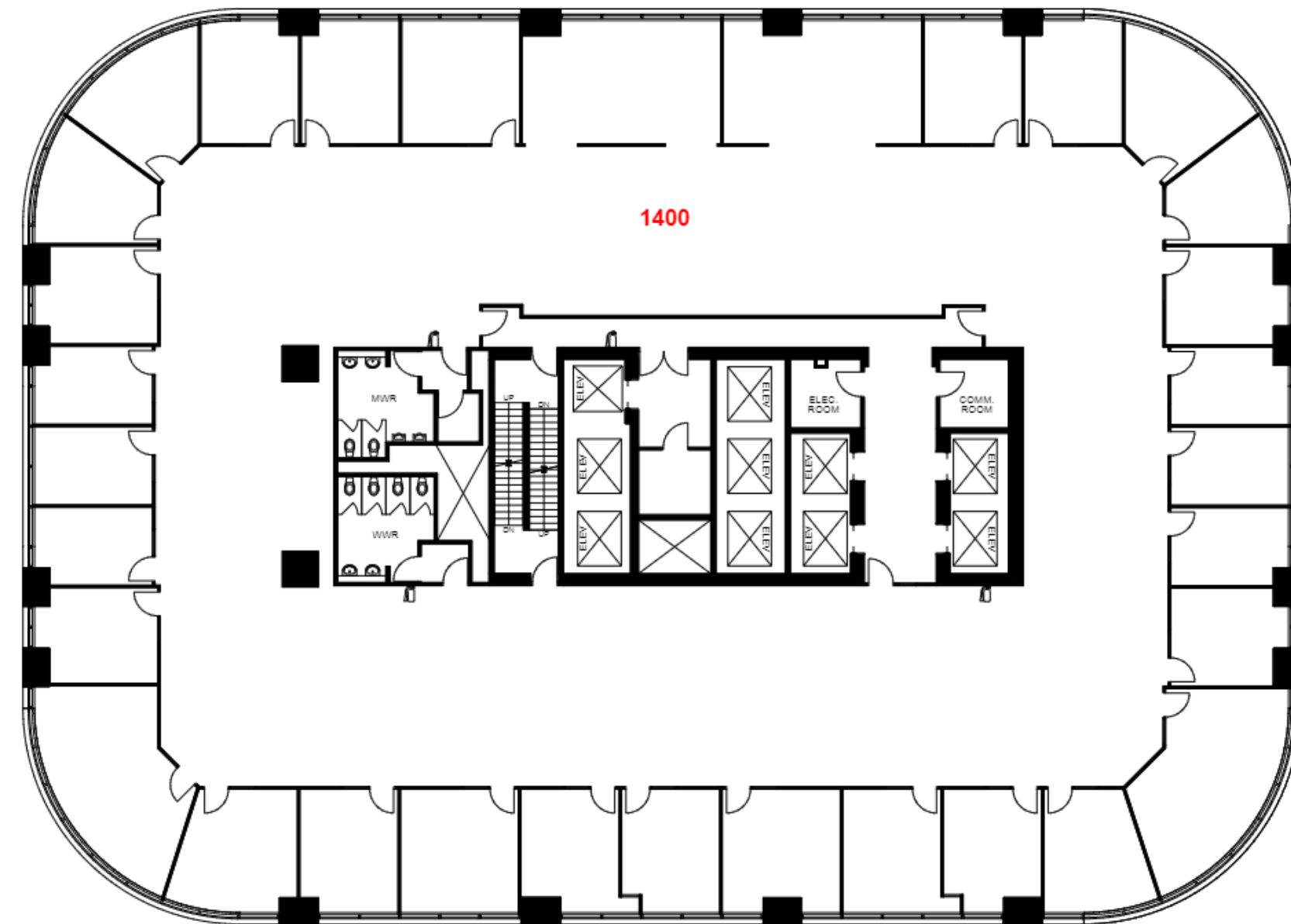
# Suite 1300



**Suite 1300S: 15,120 SF**

- Office intensive layout

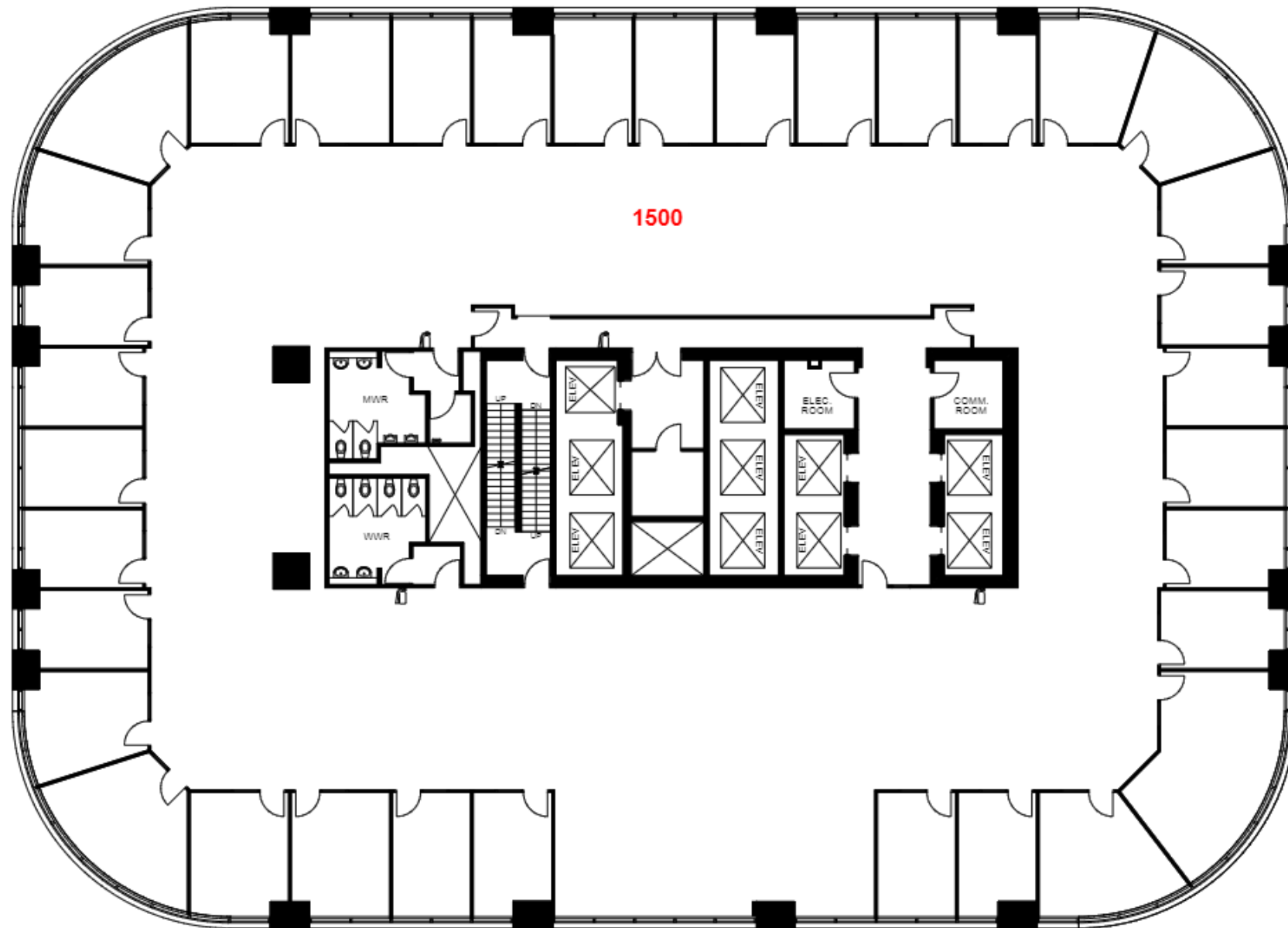
# Suite 1400



**Suite 1400S: 15,120 SF**

- Office intensive layout

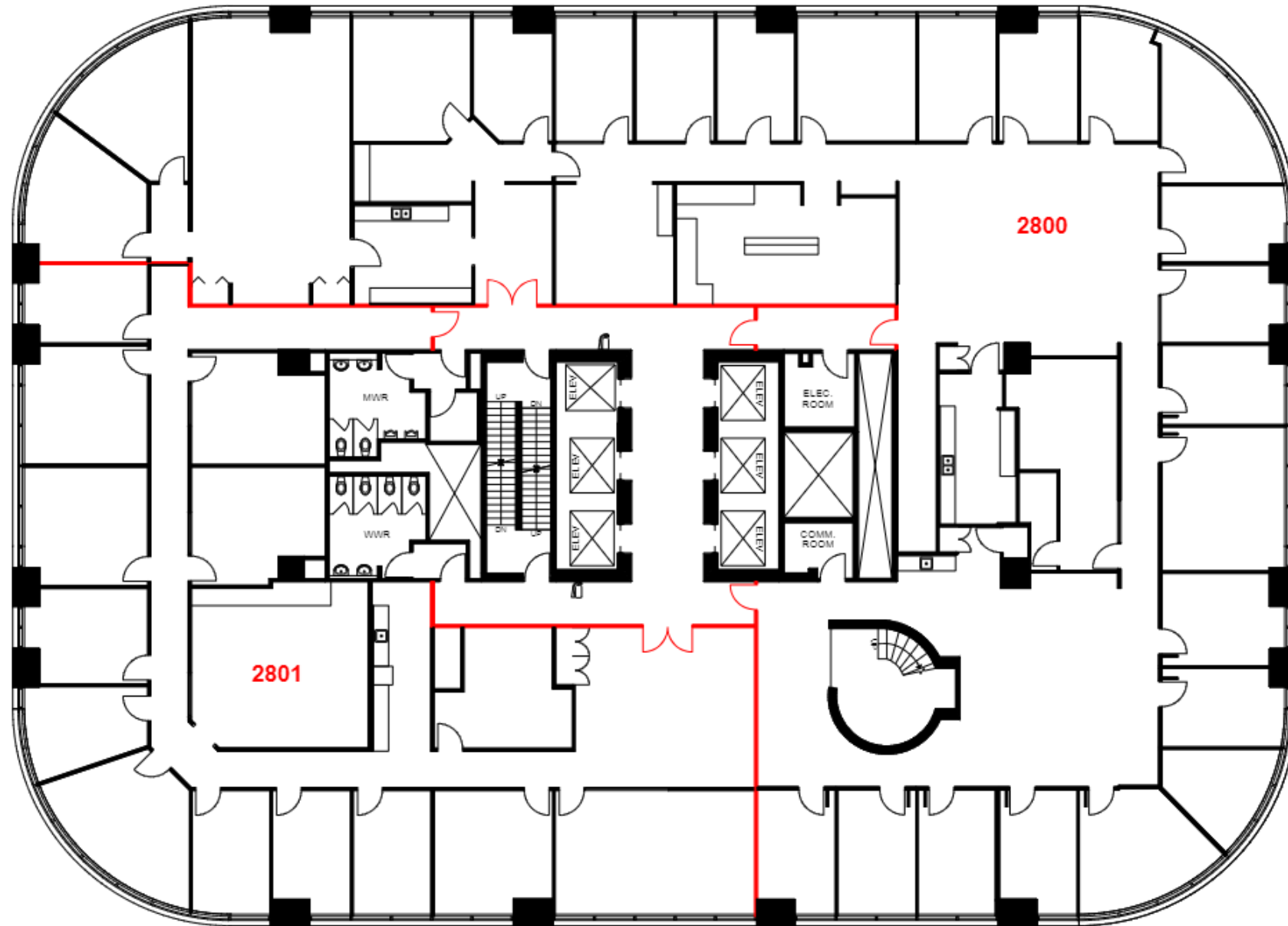
# Suite 1500



## Suite 1500S: 15,120 SF

- Fully white boxed space
- Ready for tenant improvements

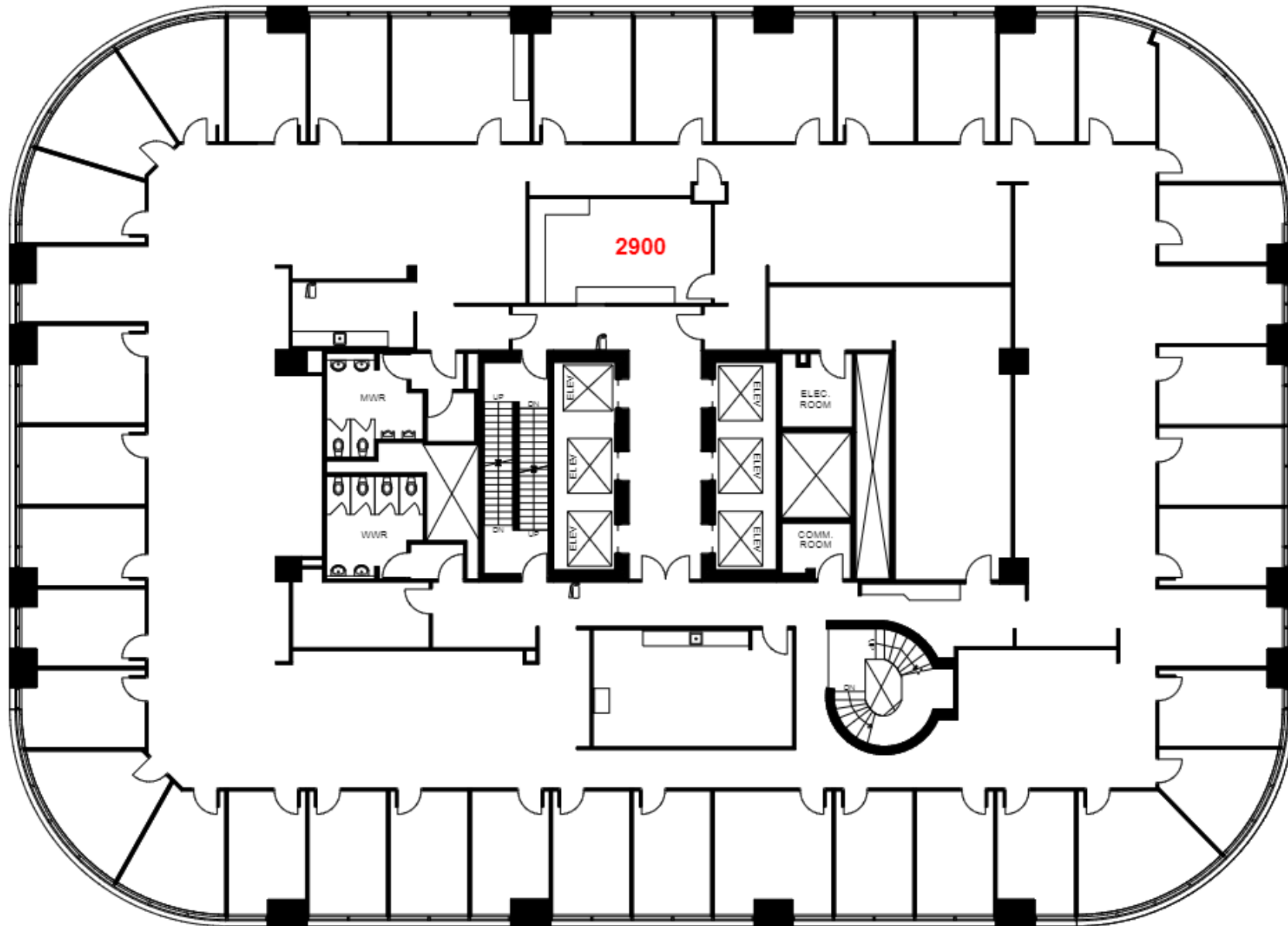
# Suite 2800



## Suite 2800S: 15,380 SF

- Office intensive layout
- Internal stairwell connecting Suite 2800, 2900, and 3000

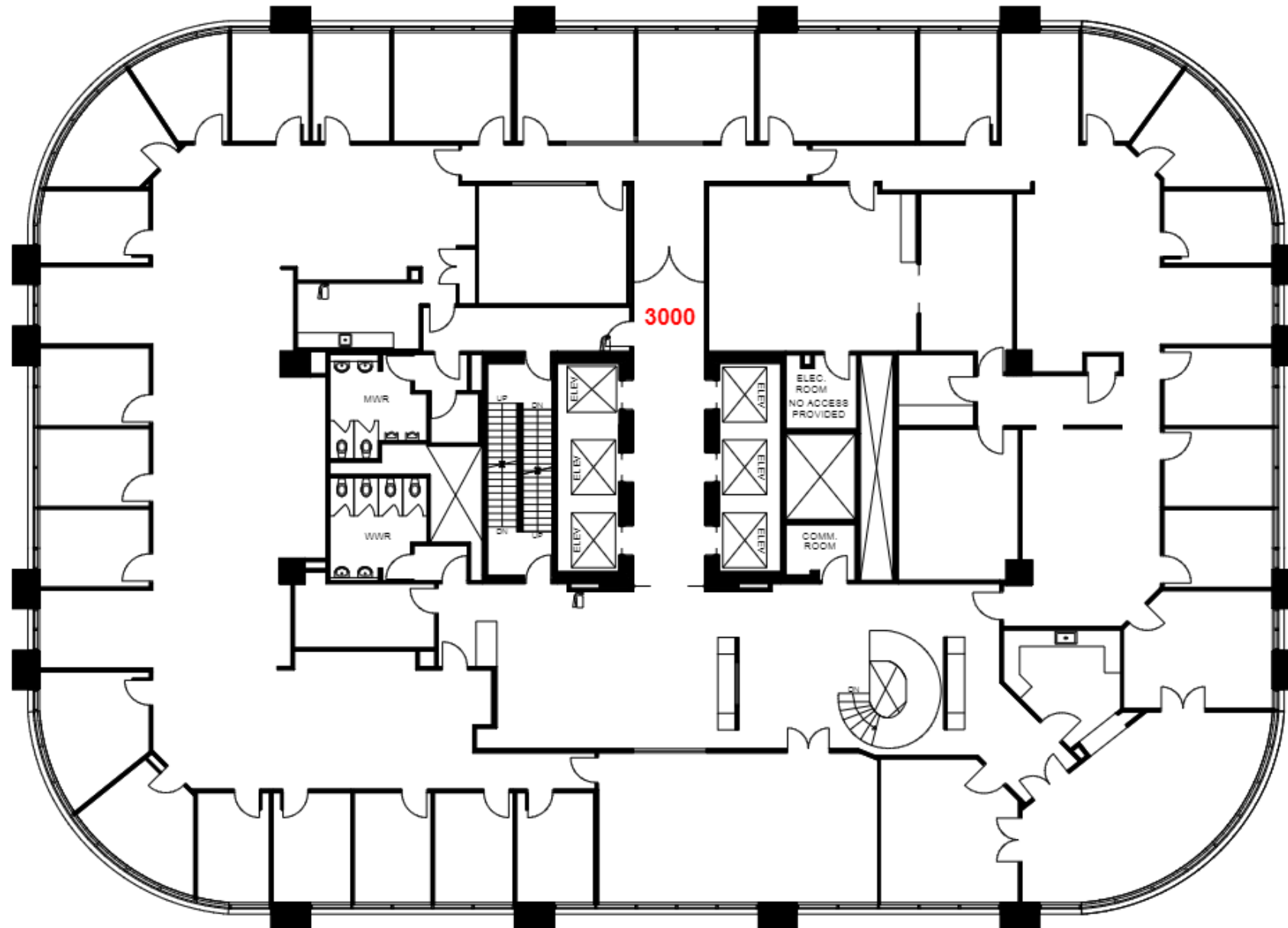
# Suite 2900



## Suite 2900S: 15,380 SF

- Office intensive layout
- Internal stairwell connecting Suite 2800, 2900, and 3000

# Suite 3000



## Suite 3000S: 14,580 SF

- Office intensive layout
- Internal stairwell connecting Suite 2800, 2900, and 3000

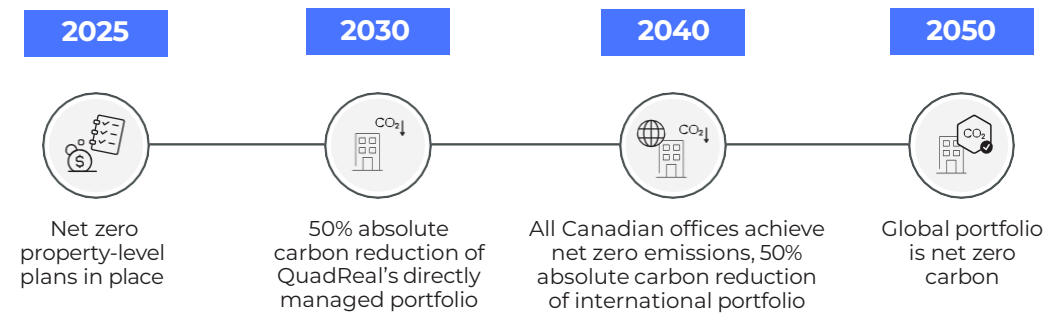
# Our Commitment to Wellness & Sustainability

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

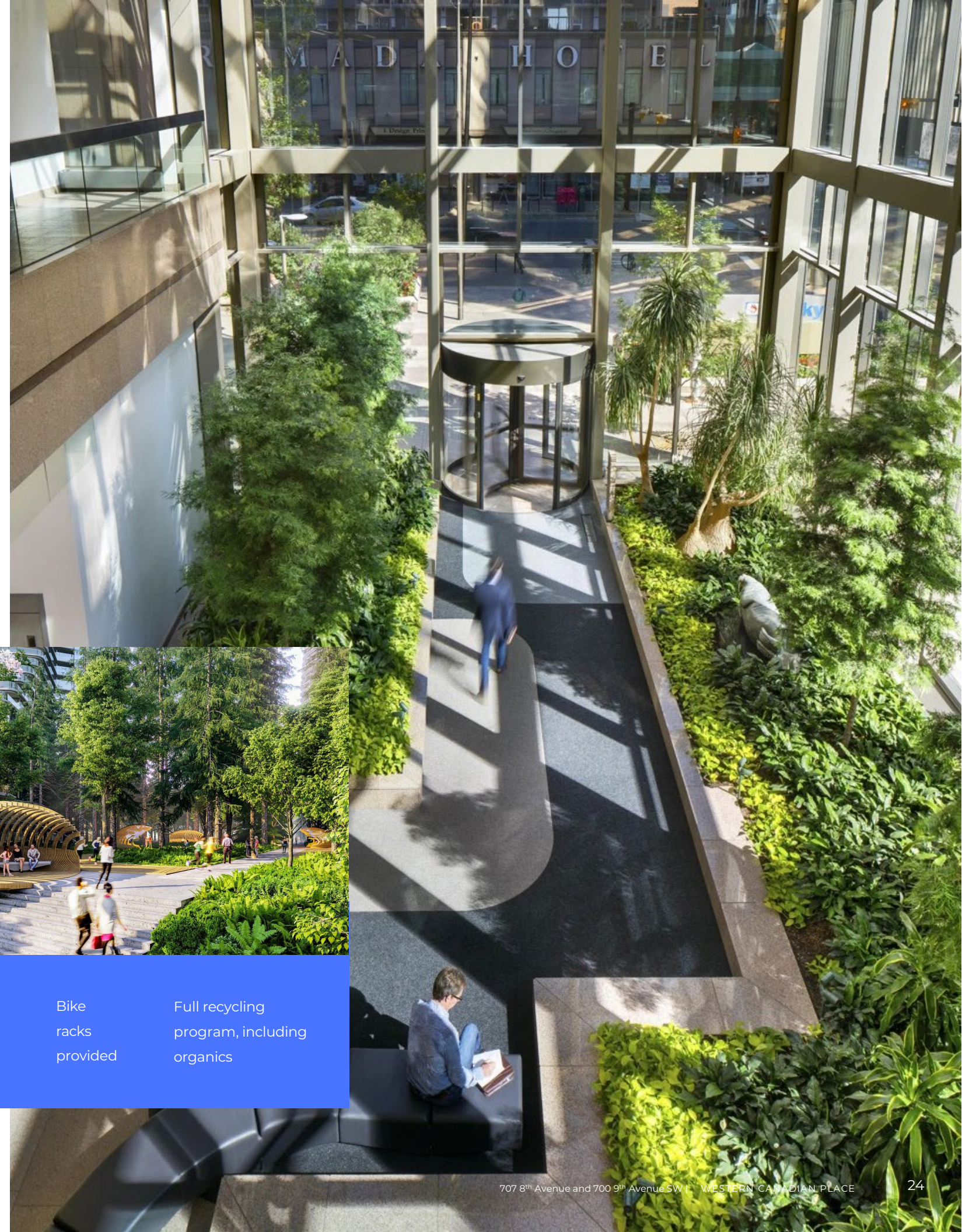
Smart watering irrigation system

Green cleaning program

Energy star certified, score of 96

Bike racks provided

Full recycling program, including organics



# QuadReal: Excellence Lives Here



22 Bishopsgate  
London

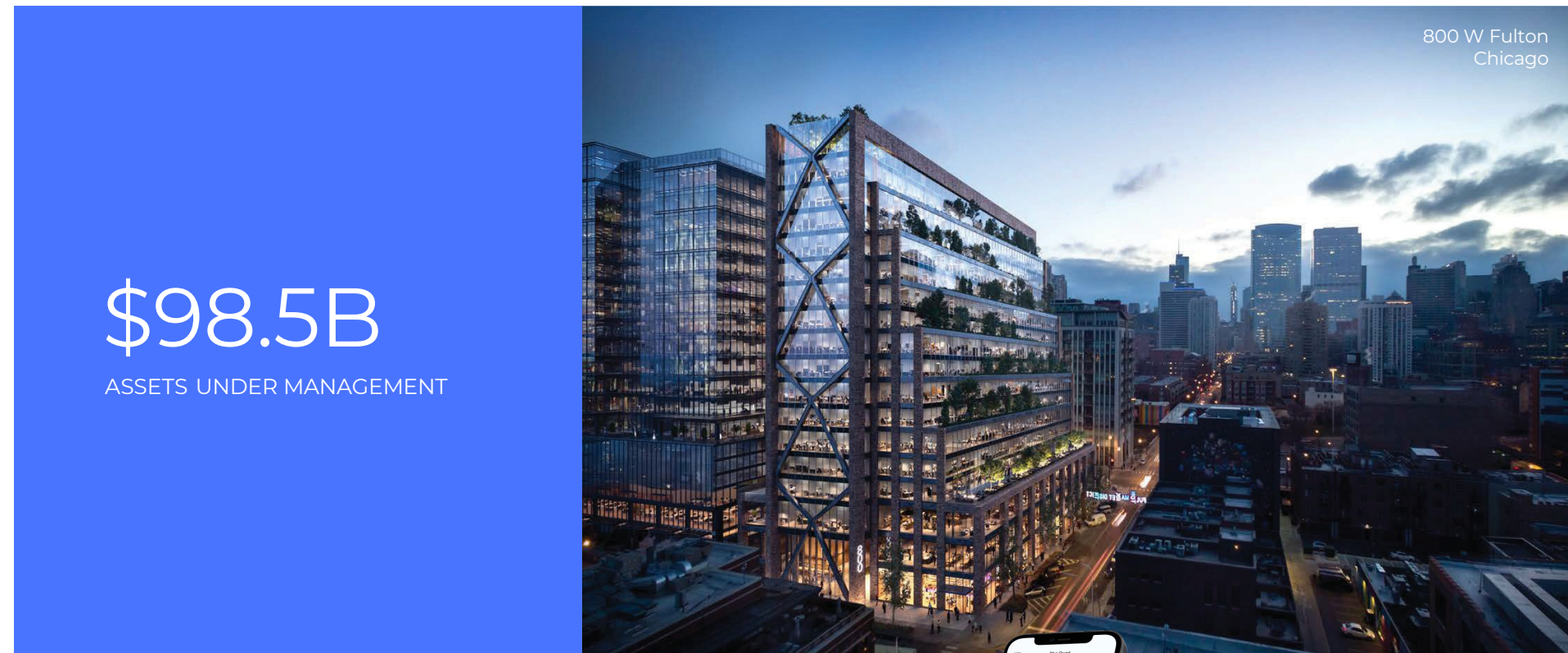
Western Canadian Place is proudly managed by QuadReal Property Group — a team committed to exceptional service, operational excellence, and meaningful tenant experiences.

Our local teams provide hands-on support, while our digital tools keep everything running smoothly in the background. Through the QuadReal+ app, tenants can register for events, connect with building management, and stay informed with real-time building updates. For after-hours or on-the-go support, QuadReal CONNECT offers 24/7 assistance, ensuring tenants always have access to the help they need—anytime, anywhere.

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

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

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.



800 W Fulton  
Chicago

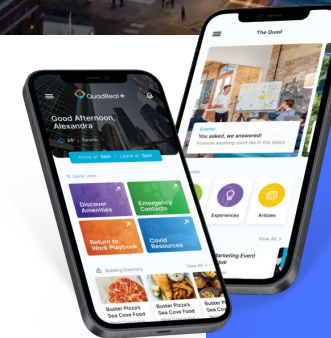
# \$98.5B

ASSETS UNDER MANAGEMENT



Commerce Court  
Toronto

[quadreal.com](https://quadreal.com)



CONTACT QUADREAL CONNECT  
THROUGH THE QUADREAL+ APP  
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