



Livingston Place

222 – 3rd Avenue SW and
250 - 2nd Street SW

Livingston Place
Calgary, AB





Building Specifications

Quick Facts

YEAR BUILT
2008

BUILDING SIZE
23 storey
+/- 850,000 SF

TYPICAL FLOORPLATE
22,000 SF
Highly efficient floor plate
Ceiling heights (approx.)
Ground Floor - 12'
Floors 3-23 - 9'

ACCREDITATIONS
LEED® EB Gold Certification 2017
BOMA BEST Gold 2020
BOMA 360 Award 2019
2018 Outstanding Building of the Year (TOBY) Award Winner – (Local and National)
Energy Star Certification in Canada achieving a score of 96
Fitwel Viral Response Certification 2021
Rick Hansen Foundation Accessibility 2022
Industry award winning QuadReal CONNECT App provides tenants with a central resource to manage their service needs 24 hours a day, 7 days a week

- HVAC**
- Zoned perimeter heating panels
 - Thermostat controlled fan powered variable air volume (VAV)
 - Fresh air intake

- PARKING**
- 1/1,750 SF leased
 - Accessible public parking
 - 6 EV charging stations (Level 2 and 3)
 - \$590 s/m reserved
 - \$500 s/m unreserved

- ELEVATORS**
- 18 passenger elevator cars equipped with high-speed door closers
 - 2 parking shuttles
 - 2 freight elevator
 - 4 escalator units servicing the main and +15 levels

- LIGHTING / ELECTRICAL**
- T-8 tube (upgraded to LED lamps) ballast free, dual lamp fixture, 3500K 3 phase/4 wire 120V & 277V (distribution panels); single phase/2 wire (feed to lighting system/zone) – office area

- Electrical rooms located on each floor equipped w/ breaker panels to accommodate office tenants
- Back-up generator power to accommodate critical base building systems
- Metering of lighting & plug loads to foster tenant environmental stewardship

- SAFETY & SECURITY**
- 24/7 after-hour security card access; after-hour mobile patrol
 - Fully sprinklered in accordance to NFPA standards
 - Fire panel monitored 24/7 from a central control facility
 - Integrated smoke control system

- AMENITIES**
- Fitness Centre
 - Conference Centre
 - End of Trip Facility & Bicycle Storage
 - Car Wash Facility
 - Shipping office available during business hours

- SMART BUILDING FEATURES**
- Digital platforms 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 and Shaw fibre optics

ENVIRONMENTAL/ SUSTAINABILITY



BOMA BEST Gold certified



LEED® EB Gold



ENERGY STAR Certified with a score of 96

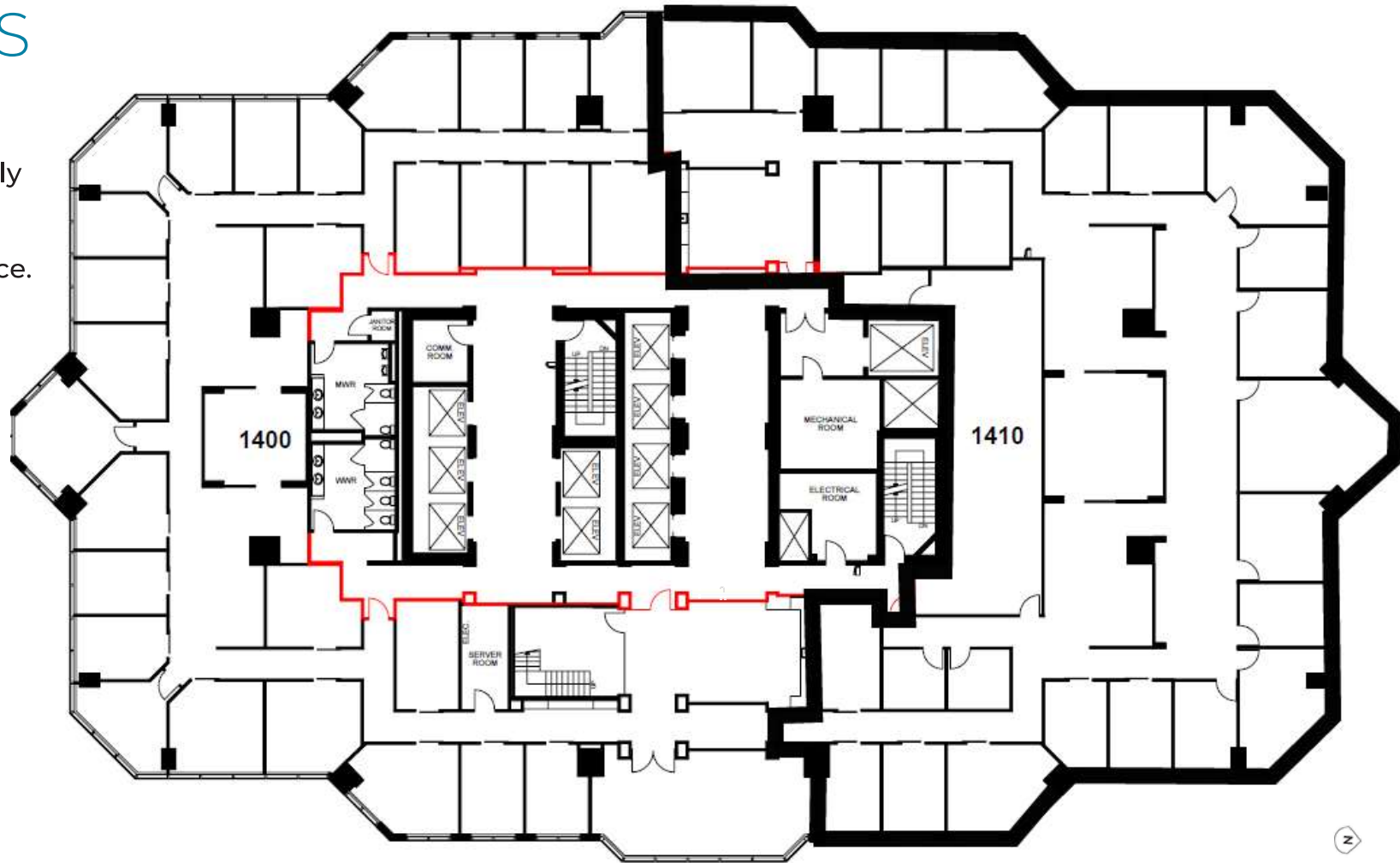


Fitwell Viral Response Certification

Suite 1410S

~ 11,735 SF
Available Immediately

- Fully built out space.



2025 Operating costs:
\$15.92 per sq ft
2025 Realty taxes:
\$5.55 per sq ft
Total additional rent:
\$21.47 per sq ft

QUESTIONS? CONTACT:

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