



# 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 certification 2020 and BOMA 360 Award  
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  
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**
- 504 total parking stalls
  - 1/1,750 SF leased
  - Accessible public parking
  - 6 EV charging stations (Level 2 and 3)

- 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

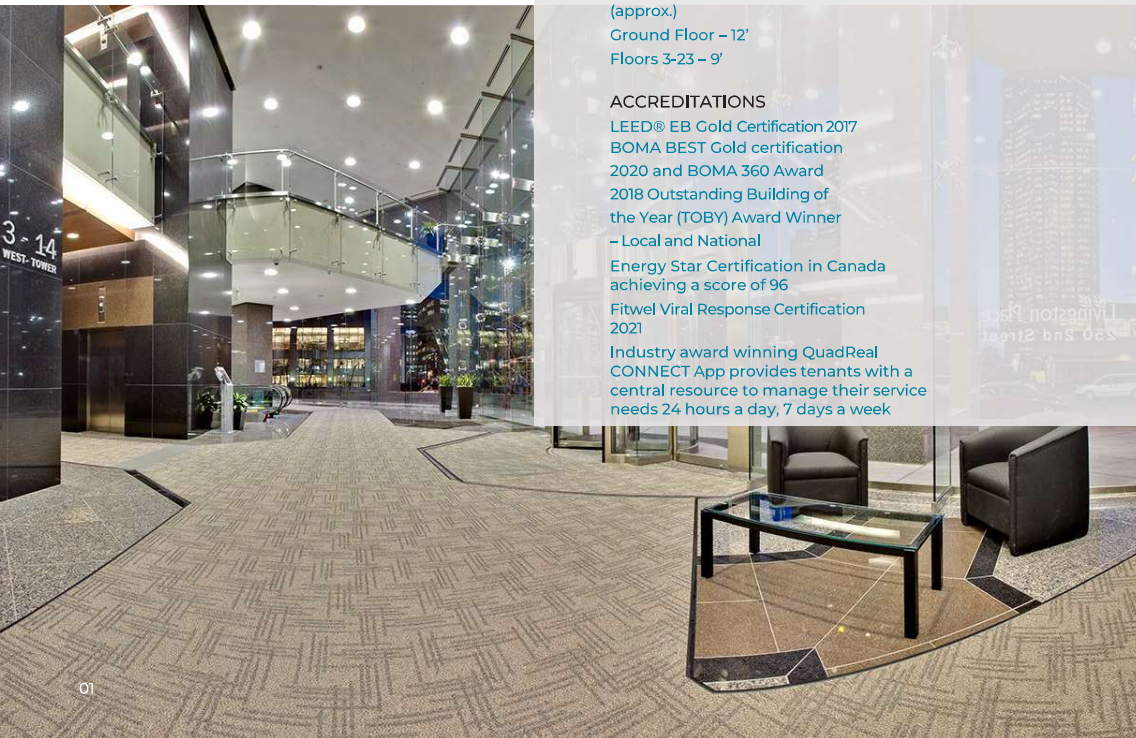
- LIGHTING / ELECTRICAL**
- T-8 tube (upgraded to LED lamps) ballast free, dual lamp fixture, 3500K 3 phase/4 wire 120V & 277V (distribution panels); single phase/2 wire (feed to lighting system/zone) – office area

- 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
  - Future Sport Court in Jamieson Place (in design phase)
  - 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



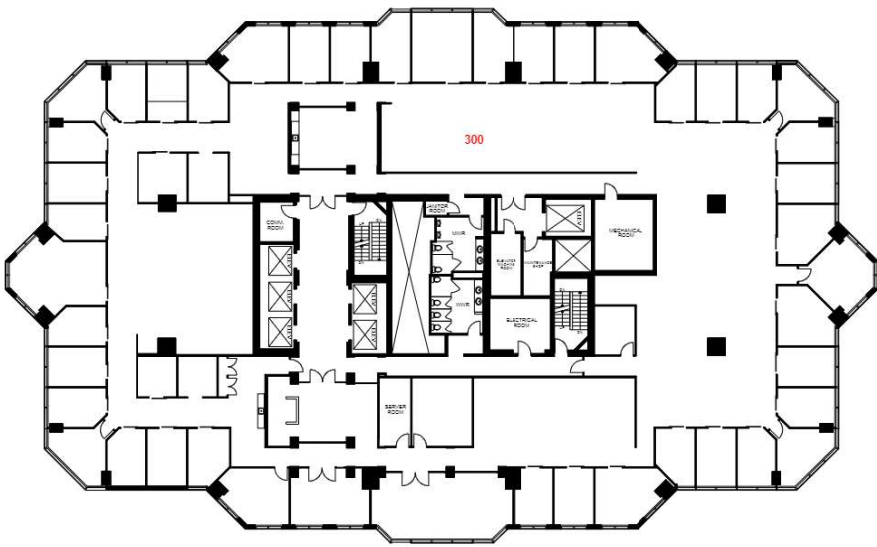
ENERGY STAR Certified with a score of 96



Fitwel Viral Response Certification

# Suite 300S

Available Immediately



RENTABLE AREA – 22,643 SF



30+  
Private  
Offices



Meeting  
Rooms



1  
Kitchen  
Servery



2  
Private Washrooms



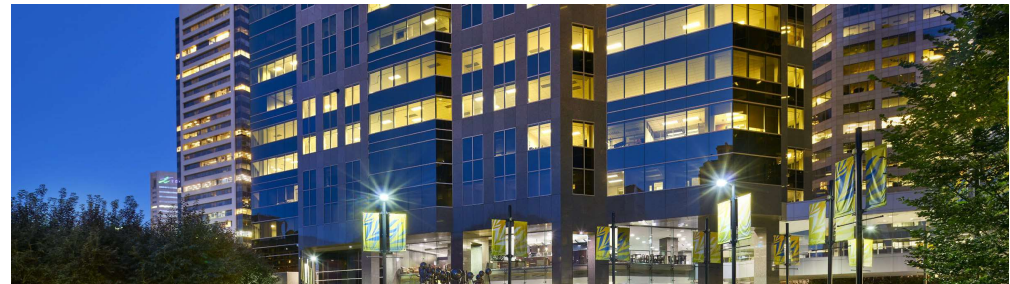
## Key Features:

- Newly refurbished with high end finishes.

**2024 Operating costs:**  
\$16.32 per sq. ft.

**2024 Realty taxes:**  
\$5.61 per sq. ft.

**Total additional rent:**  
\$21.93 per sq. ft.



QUESTIONS? CONTACT:

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