



# 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



### 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



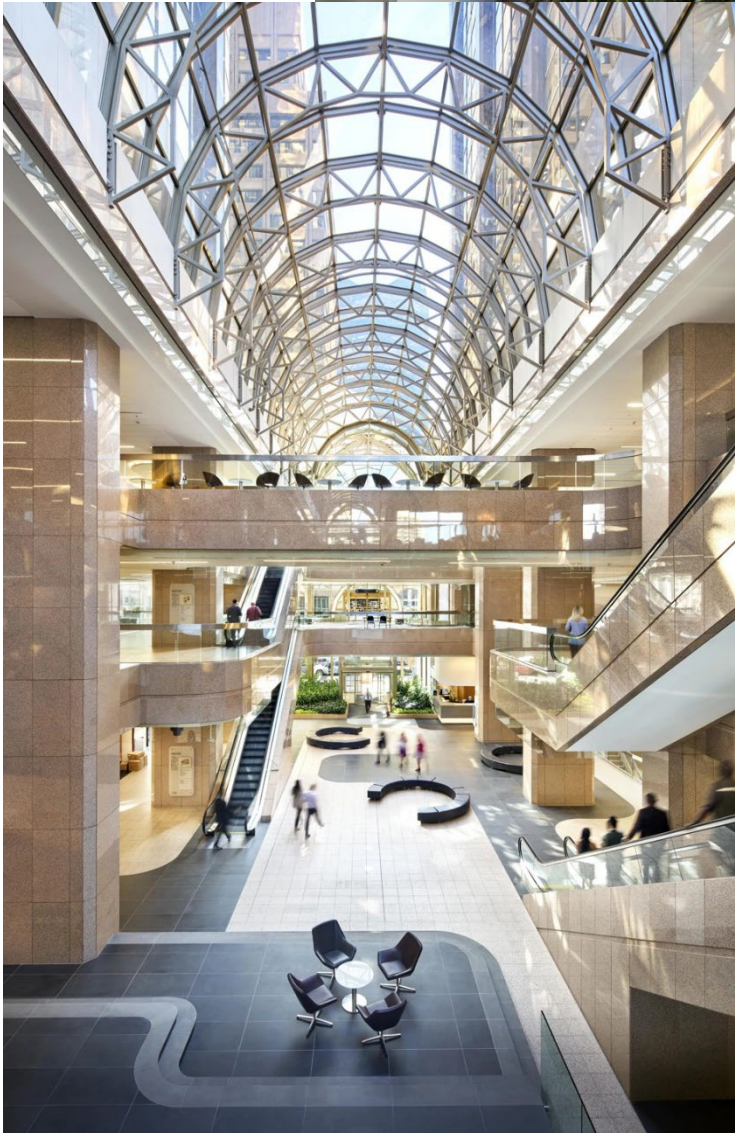
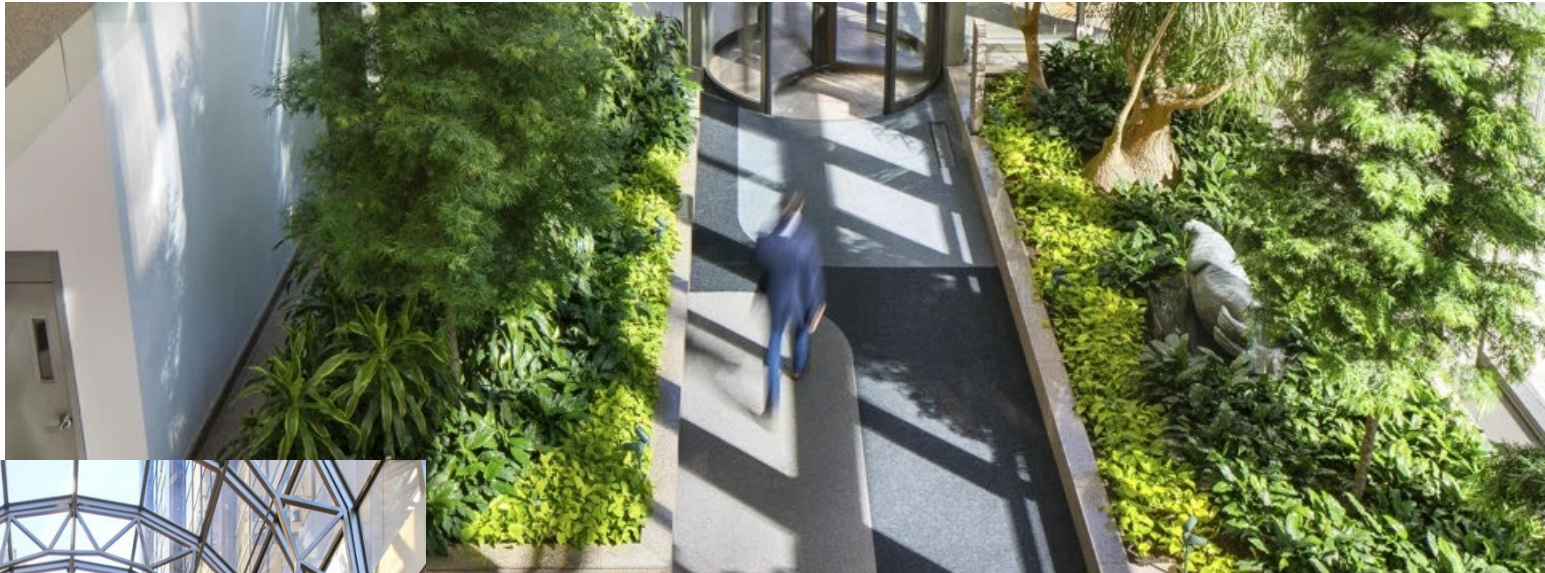
ENERGY STAR  
Certified with  
a score of 91



Fitwel Viral  
Response  
Certification



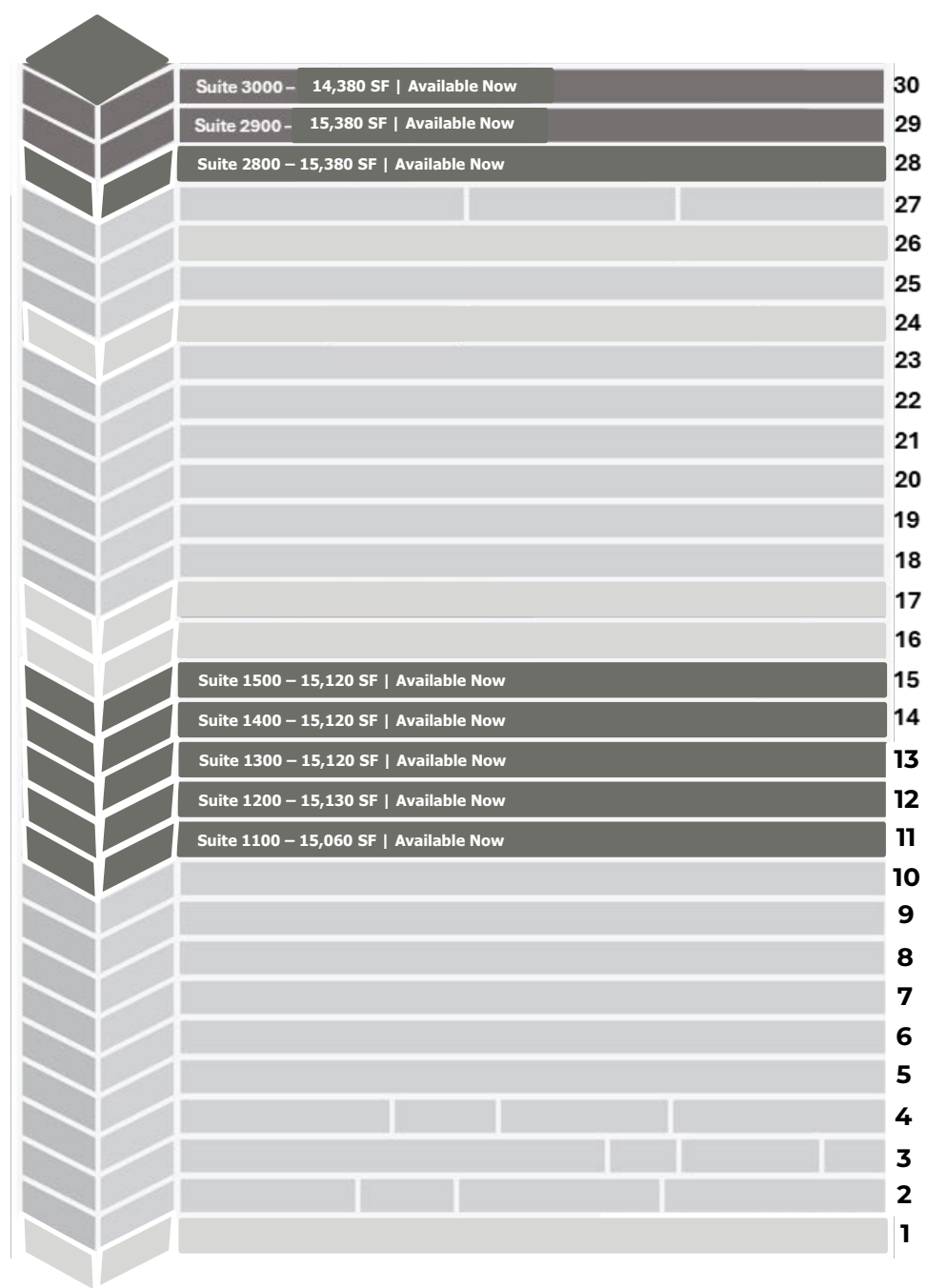
# WCP Amenities





# Availability at a Glance

South Tower



## 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.



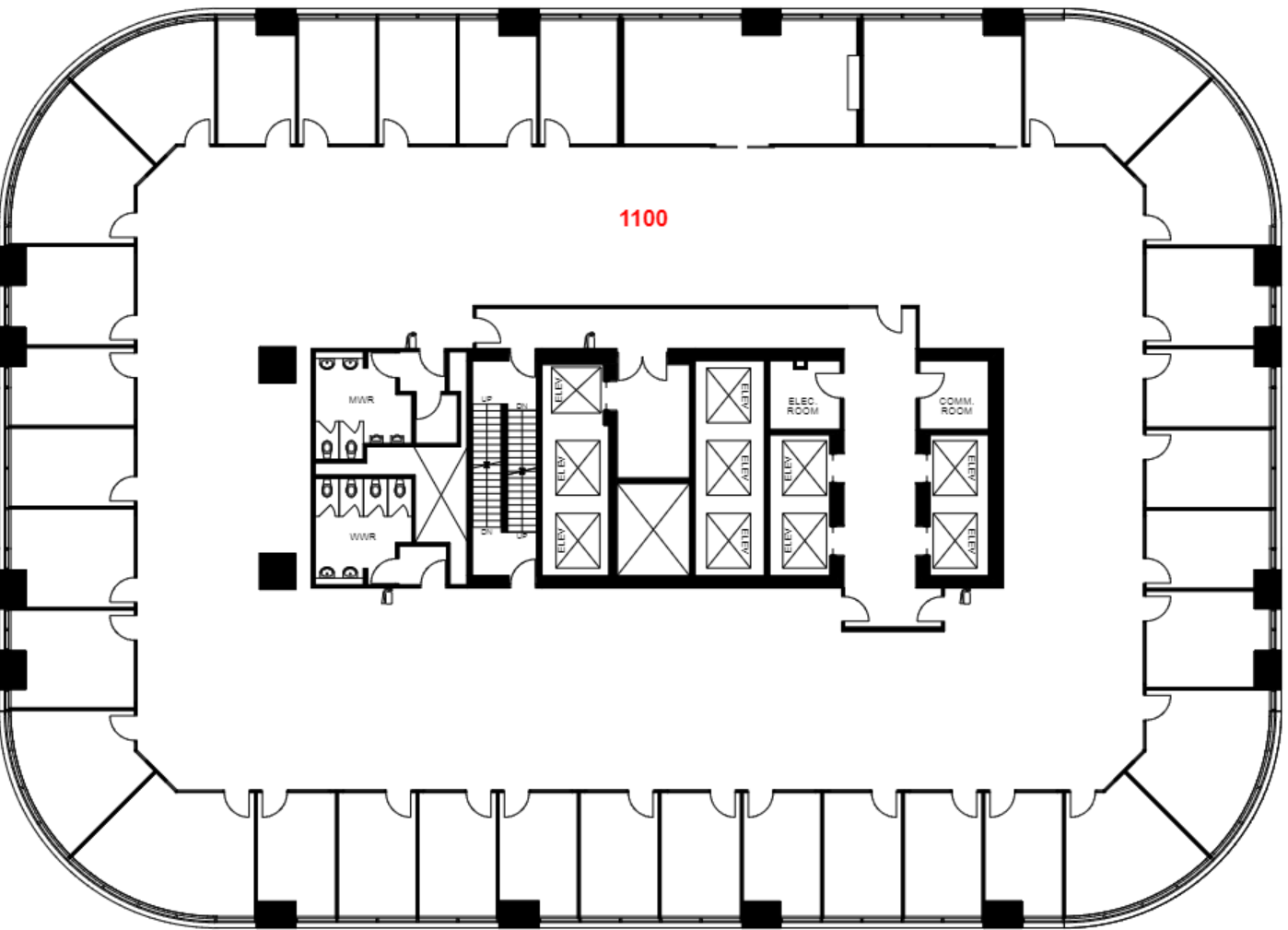
Located a short walk within the +15 system or outside from nearby shopping centre 'The Core'.



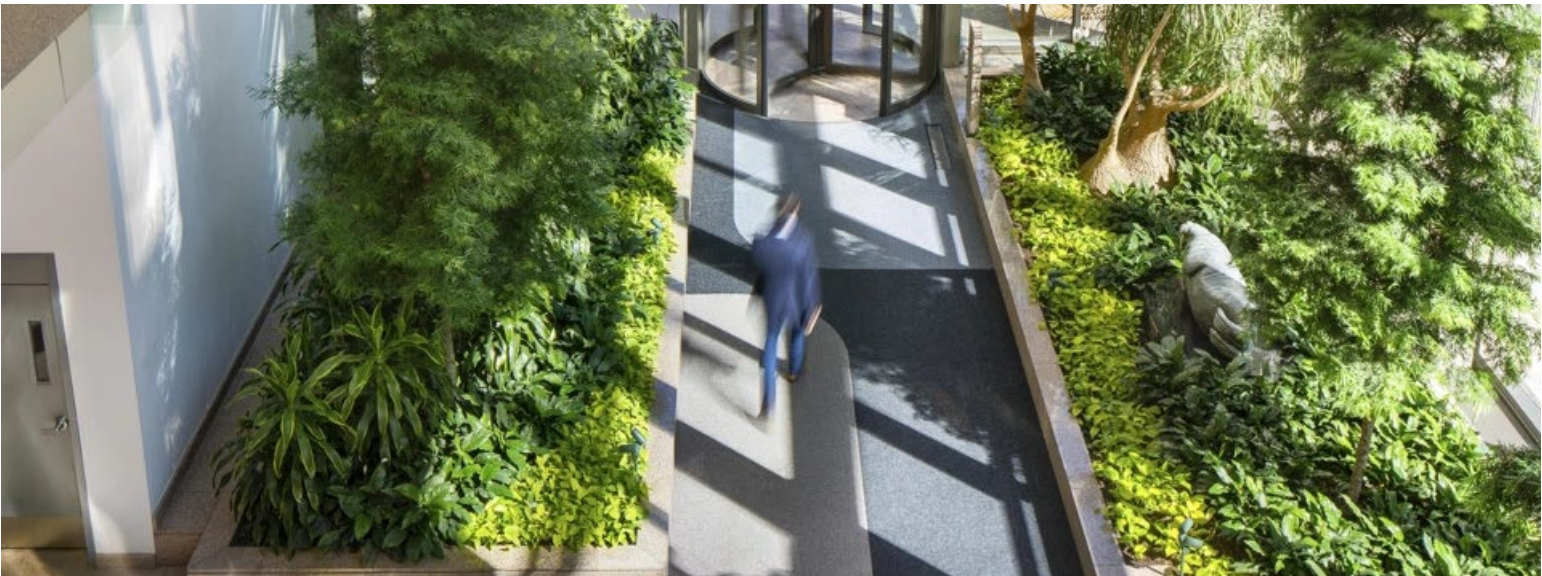
A restful and relaxing outdoor space located nearby called Century Gardens for enjoyment of all.

# Suite 1100

Available Immediately



2025 Operating costs:  
\$17.05 per sq ft  
2025 Realty taxes:  
\$2.61 per sq ft  
Total additional rent:  
\$19.66 per sq ft



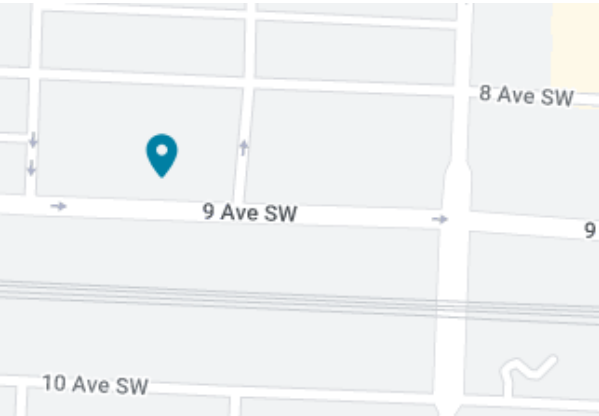
RENTABLE AREA – 15,060 S F



Private  
Offices



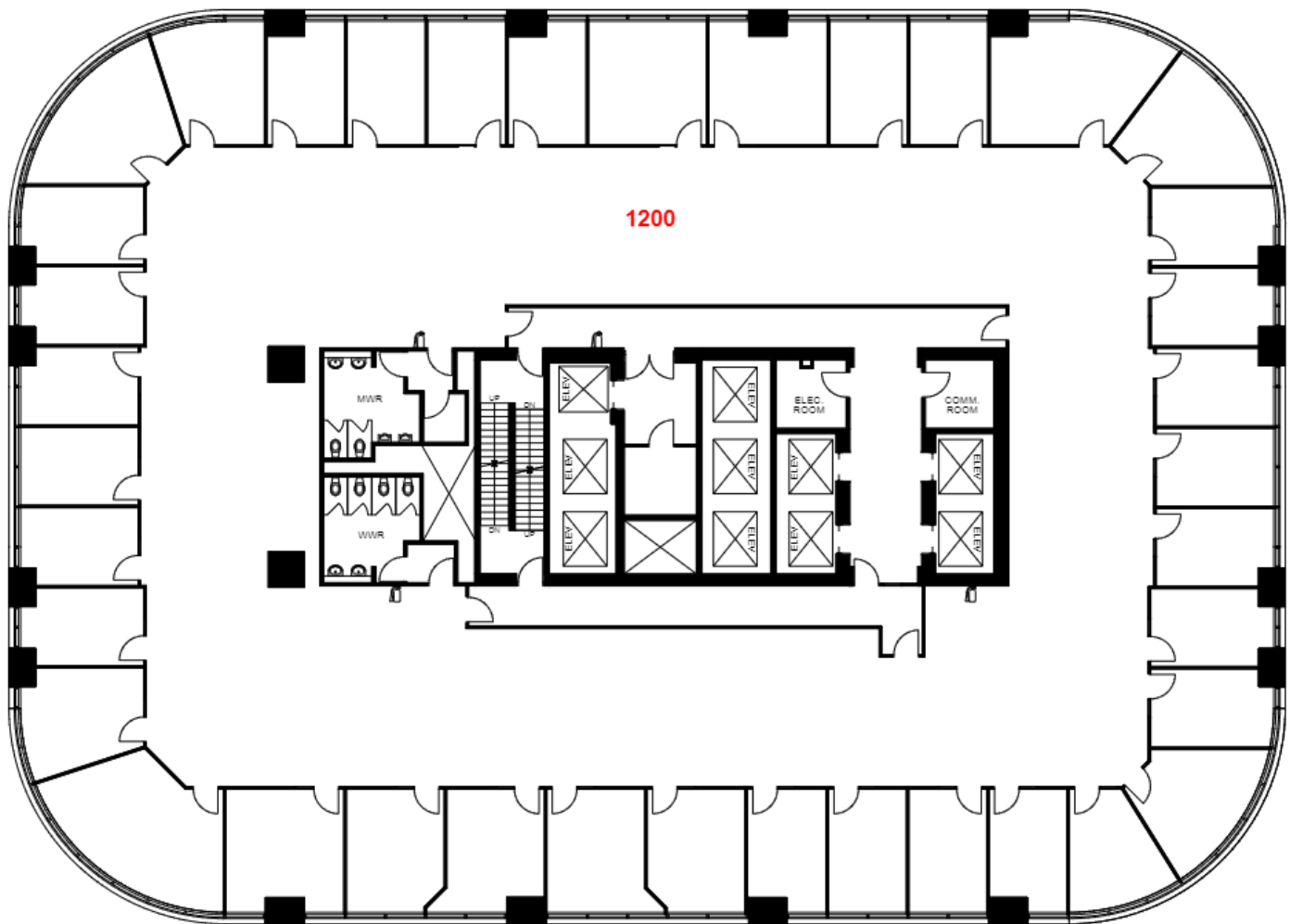
Meeting  
Rooms



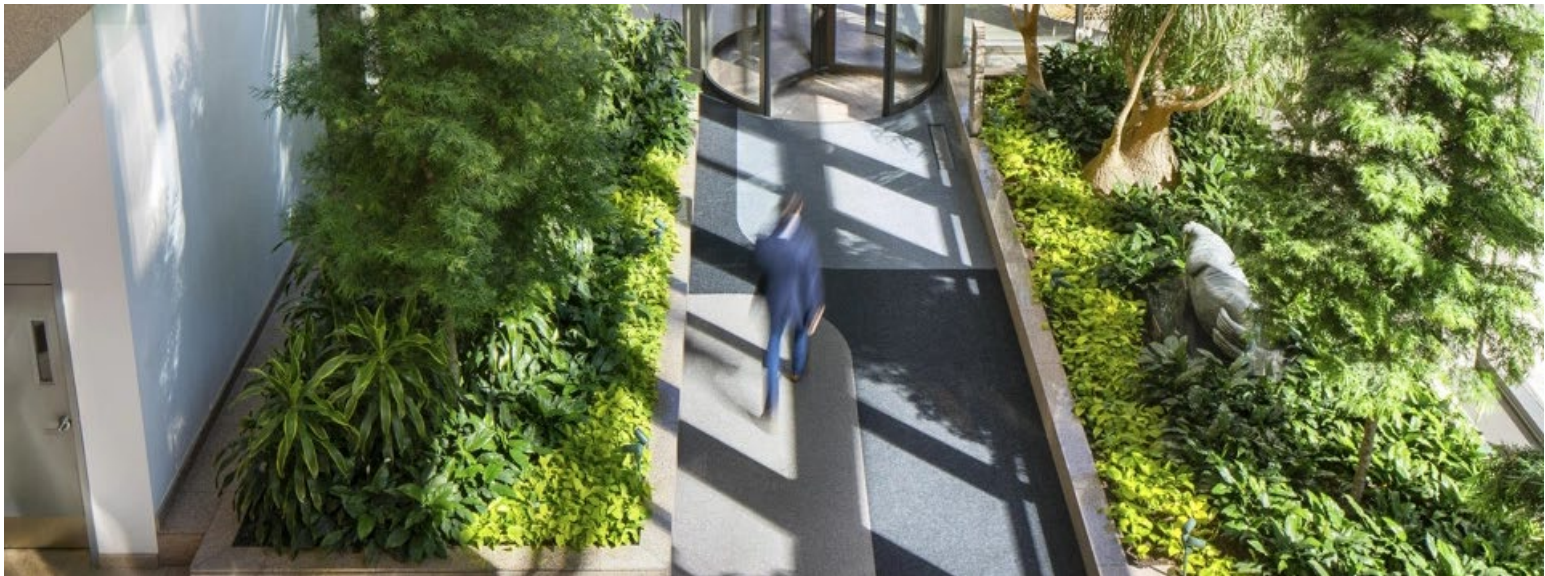


# Suite 1200

Available Immediately



2025 Operating costs:  
\$17.05 per sq ft  
2025 Realty taxes:  
\$2.61 per sq ft  
Total additional rent:  
\$19.66 per sq ft



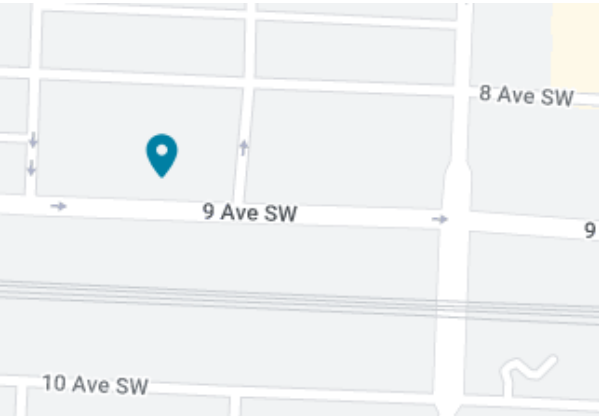
RENTABLE AREA – 15,130 SF



Private  
Offices



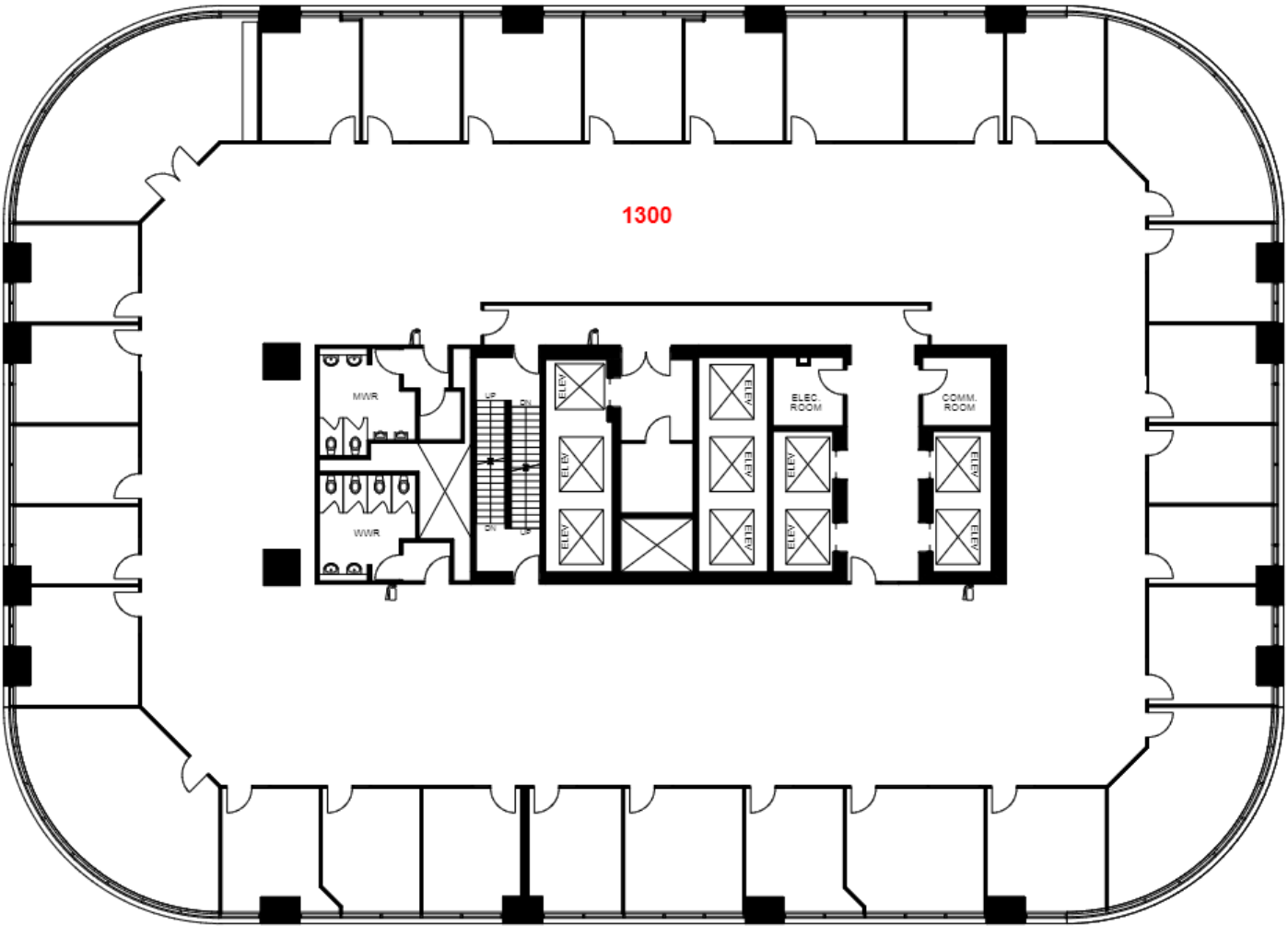
Meeting  
Rooms



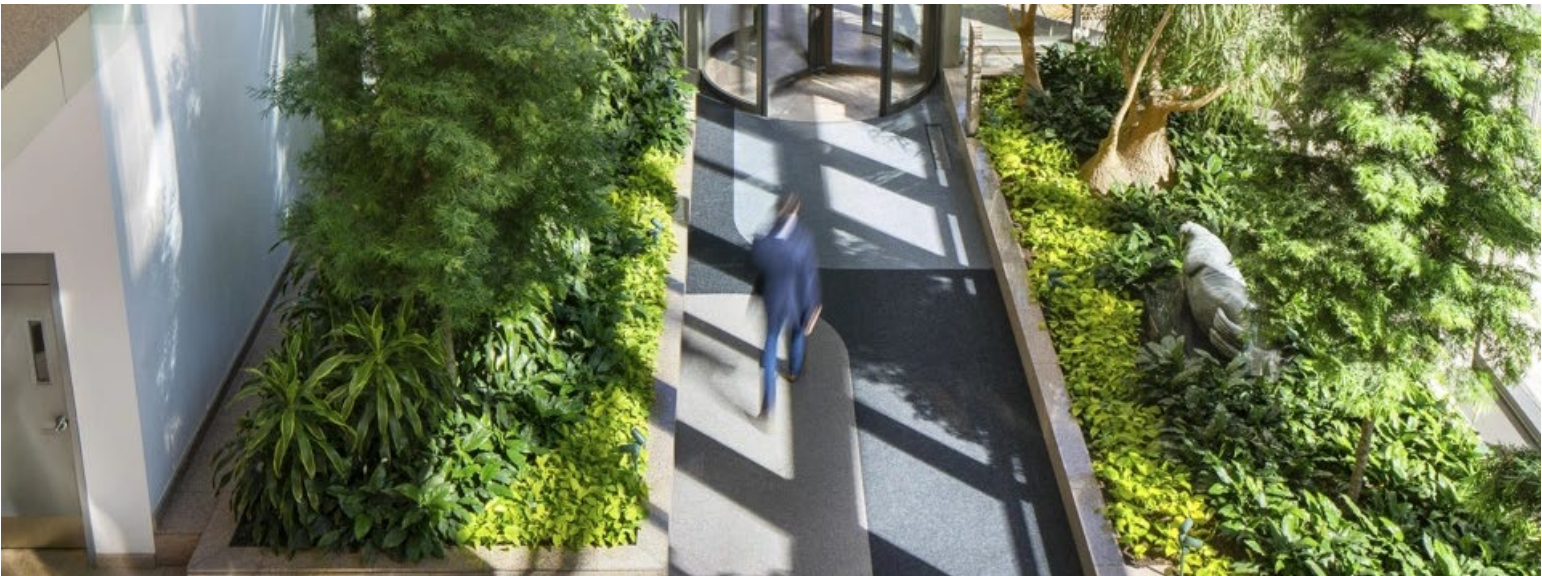


# Suite 1300

Available Immediately



2025 Operating costs:  
\$17.05 per sq ft  
2025 Realty taxes:  
\$2.61 per sq ft  
Total additional rent:  
\$19.66 per sq ft



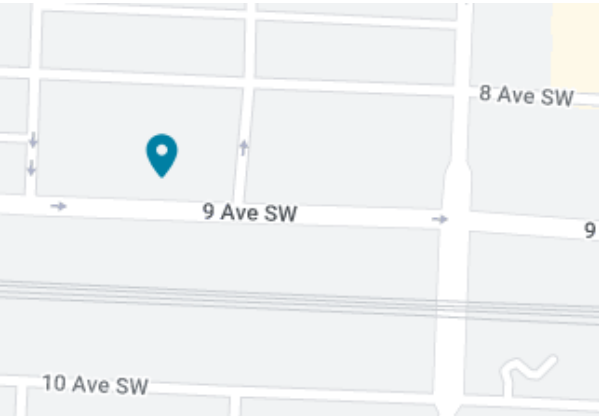
RENTABLE AREA – 15,120 SF



Private  
Offices



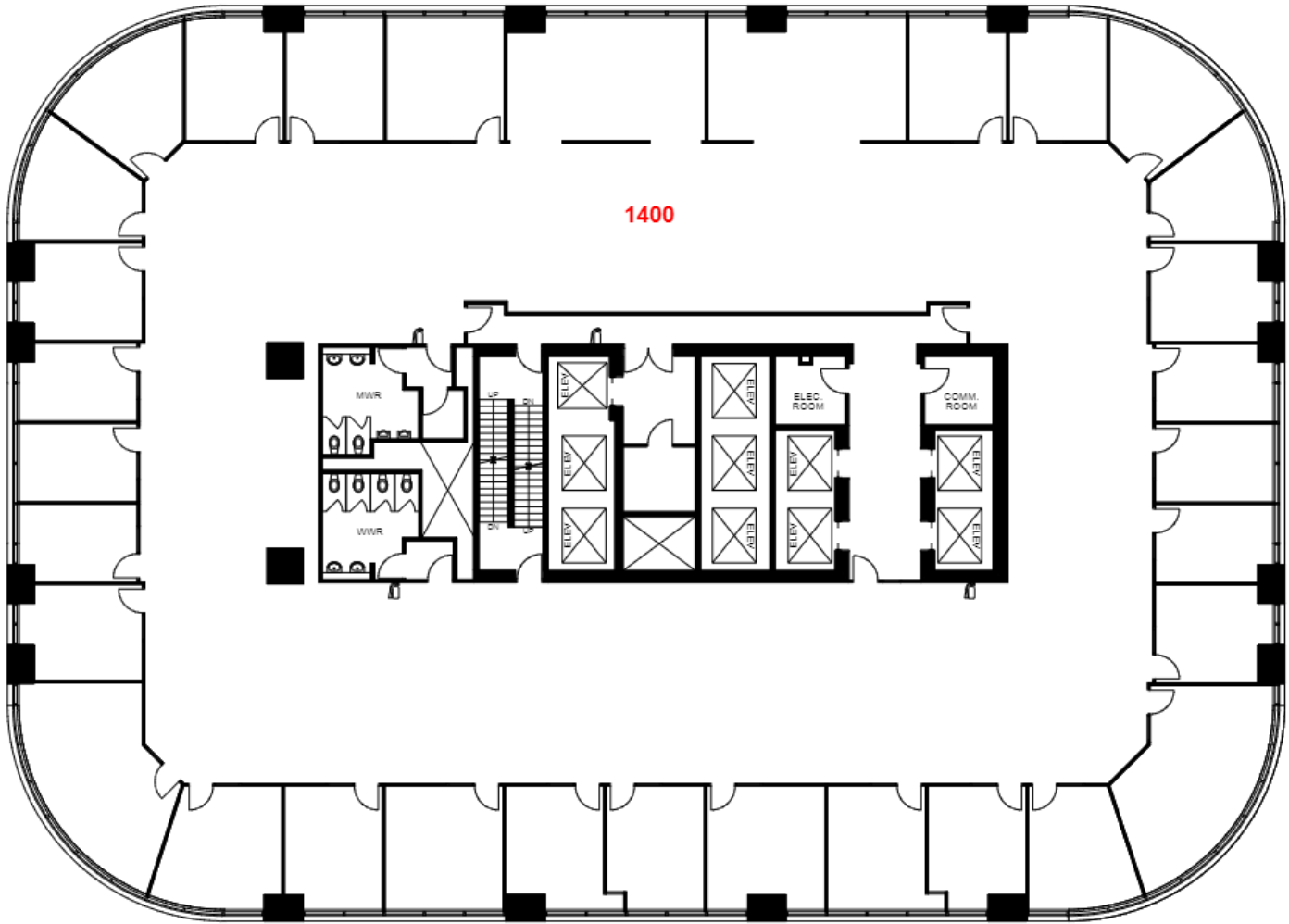
Meeting  
Rooms



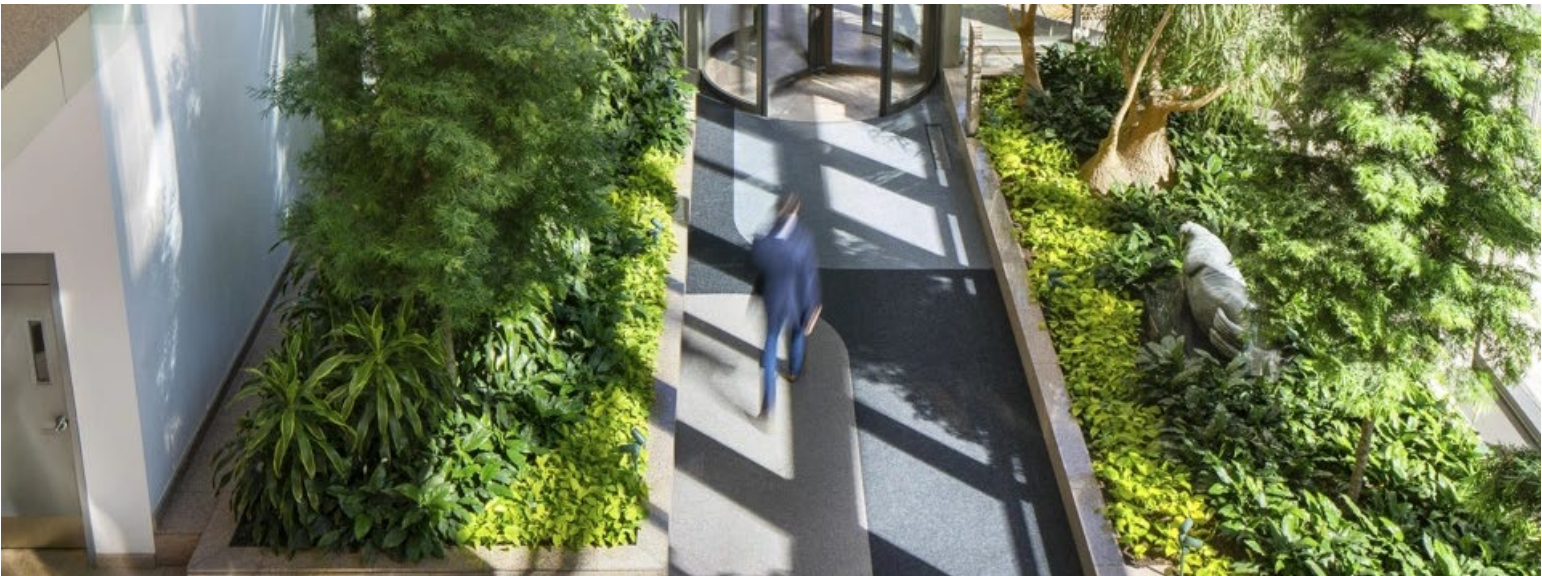


# Suite 1400

Available Immediately



2025 Operating costs:  
\$17.05 per sq ft  
2025 Realty taxes:  
\$2.61 per sq ft  
Total additional rent:  
\$19.66 per sq ft



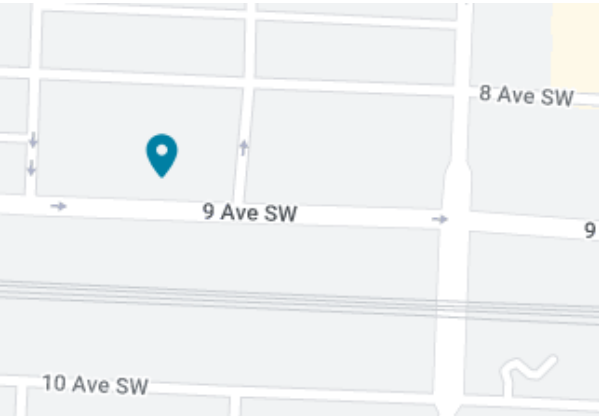
RENTABLE AREA – 15,120 SF



Private  
Offices



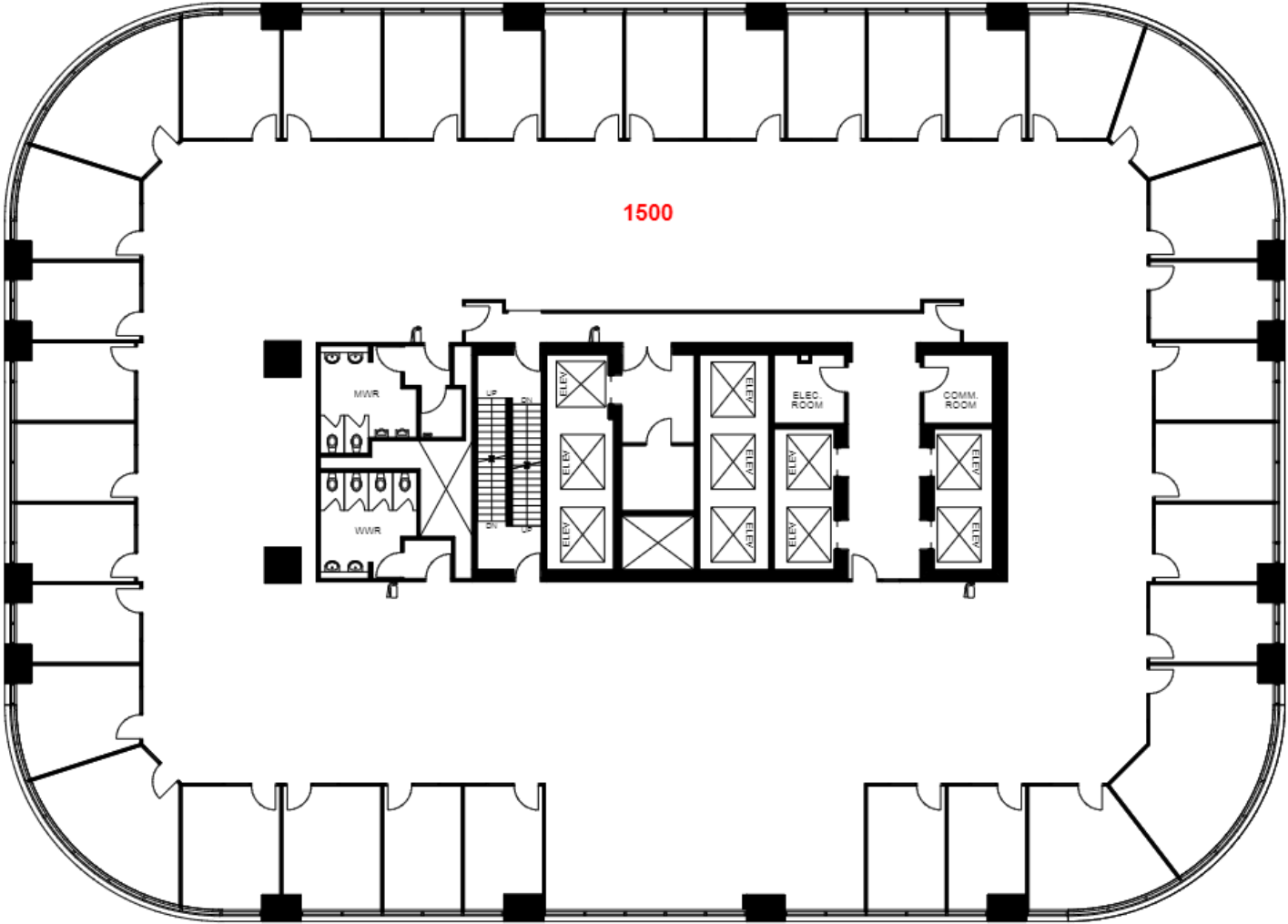
Meeting  
Rooms



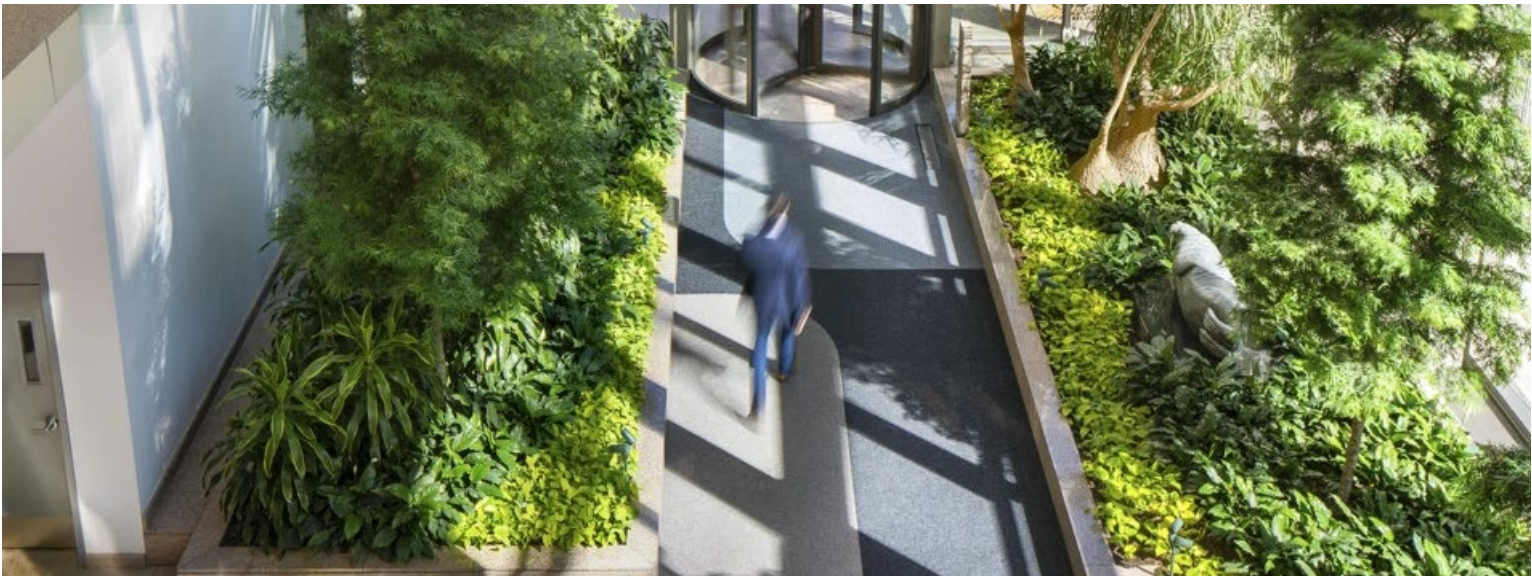


# Suite 1500

Available Immediately



2025 Operating costs:  
\$17.05 per sq ft  
2025 Realty taxes:  
\$2.61 per sq ft  
Total additional rent:  
\$19.66 per sq ft



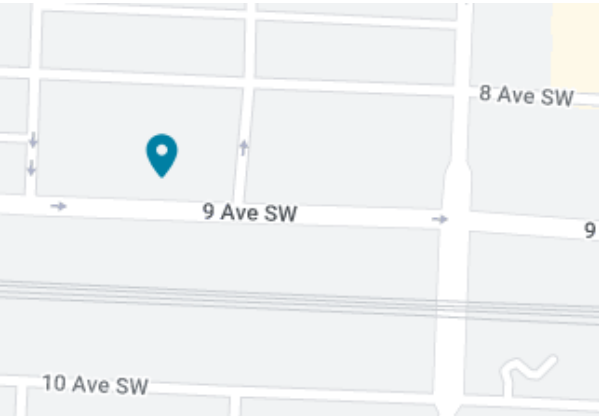
RENTABLE AREA – 15,120 SF



Private  
Offices



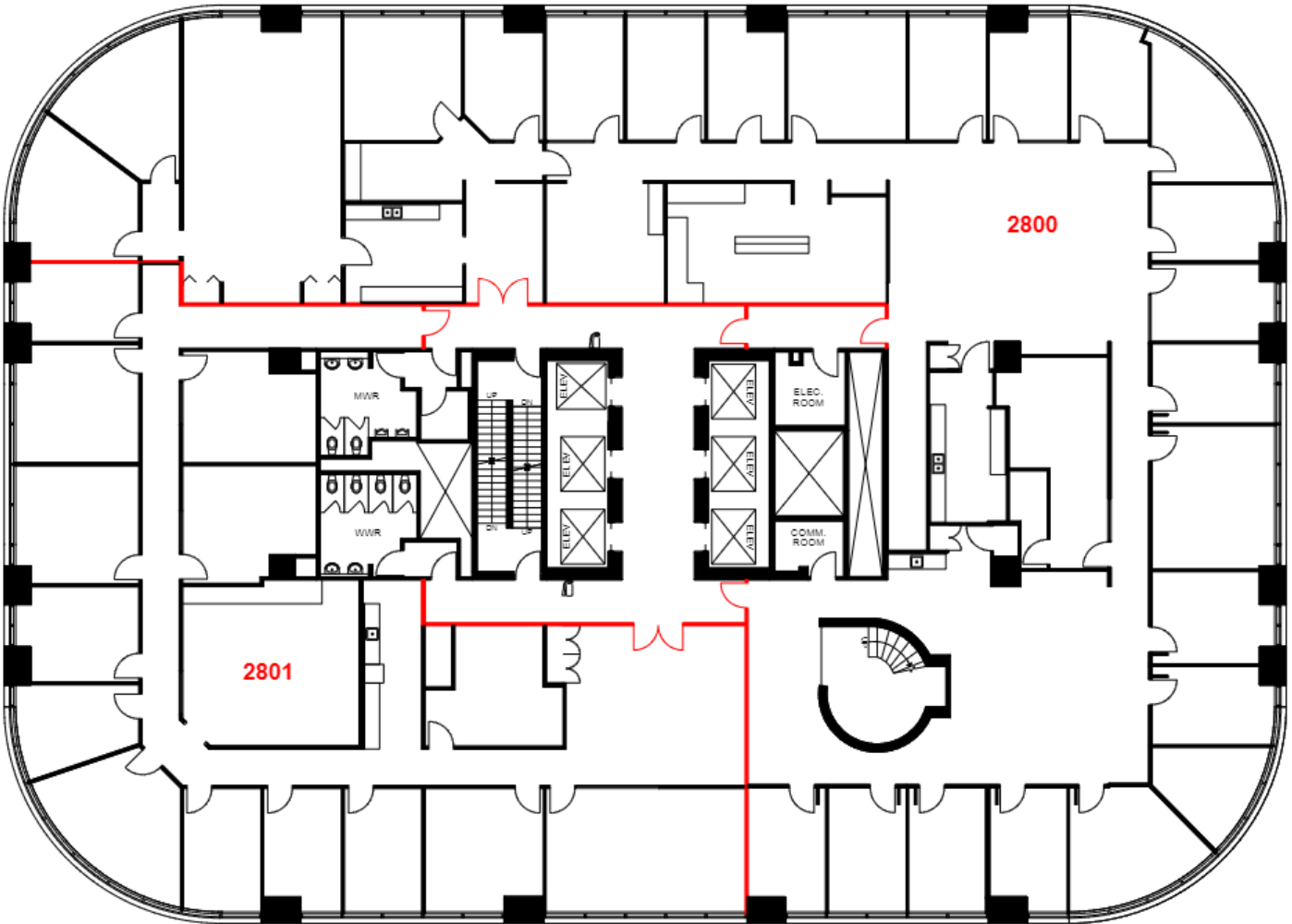
Meeting  
Rooms



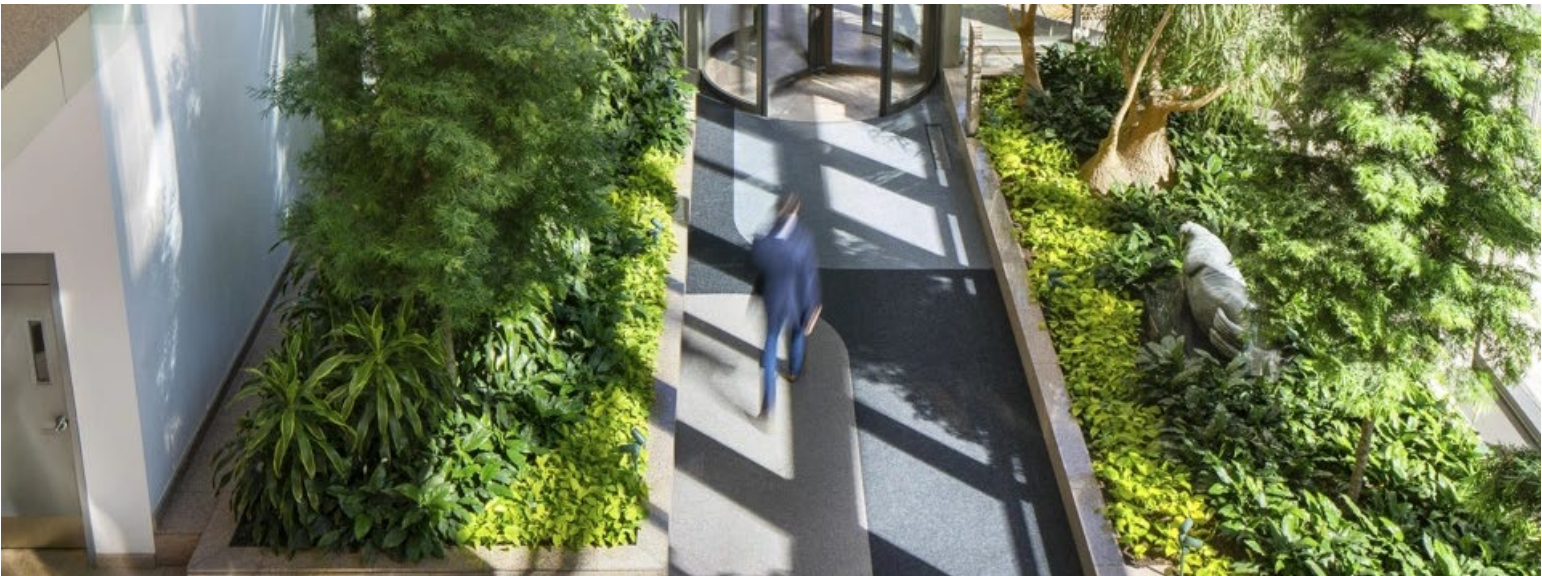


# Suite 2800

Available Immediately



2025 Operating costs:  
\$17.05 per sq ft  
2025 Realty taxes:  
\$2.61 per sq ft  
Total additional rent:  
\$19.66 per sq ft



RENTABLE AREA – 15,380 SF

Private Offices

Meeting Rooms

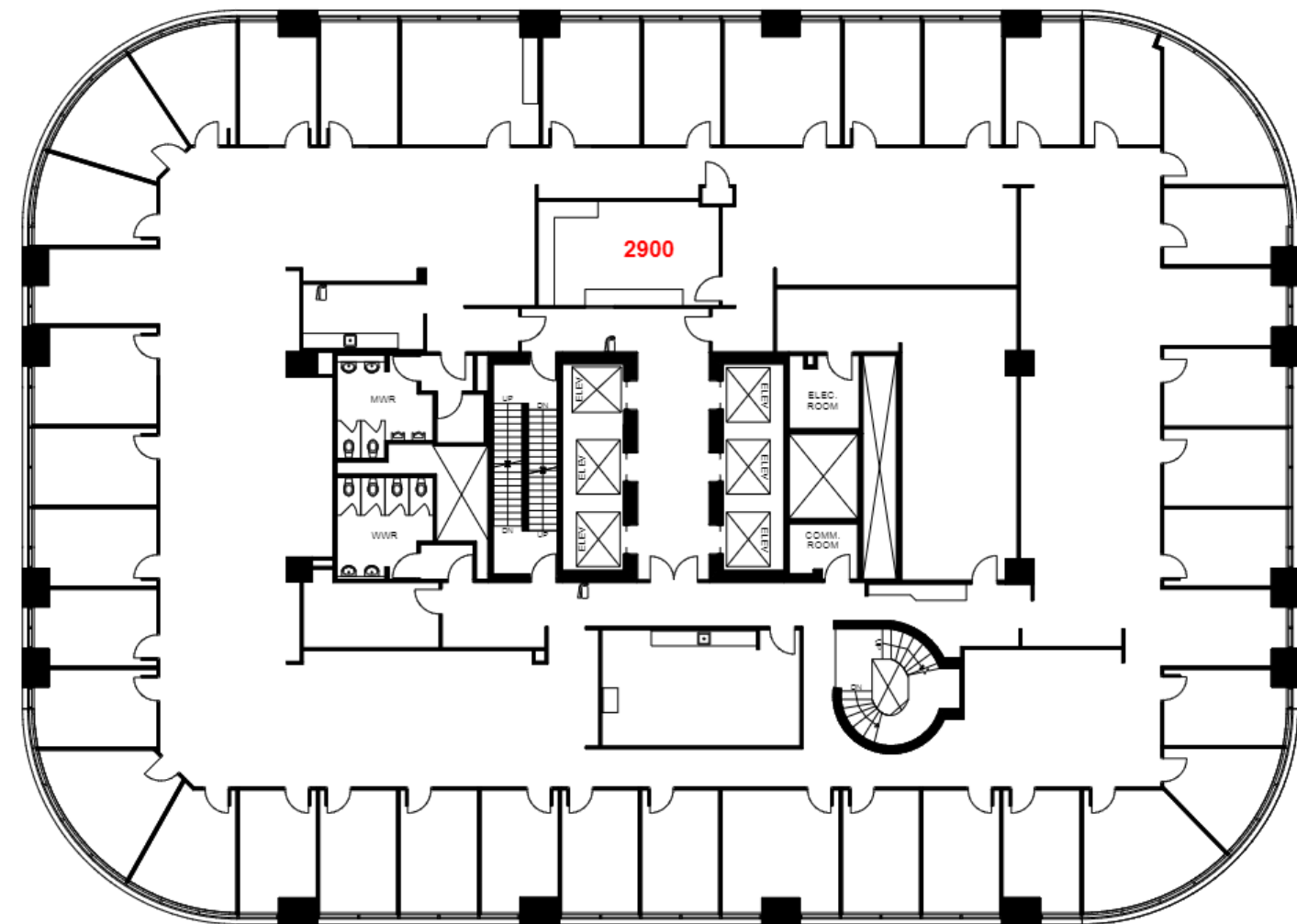
Kitchen Servery

A map showing the location of the building. The map highlights the intersection of 8 Ave SW, 9 Ave SW, and 10 Ave SW. A blue pin indicates the specific location of the building at the corner of 8 Ave SW and 9 Ave SW.

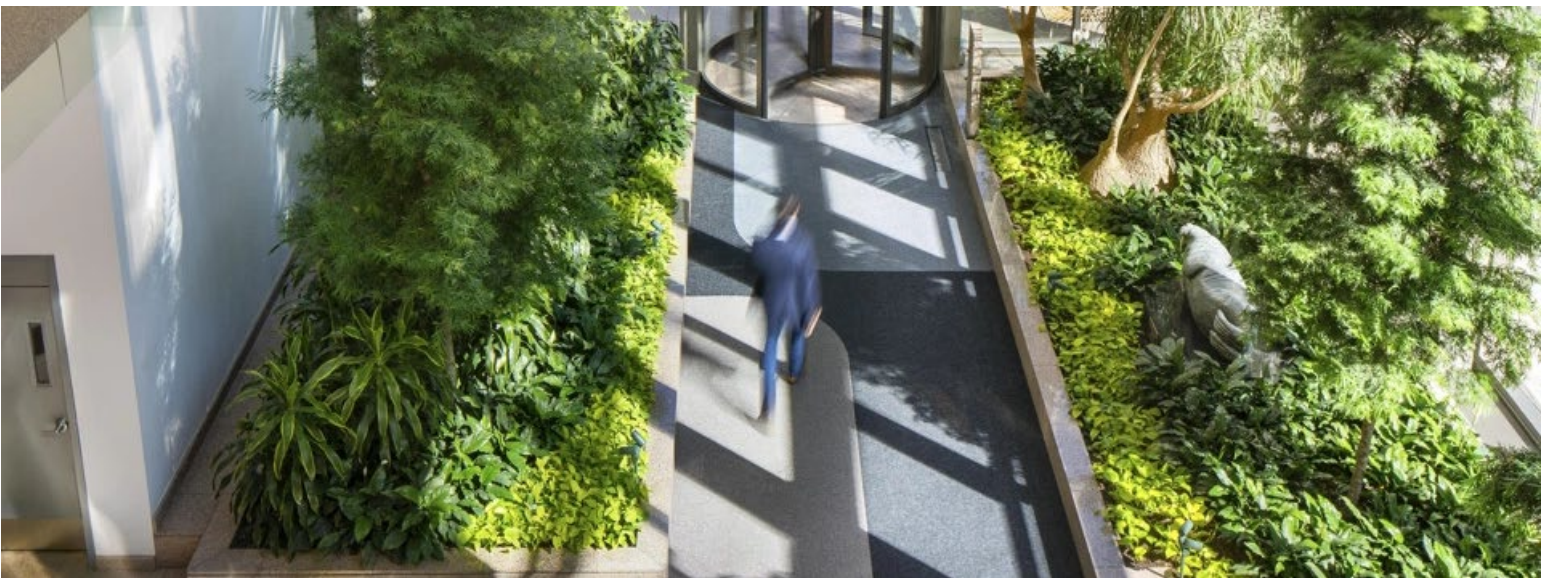


# Suite 2900

Available Immediately



2025 Operating costs:  
\$17.05 per sq ft  
2025 Realty taxes:  
\$2.61 per sq ft  
Total additional rent:  
\$19.66 per sq ft



RENTABLE AREA – 15,380 SF



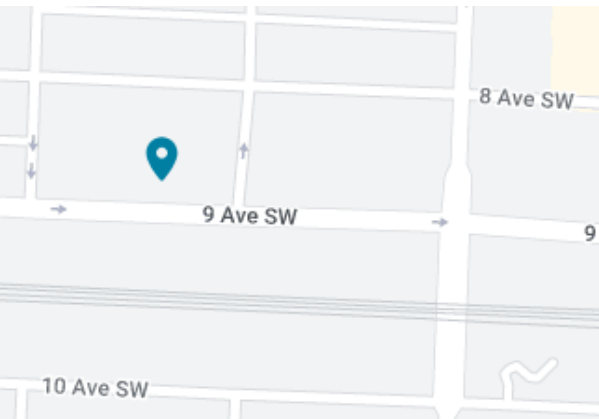
Private  
Offices



Meeting  
Rooms



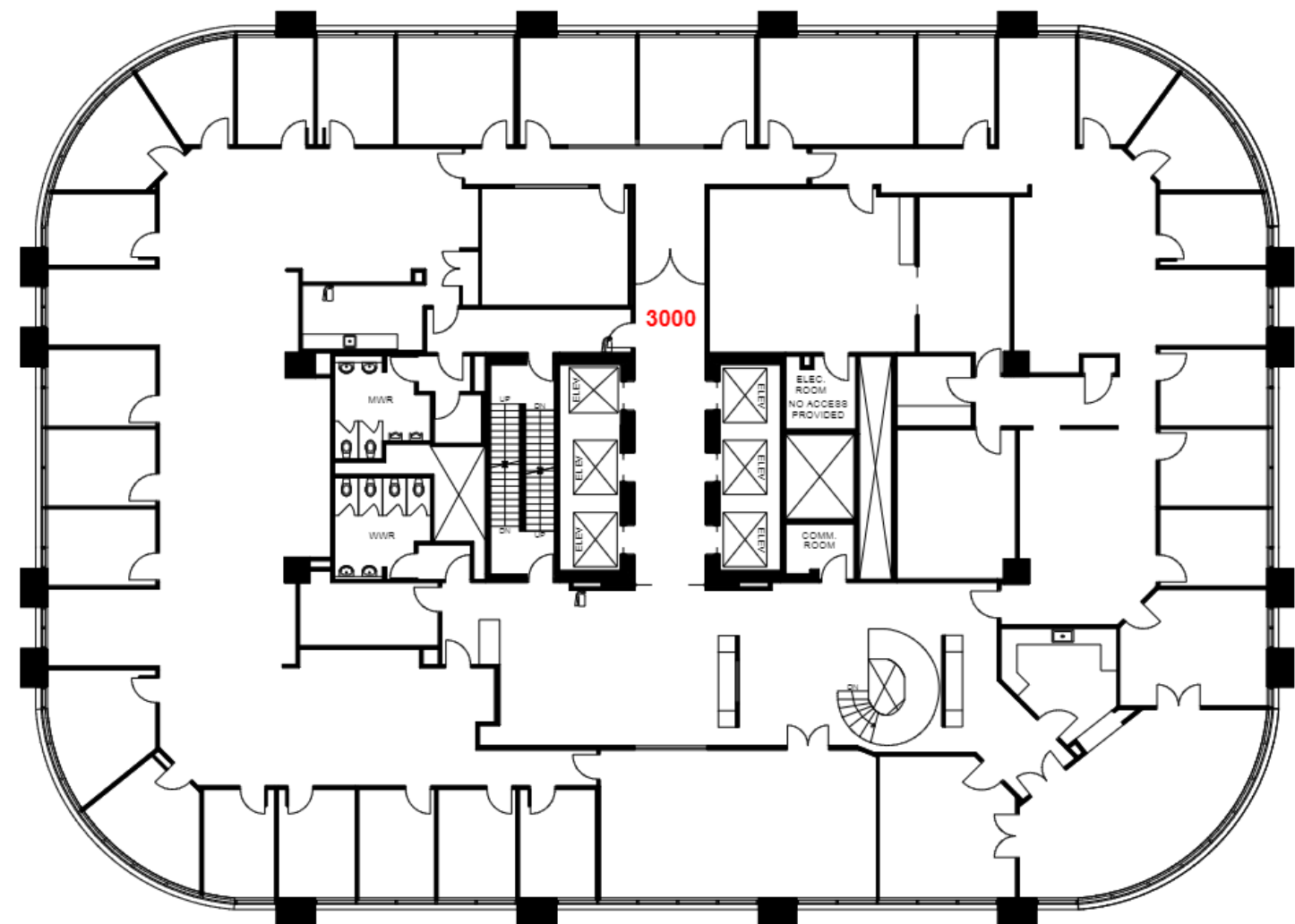
Kitchen  
Servery



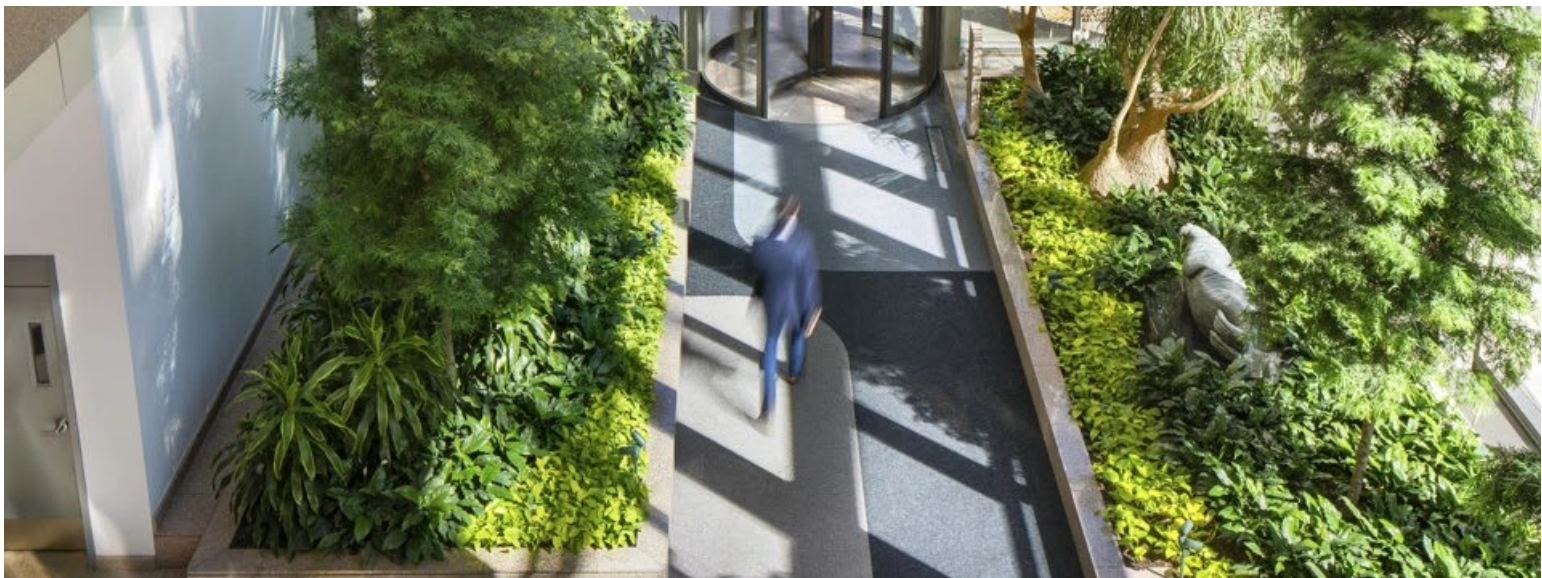


# Suite 3000

Available Immediately



2025 Operating costs:  
\$17.05 per sq ft  
2025 Realty taxes:  
\$2.61 per sq ft  
Total additional rent:  
\$19.66 per sq ft



RENTABLE AREA – 14,580 SF



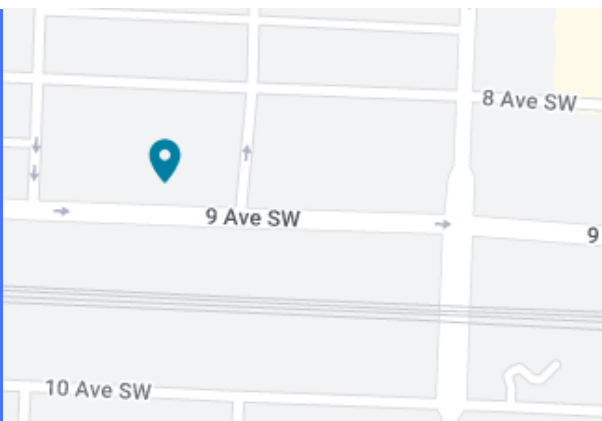
Private  
Offices



Meeting  
Rooms



Kitchen  
Servery





# Retail Spaces

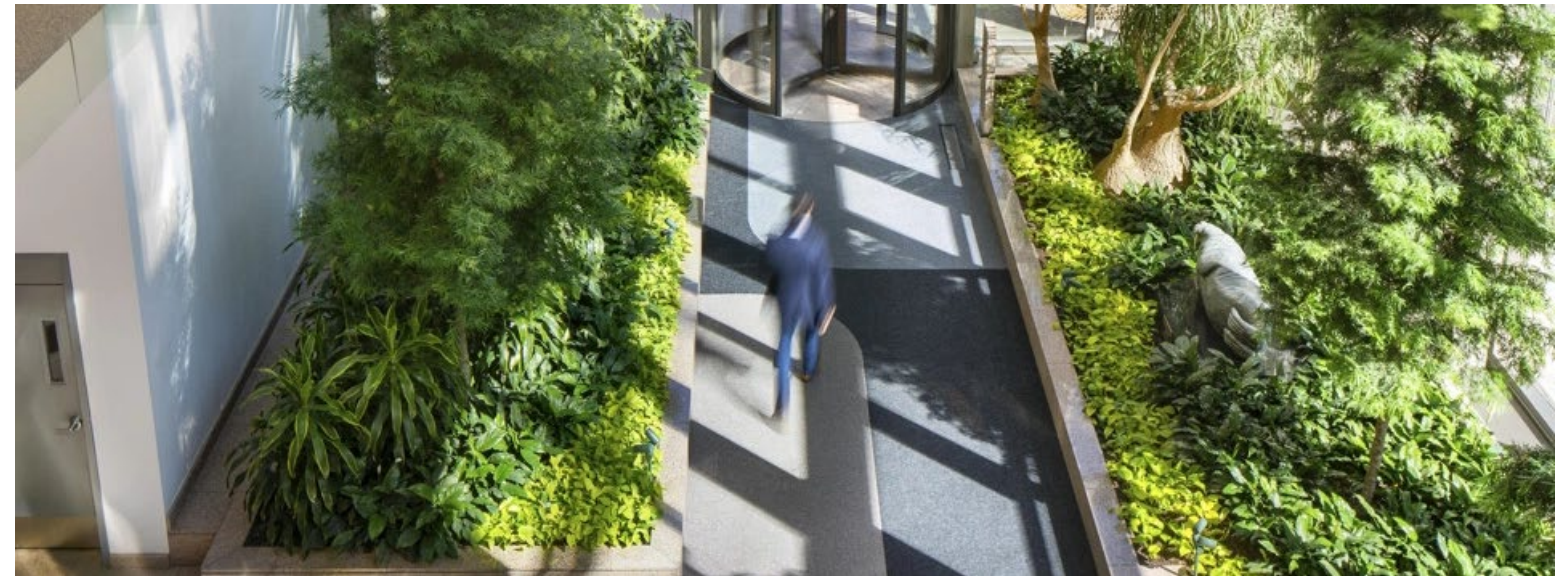
Available Immediately

## North Tower

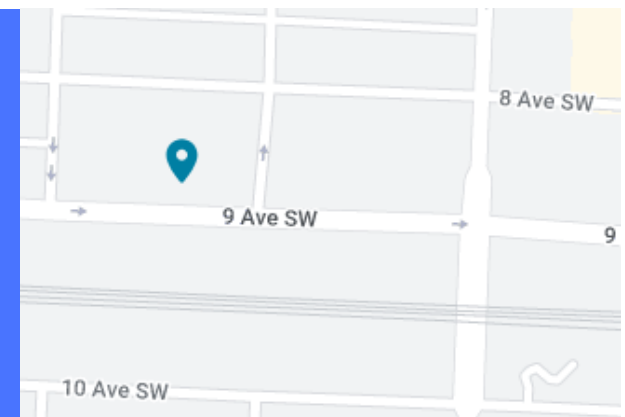
- Unit 202 - 2,293 SF
- Unit 205 - 540 SF
- Unit 210 - 1,075 SF
- Unit 220 - 1,700 SF
- Unit 225 - 1,544 SF

## South Tower

- Unit 120 - 2,207 SF
- Unit 130 - 775 SF
- Unit 230 - 1,525 SF
- Unit 250 - 2,410 SF



**2025 Operating costs:**  
\$17.05 per sq ft  
**2025 Realty taxes:**  
\$2.61 per sq ft  
**Total additional rent:**  
\$19.66 per sq ft



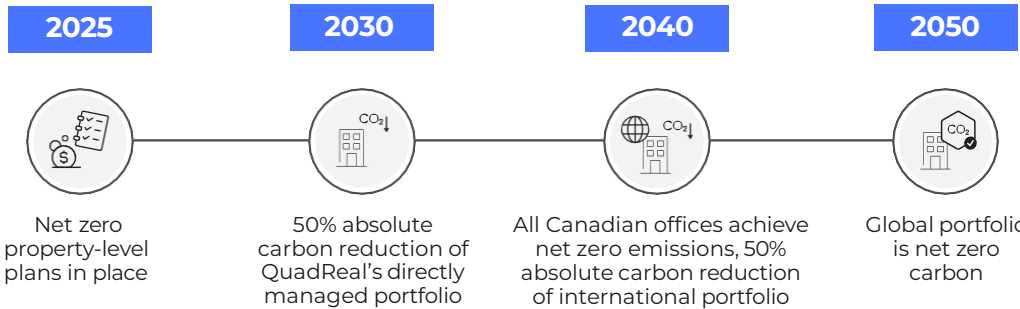


# Our Commitment to Wellness & Sustainability

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

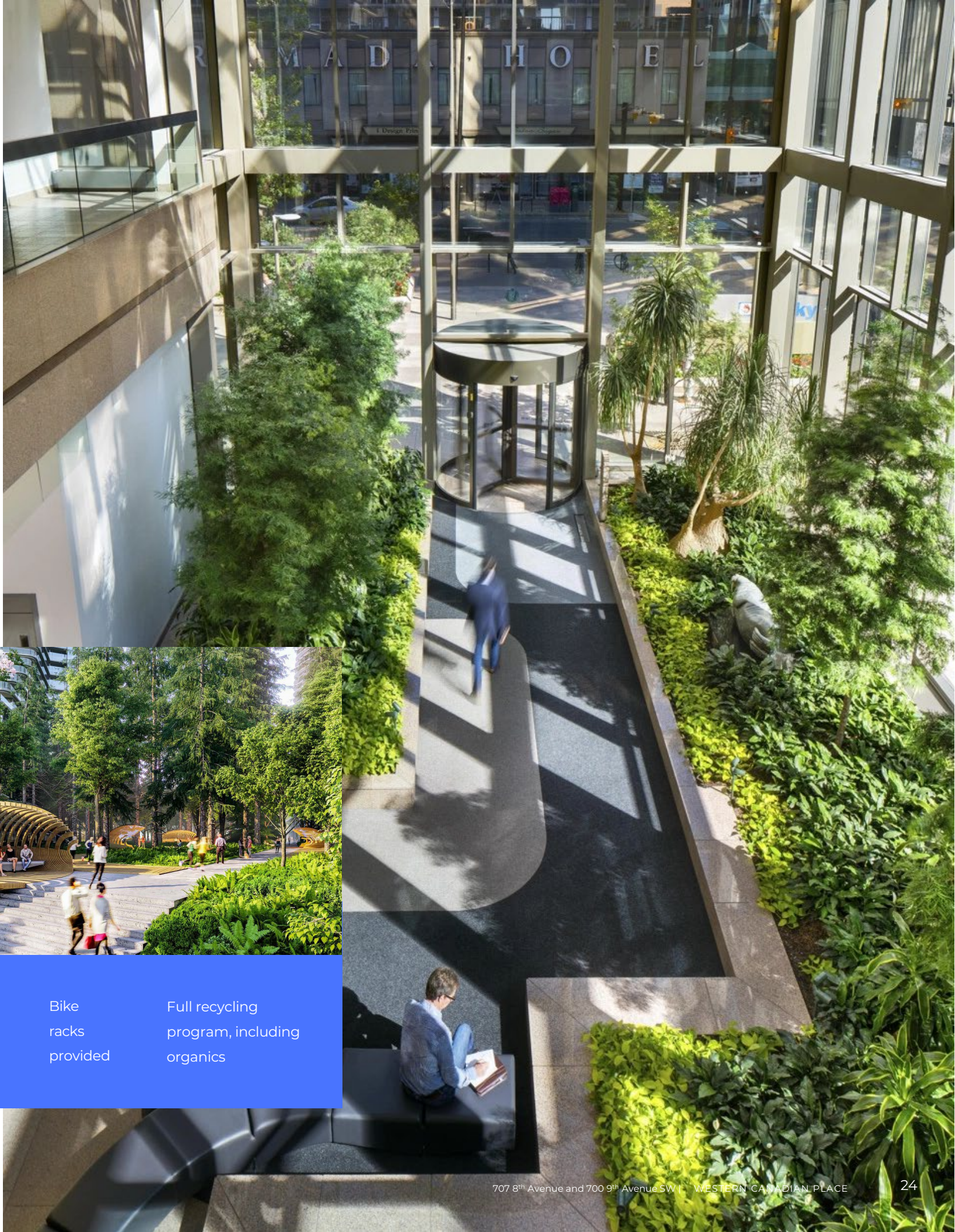
We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, 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            | 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 |
| BOMA BEST Gold certified |                                  |                                  |                        |                                    |                     |  |





# 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.



22 Bishopsgate  
London

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.

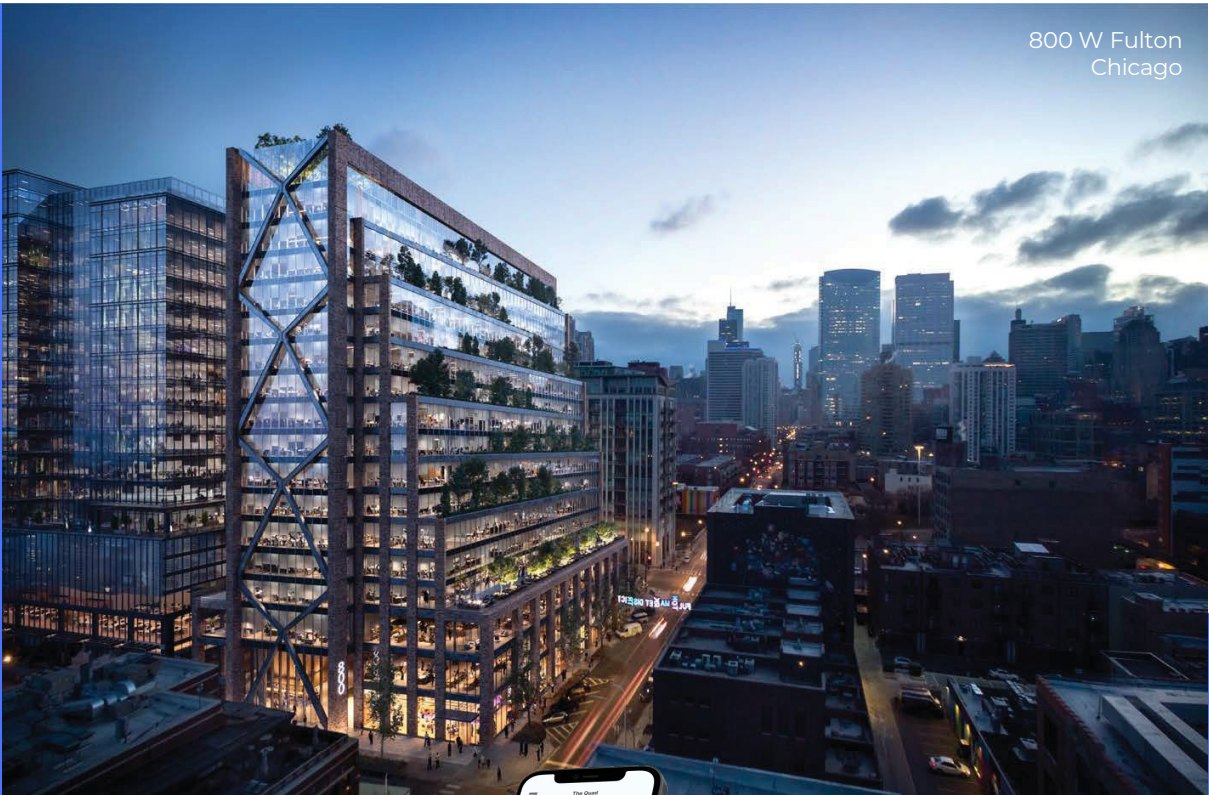
We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support,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

40M SF

CANADIAN COMMERCIAL  
REAL ESTATE PORTFOLIO

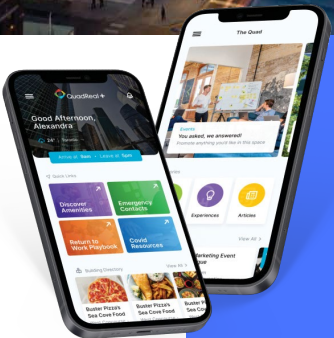
\$73.8B

ASSETS SPANNING  
NORTH AMERICA,  
THE UNITED KINGDOM,  
EUROPE & ASIA-PACIFIC



800 W Fulton  
Chicago

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



CONTACT QUADREAL CONNECT  
THROUGH THE QUADREAL+ APP  
or  
1 877-977-2262  
[quadrealconnect.com](https://quadrealconnect.com)



Commerce Court  
Toronto



QUESTIONS? CONTACT:

**Albert Tai**

SVP, Leasing Office & Industrial  
QuadReal Property Group, Brokerage

**T** 403 202 7545 **E** [Albert.Tai@quadreal.com](mailto:Albert.Tai@quadreal.com)

**Ashley Dundas**

Director, Leasing

**T** 403 202 7514 **E** [Ashley.Dundas@quadreal.com](mailto:Ashley.Dundas@quadreal.com)



**QuadReal**<sup>TM</sup>