



# Livingston Place

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

Livingston Place  
Calgary, AB



QuadReal™



# 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

**2026 ADDITIONAL RENT**  
Operating Costs: \$15.92 PSF  
Realty Tax: \$5.46 PSF  
Total: \$21.38 PSF

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

- PARKING**
- 1/2000 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
  - Sports Court

- 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



Rick Hansen certified

# Livingston Place Amenities

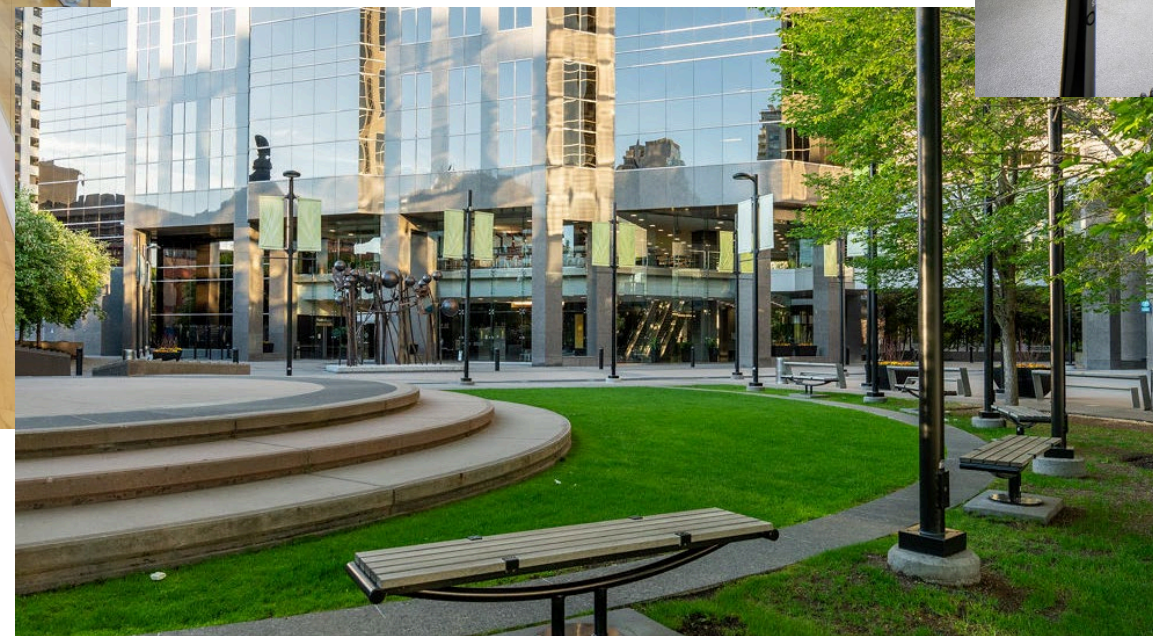
Livingston Place delivers the ideal balance of accessibility, amenities, and lifestyle. Located at the edge of Calgary's vibrant downtown and the scenic Bow River, it blends urban convenience with outdoor appeal. Connected to the +15 network, it provides easy access to nearby restaurants, retail, and services. With multiple CTrain stations within walking distance and secure on-site bike parking, commuting is both simple and sustainable. Surrounded by parks, river pathways, and modern infrastructure, Livingston Place supports a healthy balance of work, wellness, and lifestyle.



A 5,400 SF modern, conference centre and event space with flexible room layouts, built-in AV, high-speed internet, and video conferencing.



A 7,000 SF private fitness facility for tenants, fully equipped with cardio machines, strength training equipment, showers, lockers, and towel service. Personal training and certified staff are available during peak hours, with 24/7 keycard access.



A landscaped, open-air courtyard available year-round. Great for coffee breaks, casual meetings, or company events, with BBQ equipment available for tenant use.

# The Courts

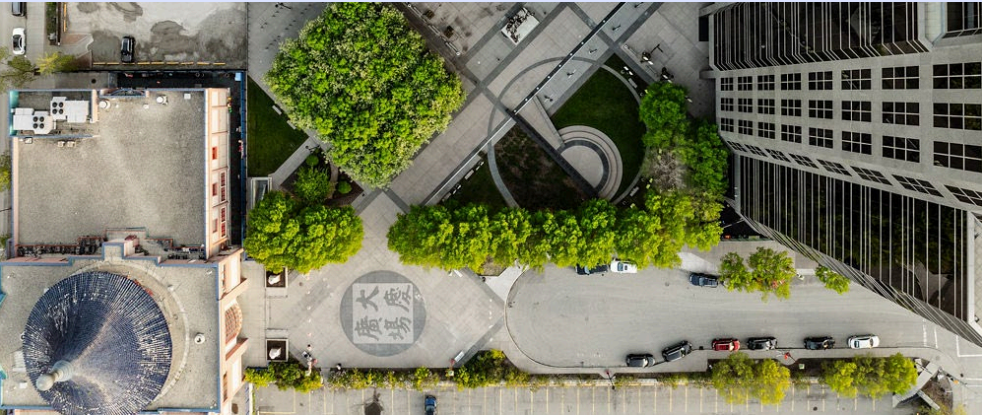
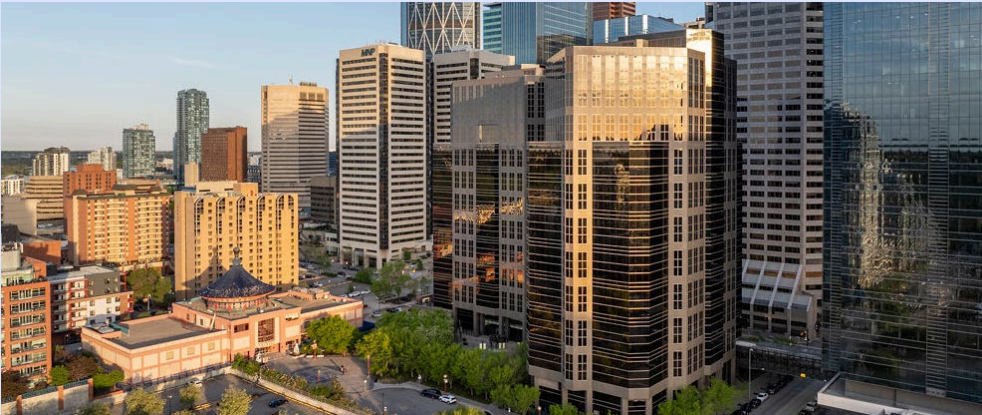


## THE COURTS AT THE WINTER GARDEN

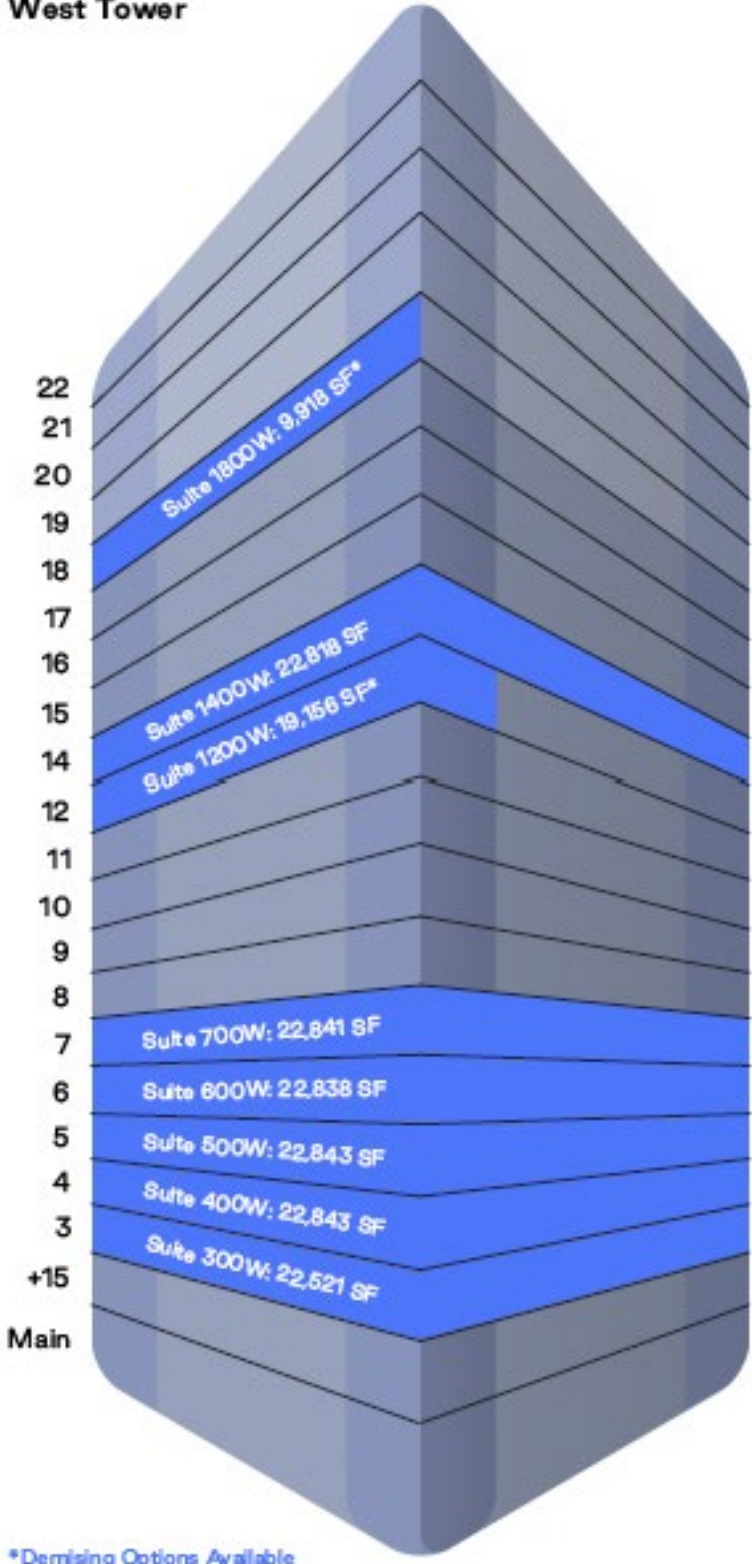
A 6,000 SF multi-sport facility located at Jamieson Place, exclusively available to tenants of Livingston Place, Jamieson Place, and KPMG Tower. The Courts offers basketball, pickleball, volleyball, badminton, a Trackman golf simulator, and a games lounge. Designed to promote wellness, connection, and balance throughout the workday, the space is free to book through the QuadReal+ app.



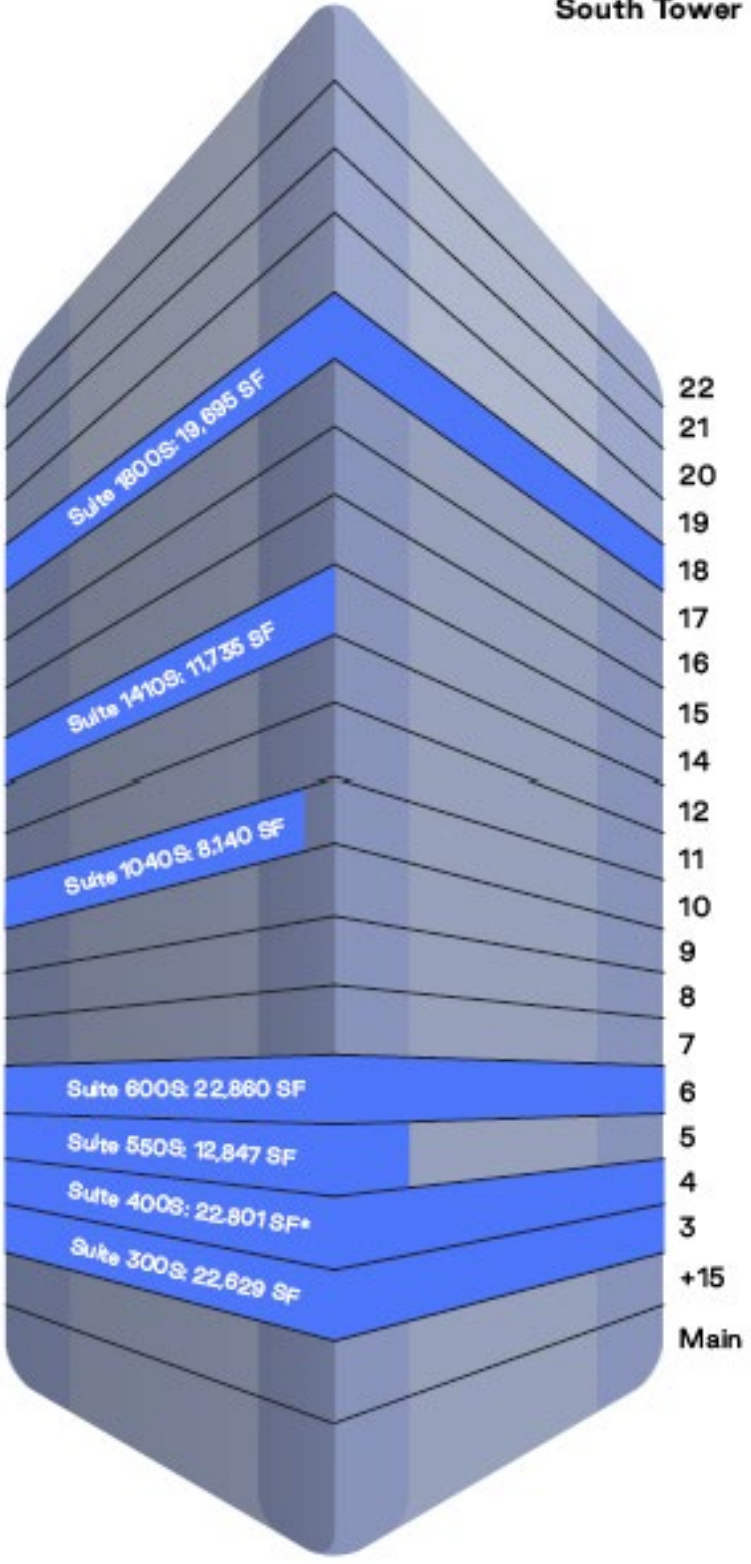
# Availability at a Glance



West Tower



South Tower



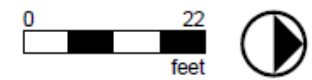
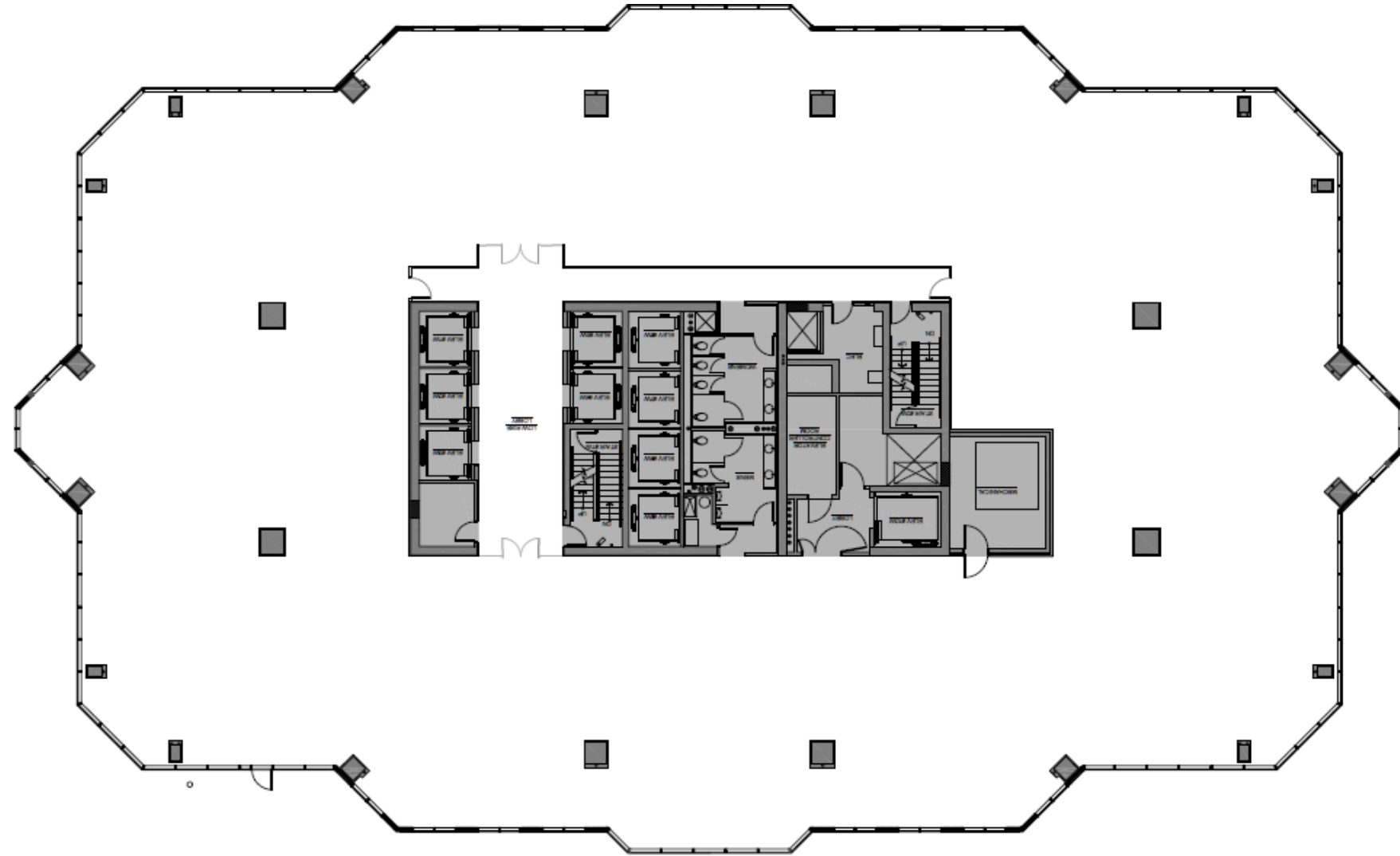
\*Demising Options Available

# Suite 300W

**22,521 SF**

Available Immediately

- Base Building Condition

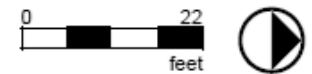
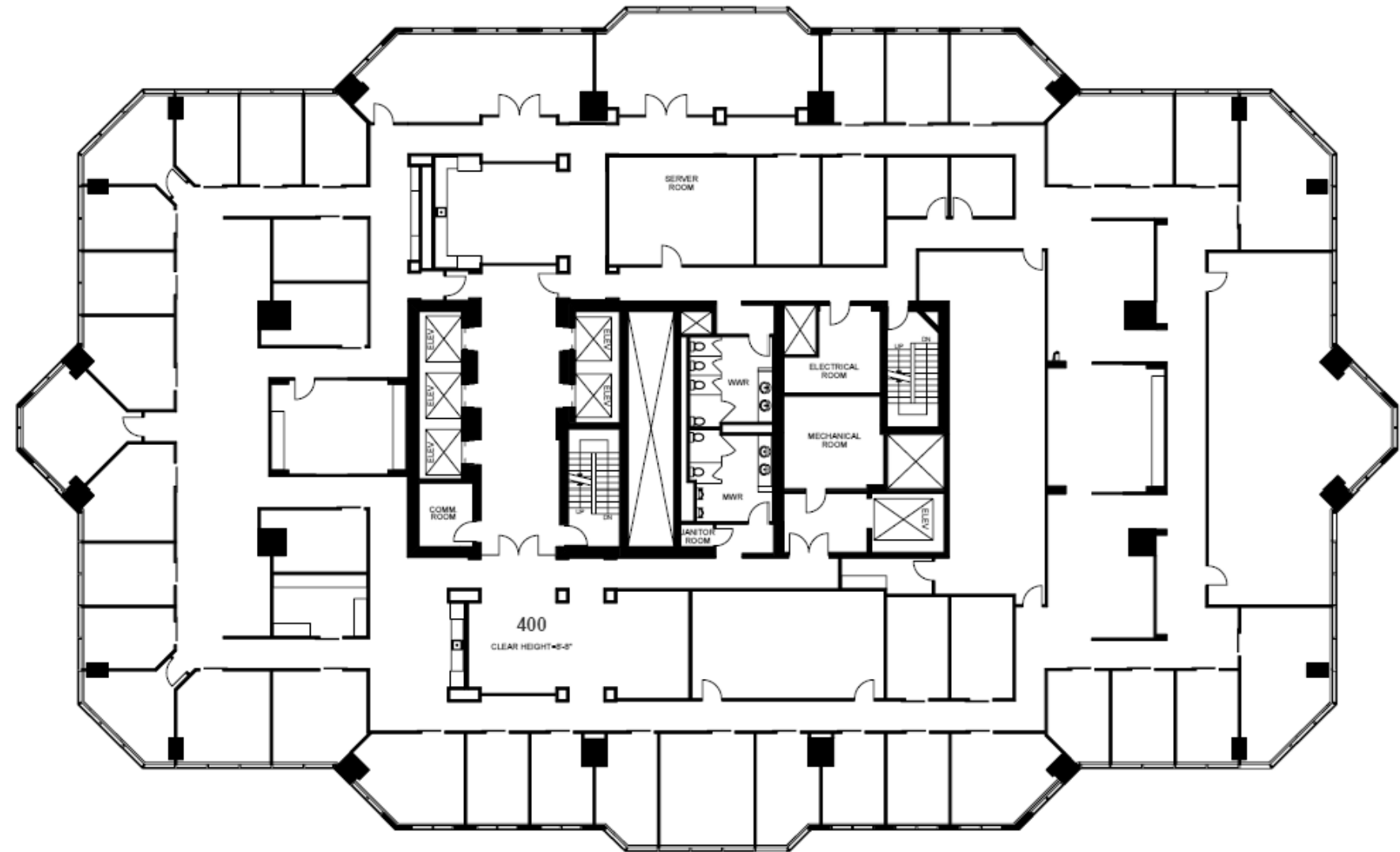


# Suite 400W

**22,843 SF**

Available Immediately

- 40 Offices
- 2 Kitchens
- 3 Large Boardrooms
- Server Room
- Copy Areas

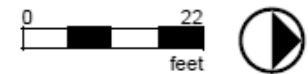
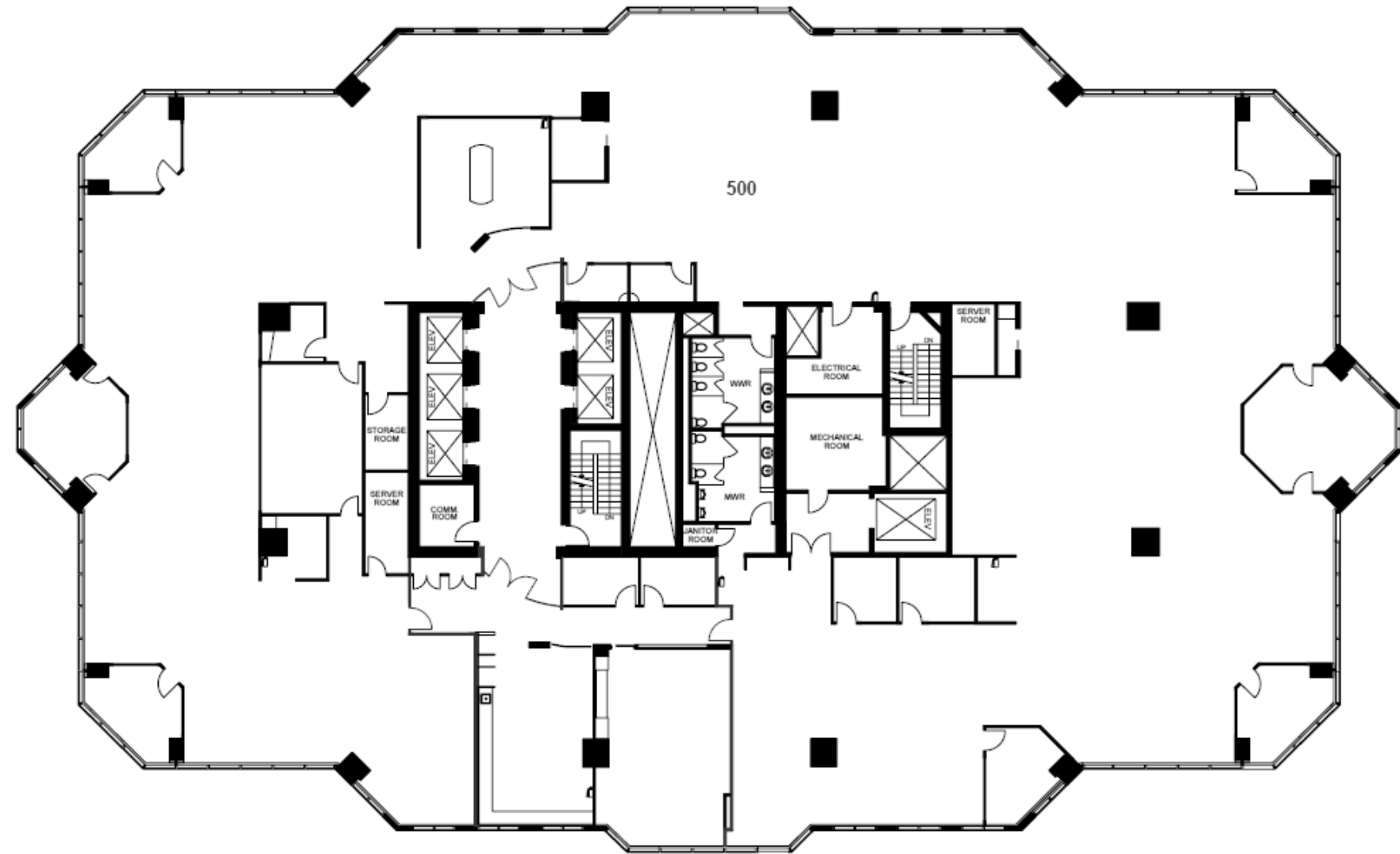


# Suite 500W

**22,843 SF**

Available Immediately

- Open Plan Layout
- Kitchen
- 2 Boardrooms
- Breakout Rooms

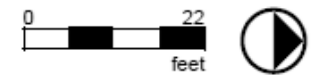
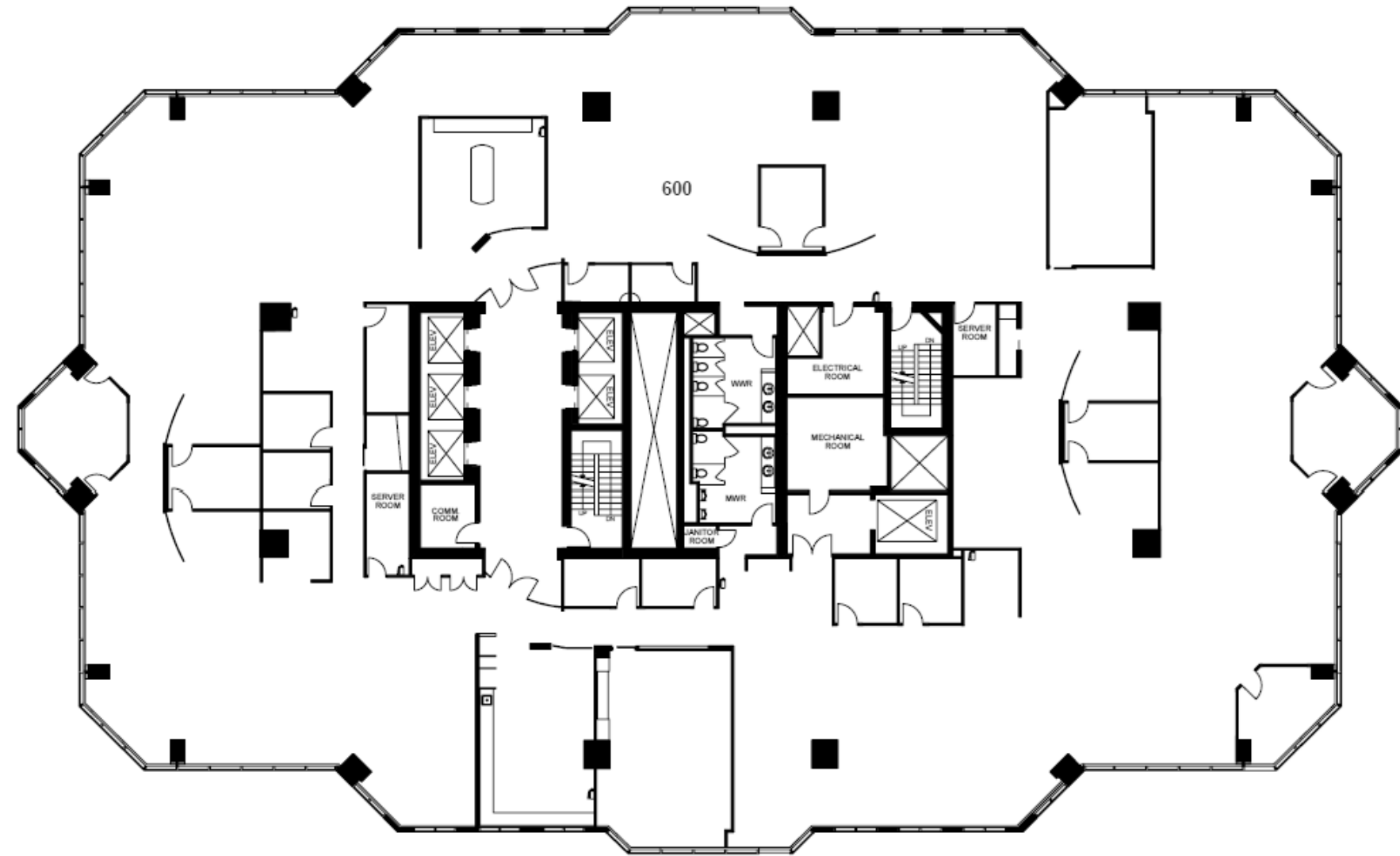


# Suite 600W

**22,838 SF**

Available Immediately

- Open Plan Layout
- 2 Boardrooms
- Kitchen
- Breakout Rooms

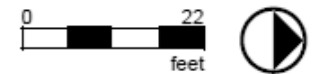
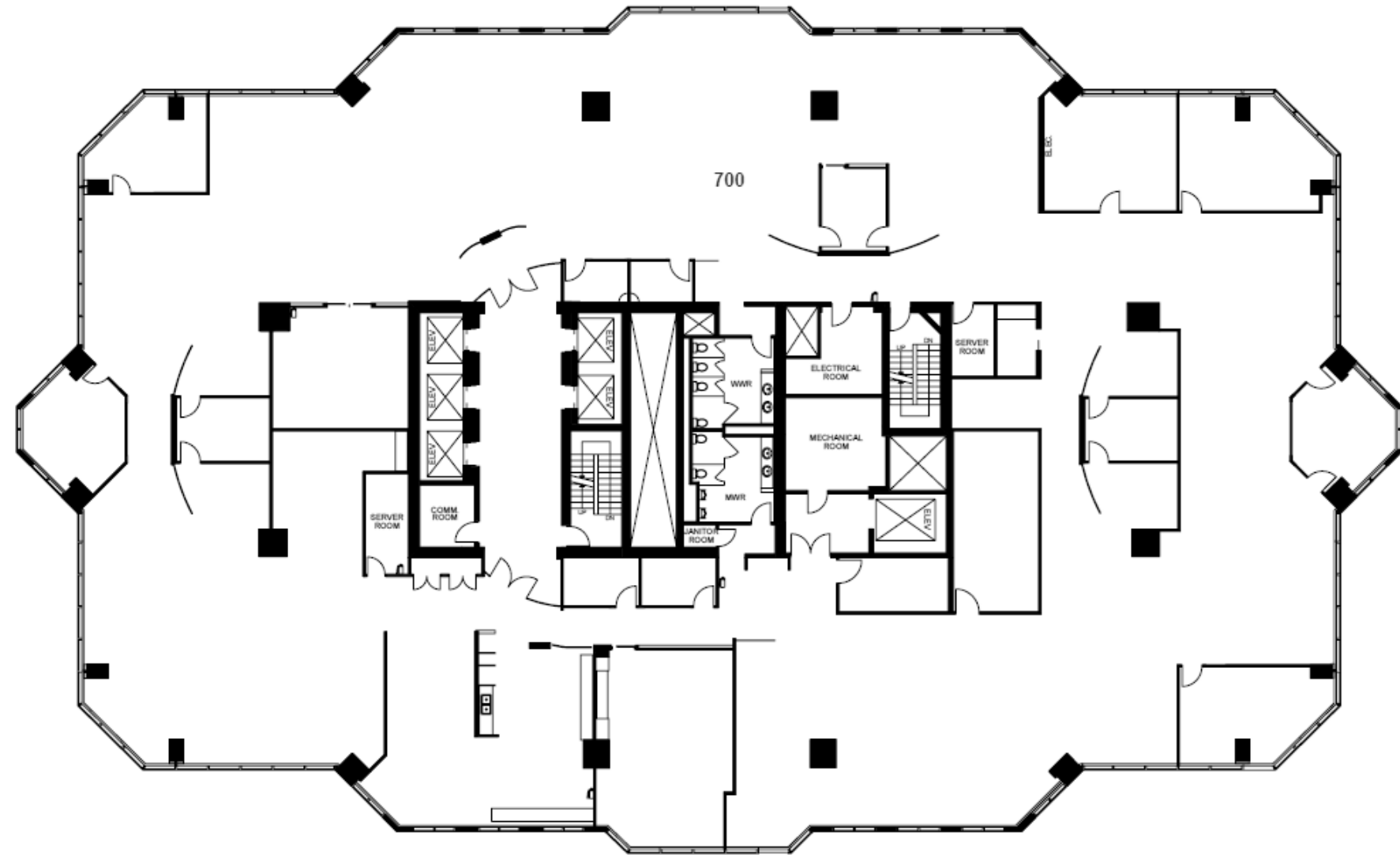


# Suite 700W

**22,841 SF**

Available Immediately

- Open Plan Layout
- Boardroom
- Meeting Room
- Kitchen
- Breakout Rooms



# Suite 1200W

**19,156 SF**

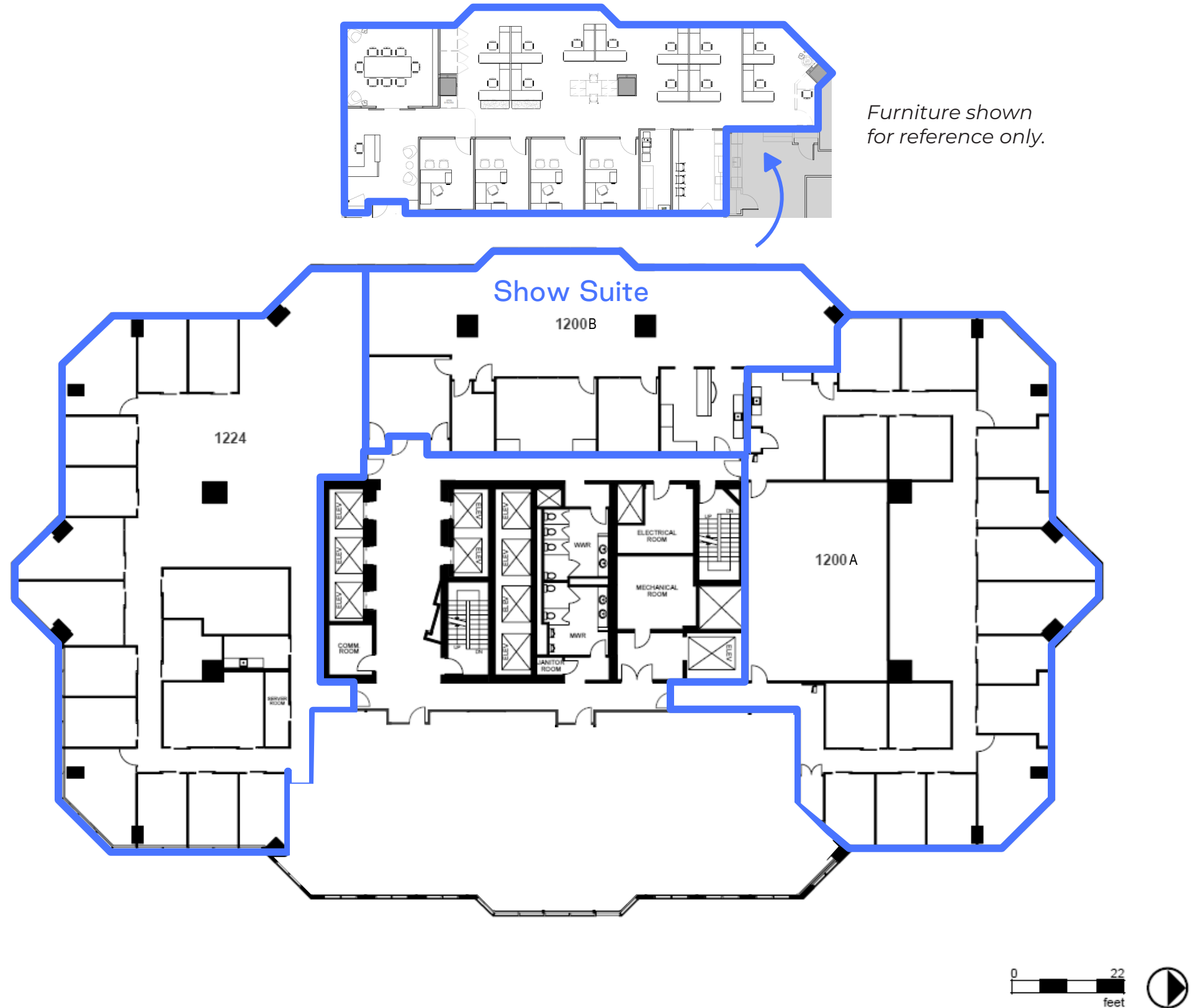
Available Immediately

- Currently 3 Separate Units
- 1200A – 17 Offices, Storage Area
- 1200B – Reception, Boardroom, Open Plan, Kitchen
- 1224 – Open Plan, 13 Offices, Kitchen

## Suite 1200W-B

### Show Suite & New Elevator Lobby

- 4 Offices
- Open Area for 12 Workstations
- Meeting Room
- Phone Room
- Kitchen
- Reception



*Furniture shown  
for reference only.*

# Suite 1200W-B Renderings



BL&K  
INTERIOR DESIGN INC.

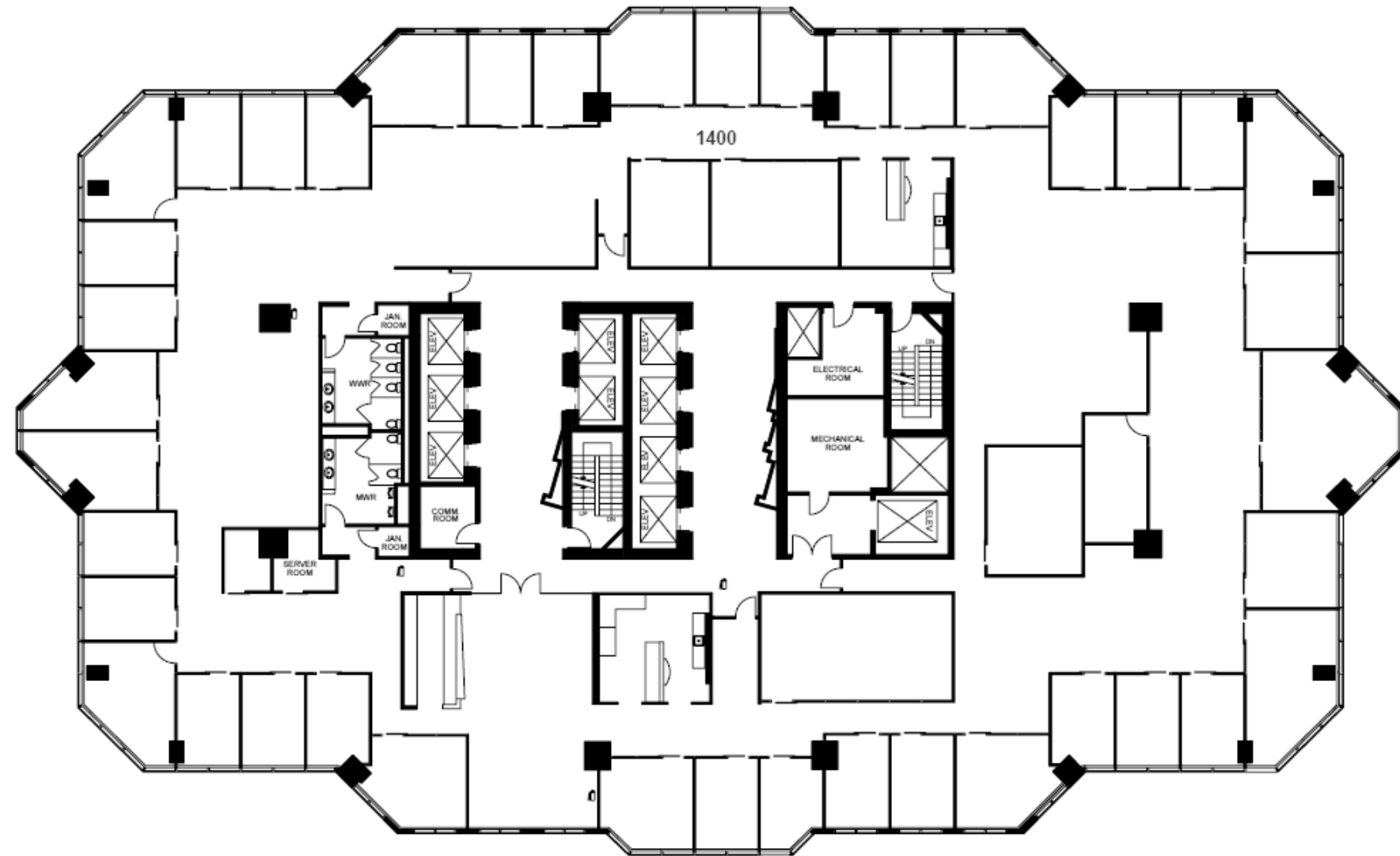
SHEARER

# Suite 1400W

**22,818 SF**

Available Immediately

- Reception
- 42 Offices
- Open Area
- Kitchen
- File Storage

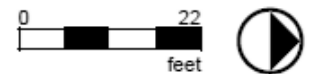
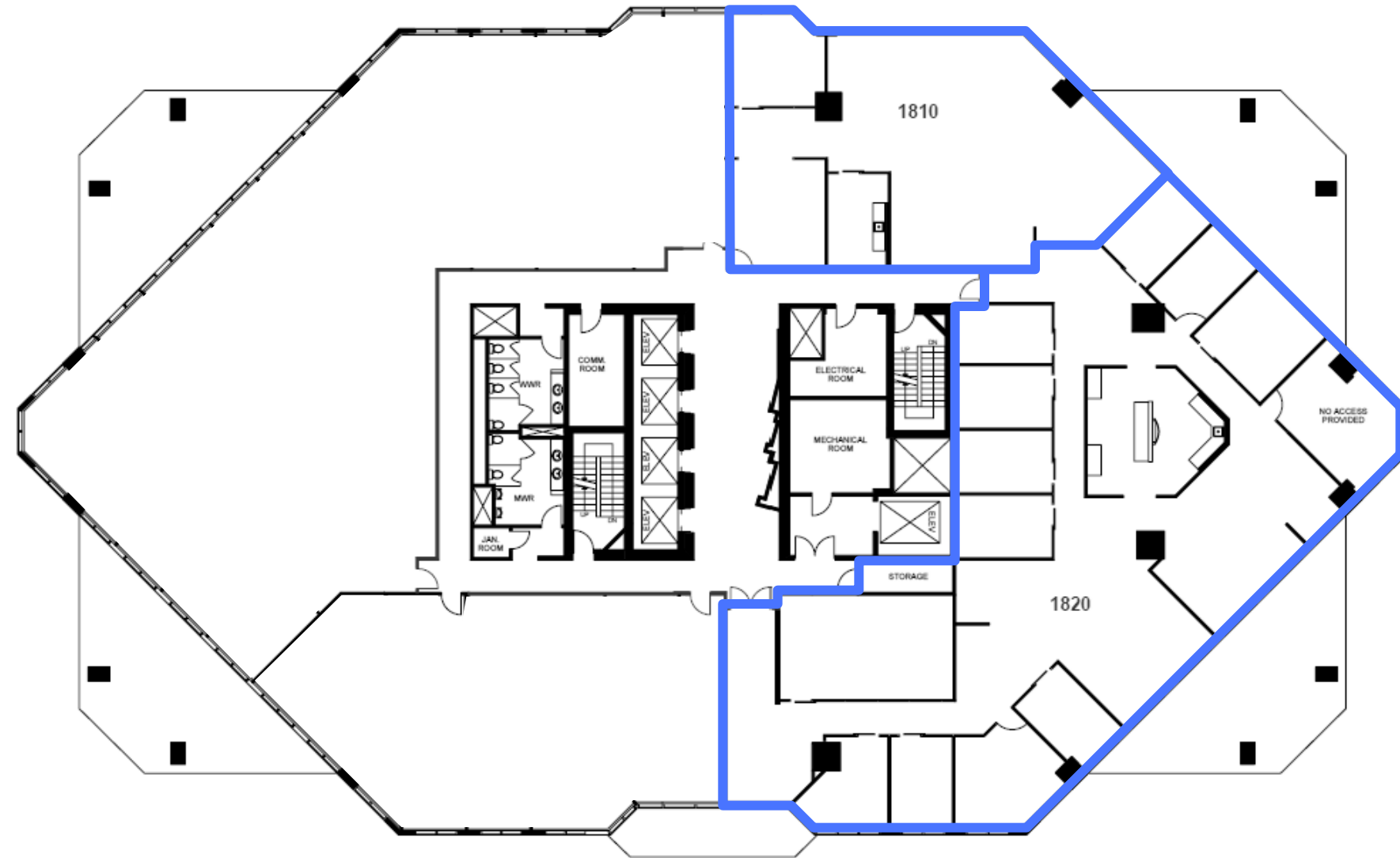


# Suite 1800W

**9,918 SF**

Available Immediately

- Currently 2 Contiguous Units
- **Suite 1810: 2,778 SF** – 1 Office, Kitchen, Open Area
- **Suite 1820: 7,139 SF** – 12 Offices, Boardroom, Kitchen

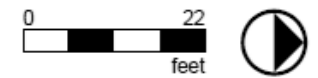
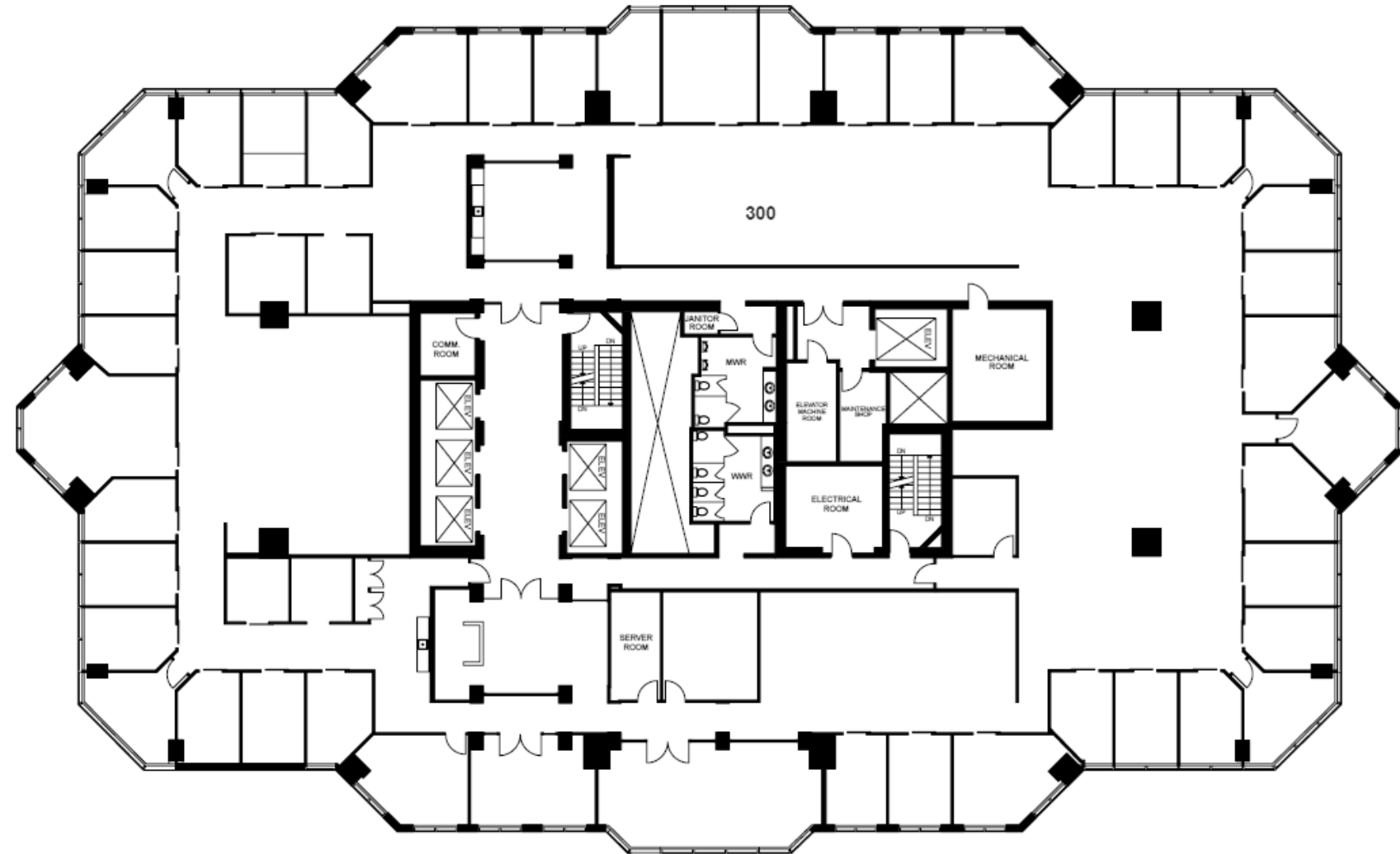


# Suite 300S

**22,629 SF**

Available Immediately

- Newly Refurbished, Move-in Ready Space
- Reception
- 2 Boardrooms
- 47 Offices
- Kitchen
- Large Open Areas



# Suite 400S

## Suite 450S: 8,651 SF

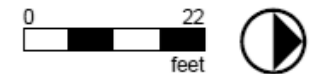
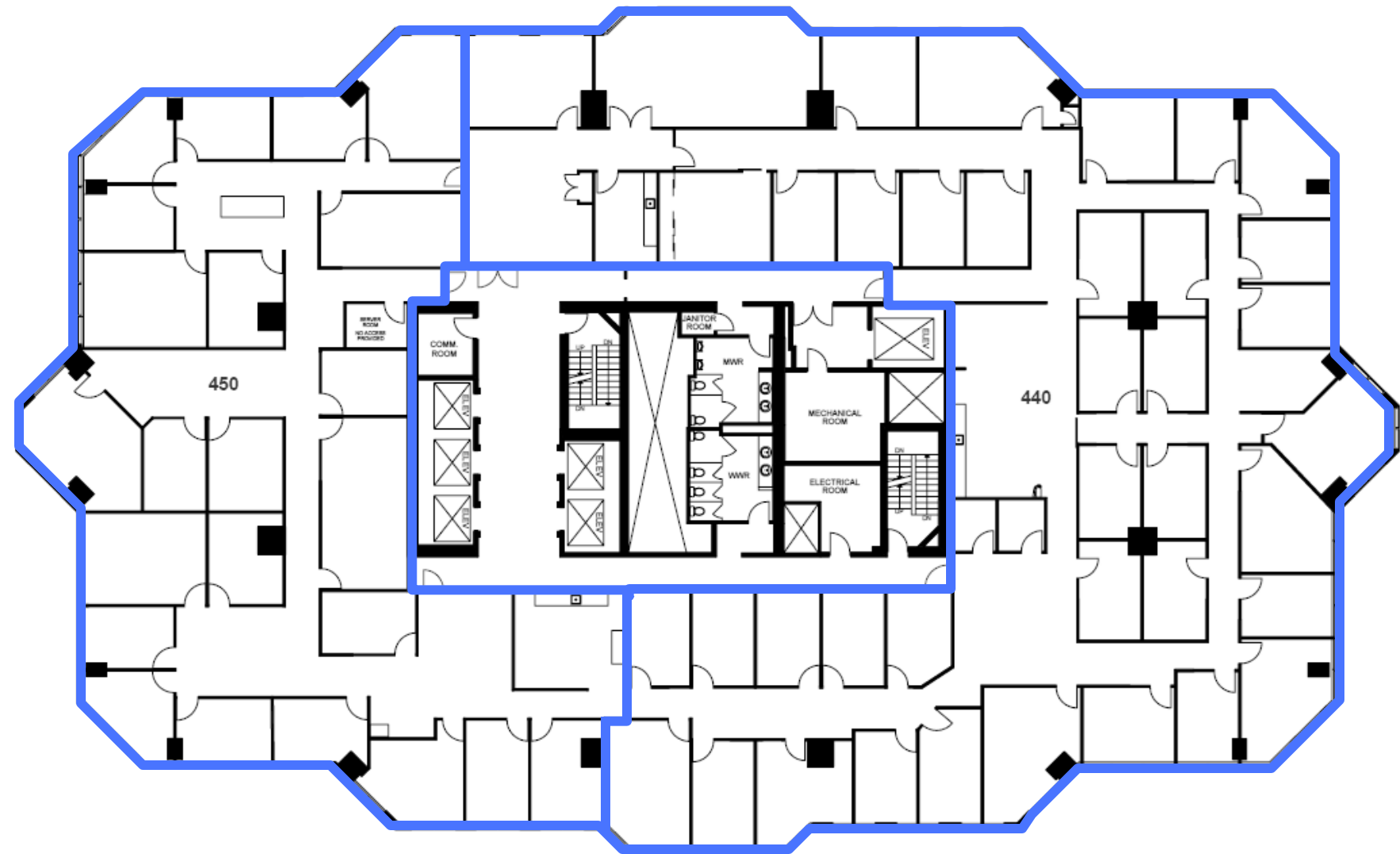
Available Immediately  
(Full Floor Available May 1, 2026)

- 21 Offices
- Kitchen
- Boardroom
- File Storage

## Suite 440S: 14,150 SF

Available May 1, 2026

- 36 Offices
- 2 Kitchens
- Boardroom
- 2 Meeting Rooms
- Reception

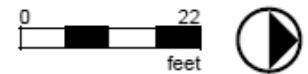
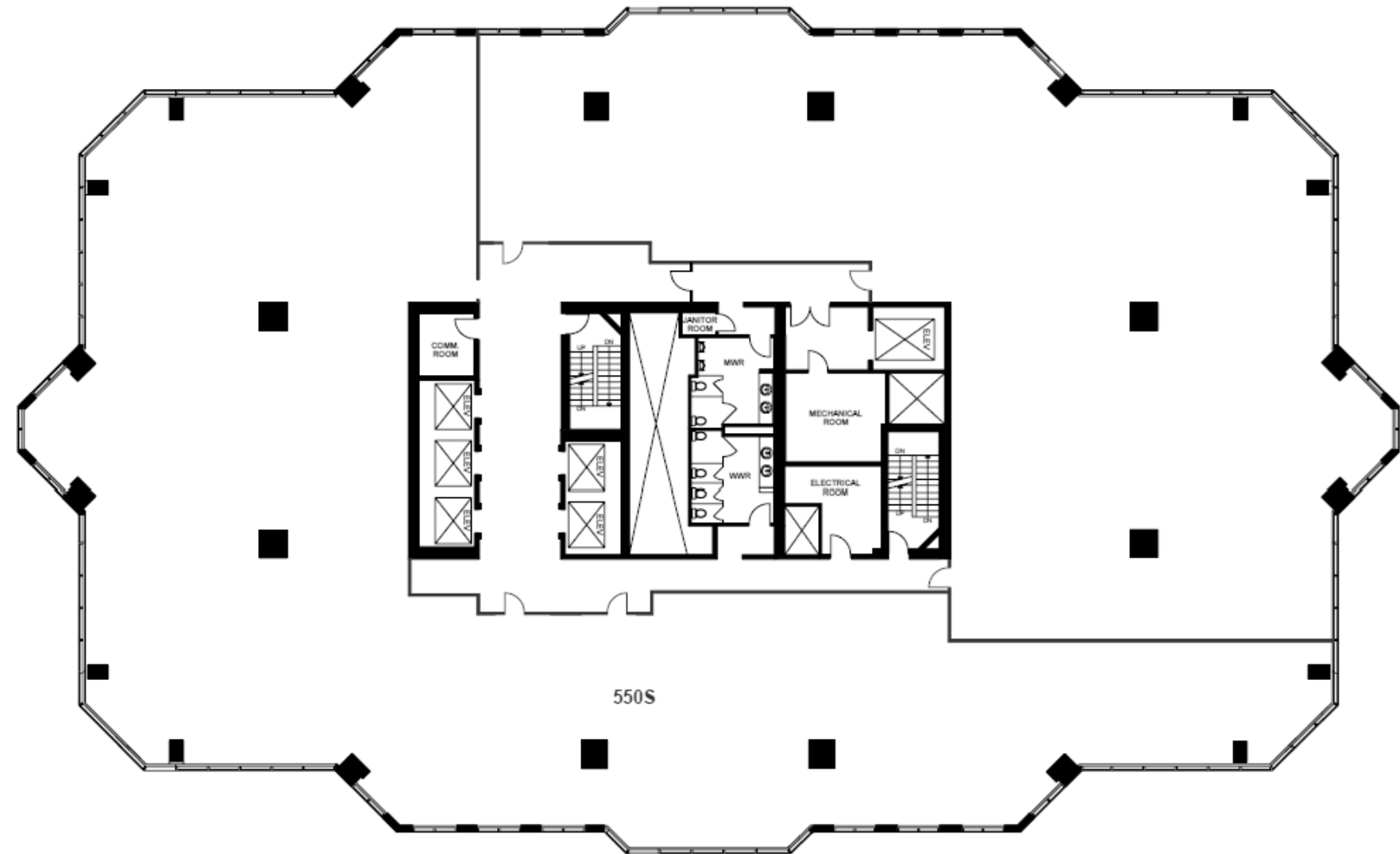


# Suite 550S

**12,847 SF**

Available Immediately

- Fully White Boxed
- Ready for Tenant Improvements

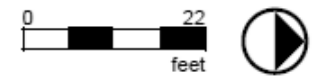
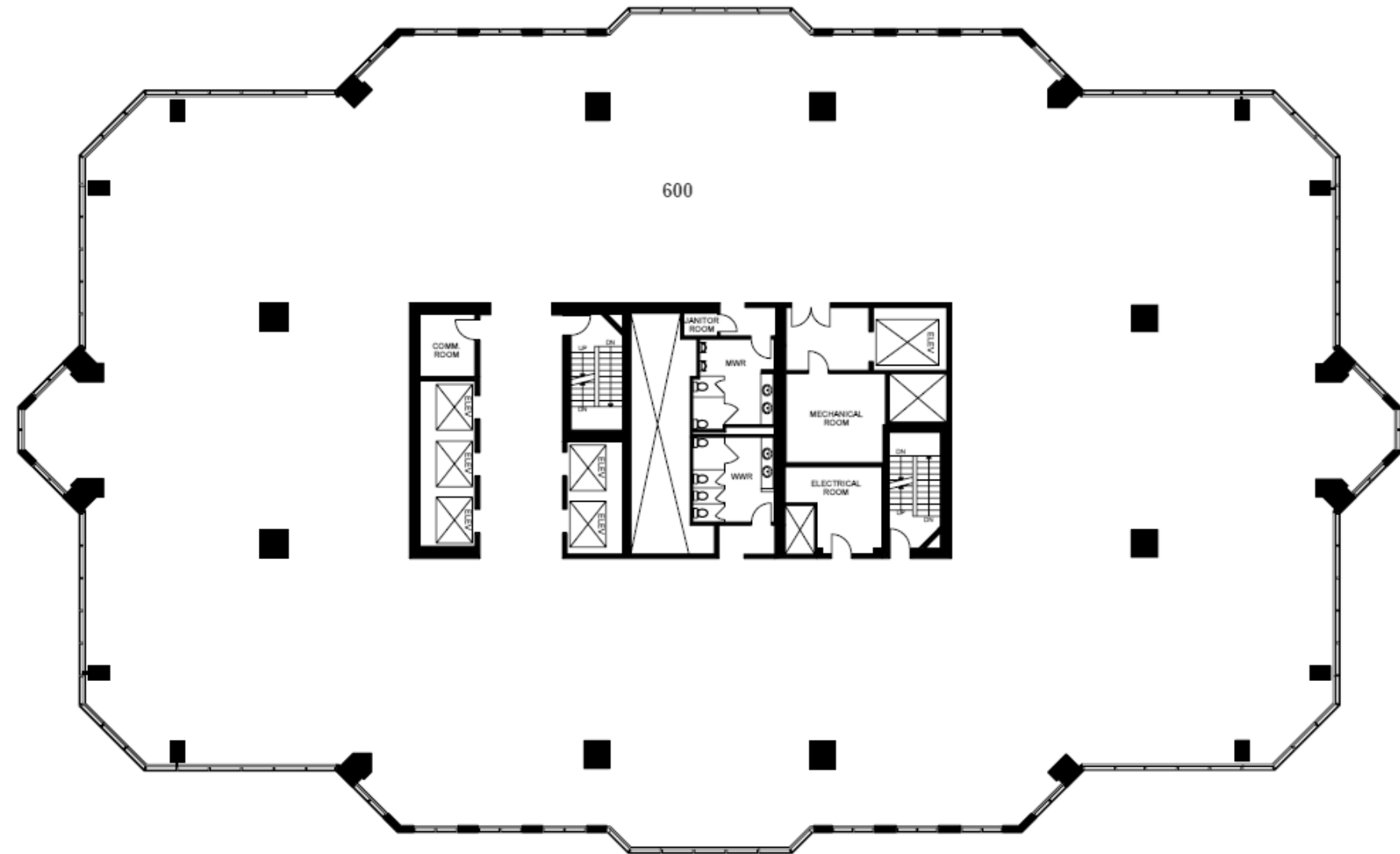


# Suite 600S

**22,860 SF**

Available Immediately

- Fully White Boxed
- Ready for Tenant Improvements



# Suite 1024S & 1040S

## Suite 1024S: ~6,722 SF

Available September 1, 2026

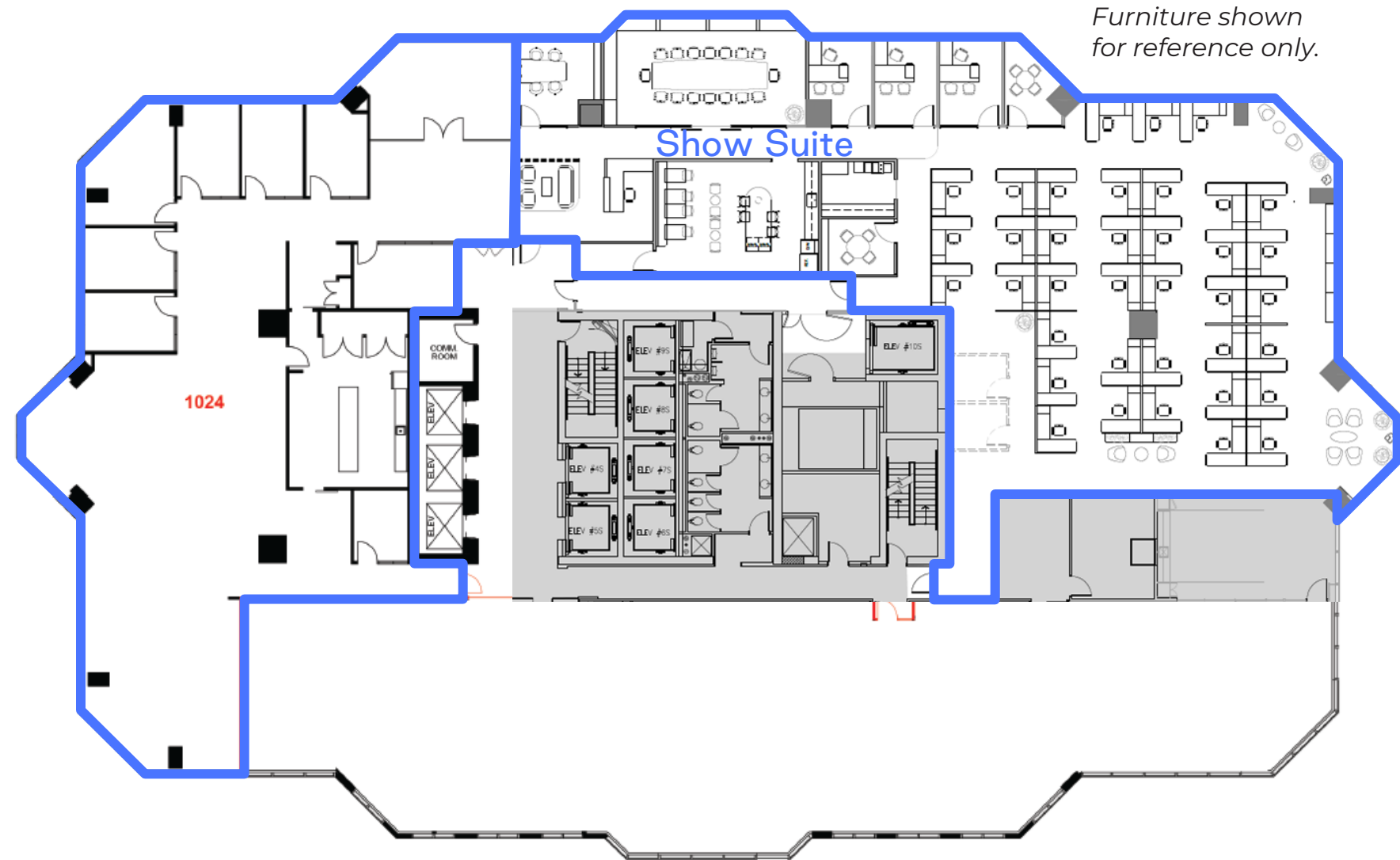
- 6 Offices
- Boardroom
- Meeting Room
- Kitchen
- Open Area
- Reception

## Suite 1040S: 8,140 SF

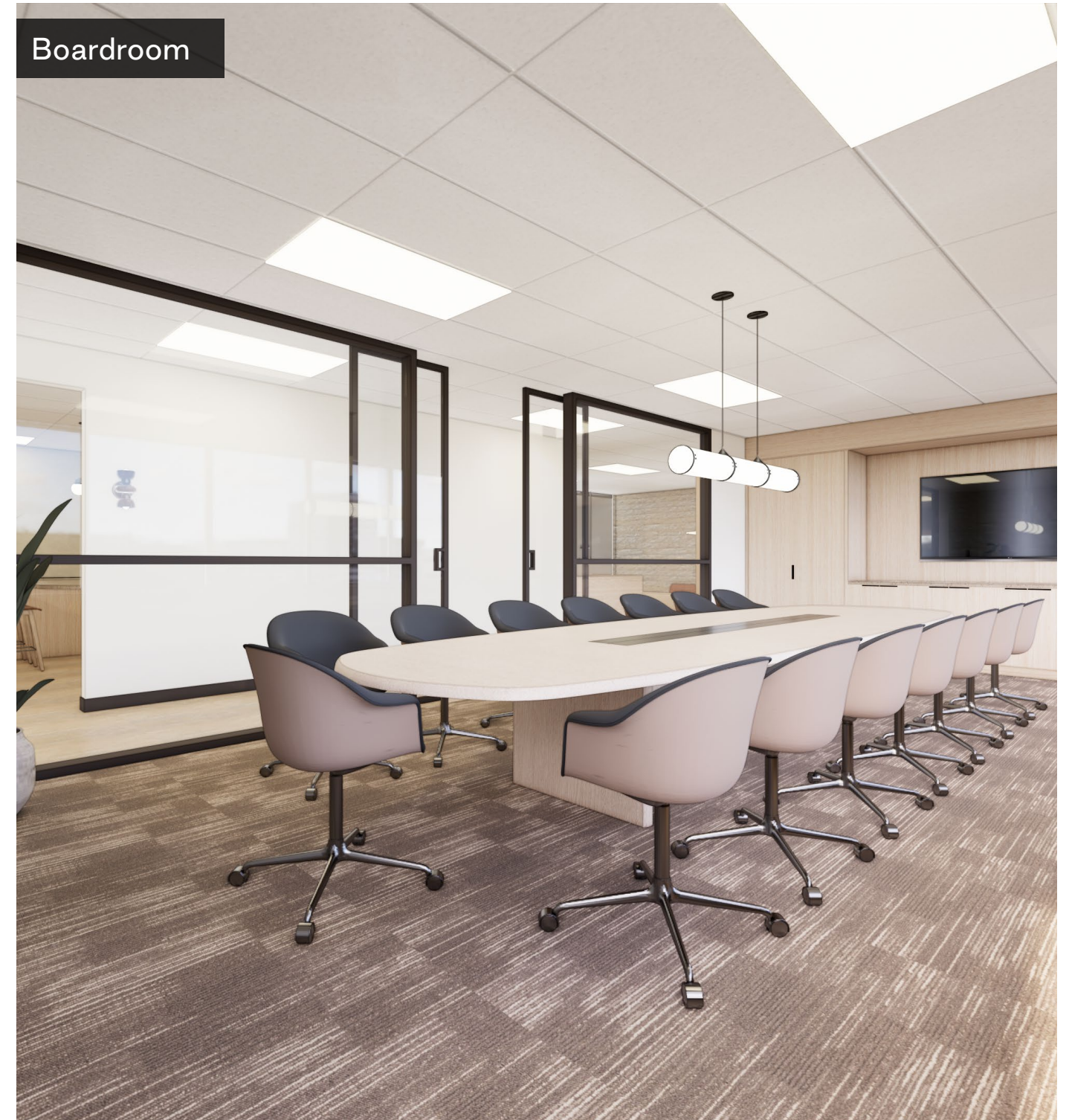
### Show Suite

Available Immediately

- 3 Offices
- Boardroom
- 3 Meeting Rooms
- Open Area for 37 Workstations
- Kitchen
- Reception



# Suite 1040S Renderings

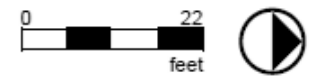
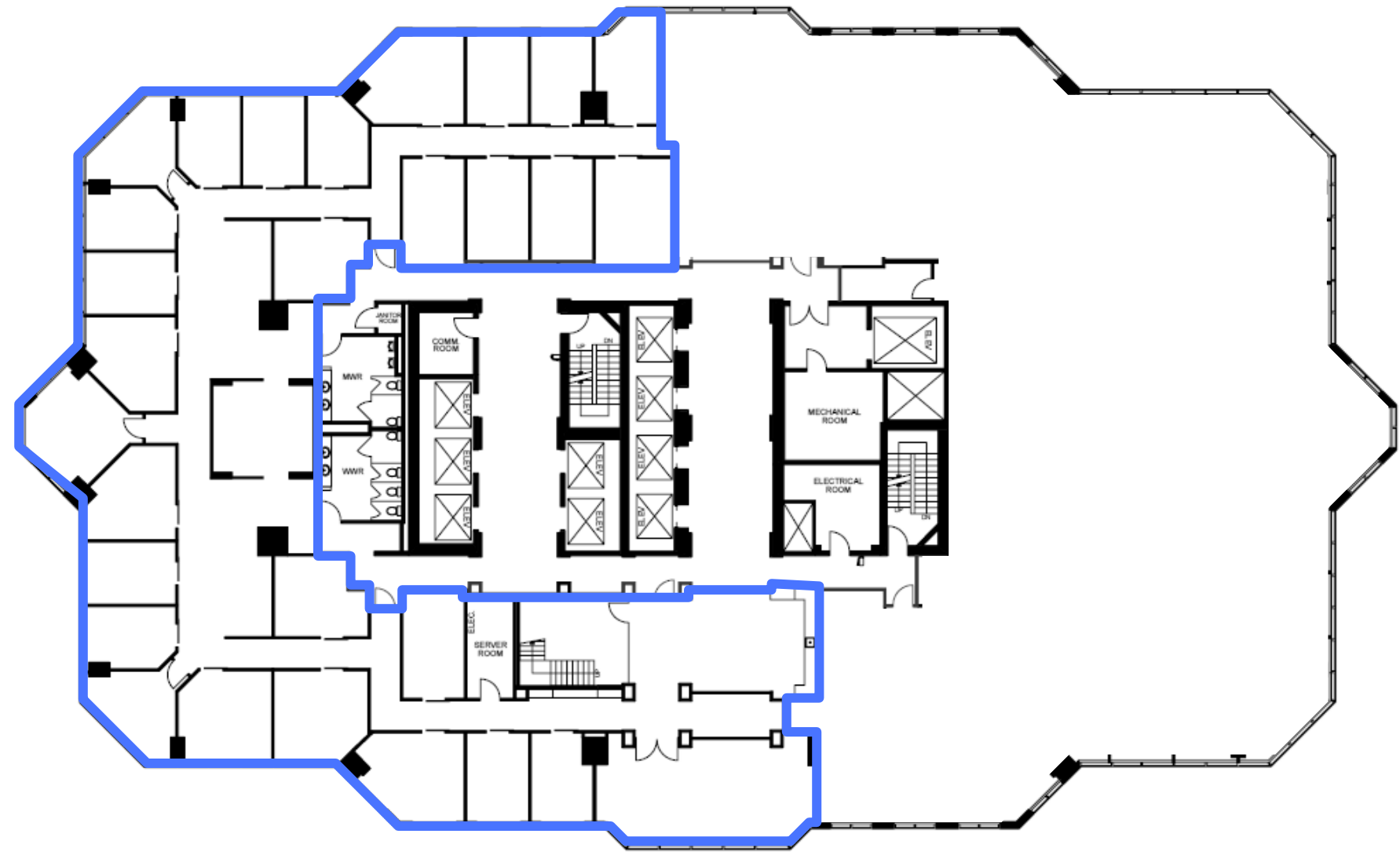


# Suite 1410S

**11,735 SF**

Available Immediately  
*(Space not yet demised)*

- 20 Offices
- Kitchen
- Boardroom
- File Storage

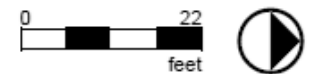
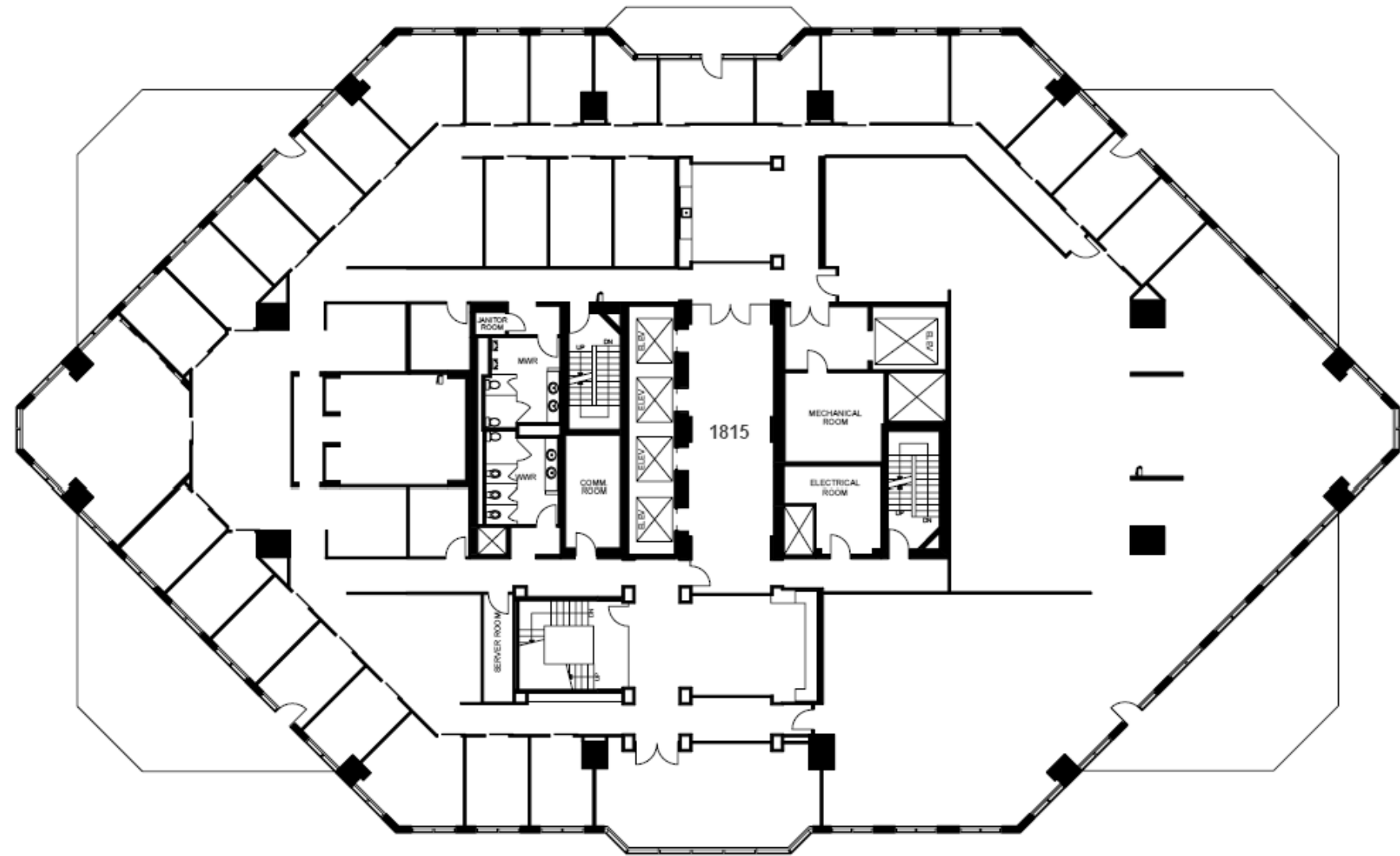


# Suite 1800S

**19,695 SF**

Available Immediately

- Kitchen
- Boardroom
- 28 Offices
- Open Plan
- **Subject to ROFR**

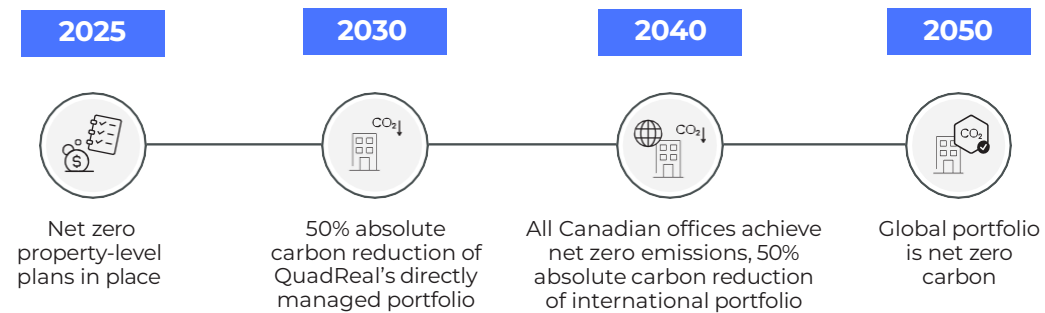


# Our Commitment to Wellness & Sustainability

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

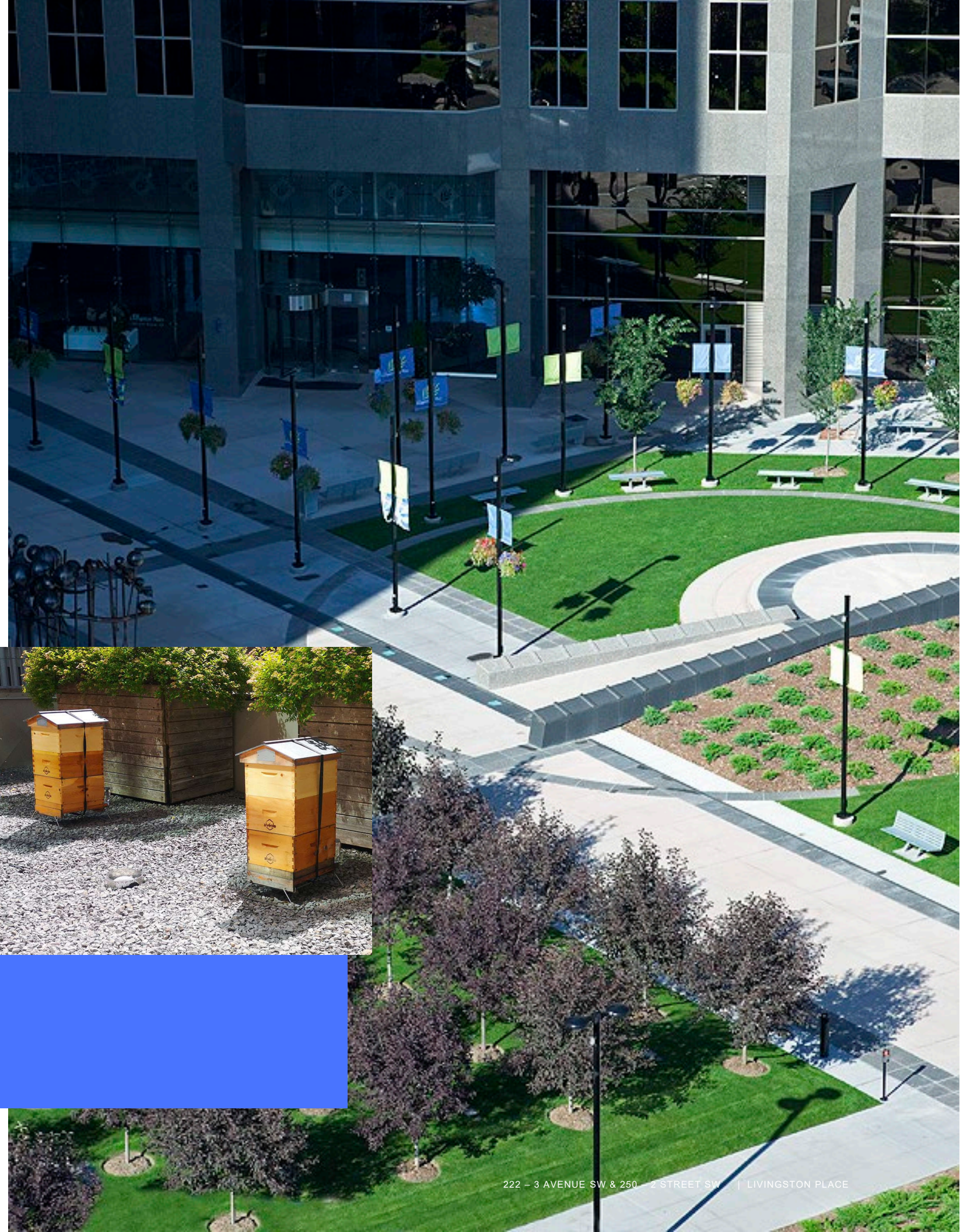
We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' wellbeing but for the entire planet.

## QUADREAL'S PATH TO NET ZERO



## KEY NOTABLE

QuadReal Calgary's directly managed portfolio is on track to meet or exceed the 2030 goal of 50% absolute carbon reduction.



# QuadReal: Excellence Lives Here



22 Bishopsgate  
London

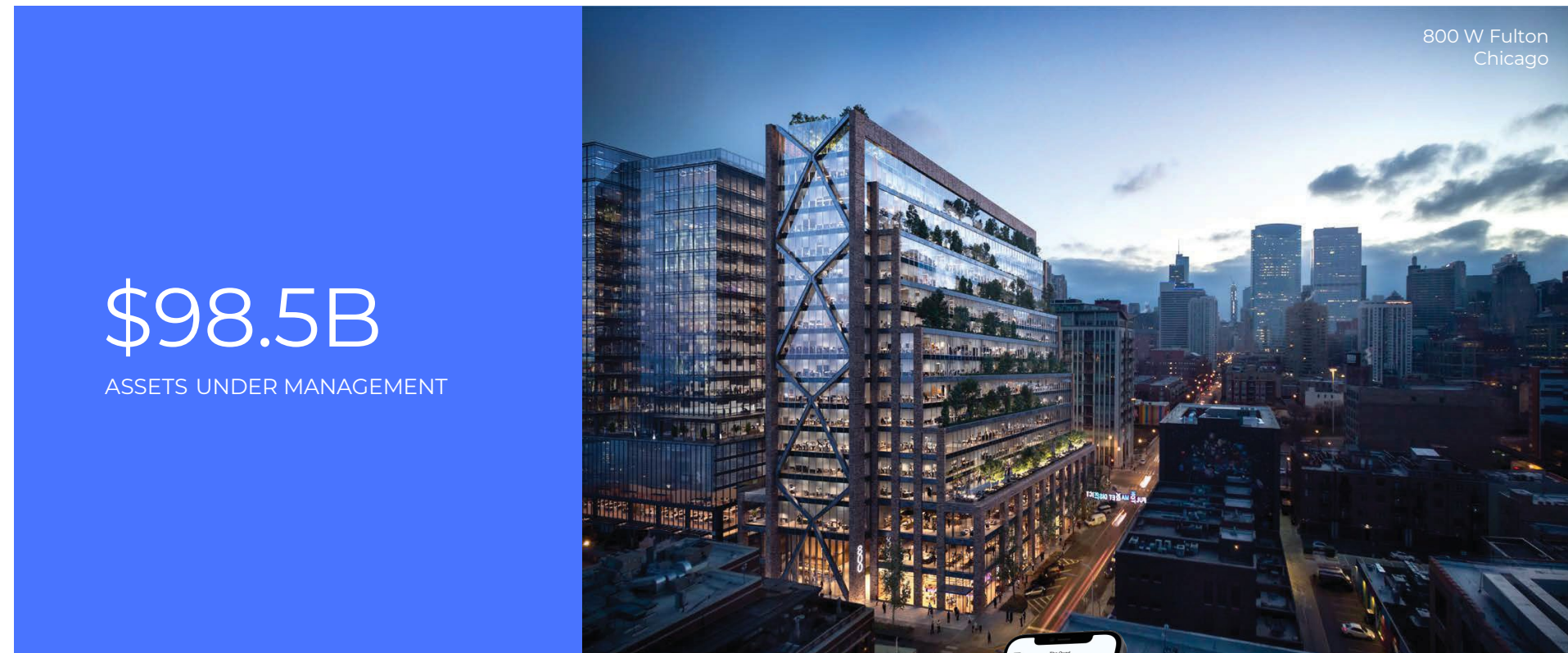
Livingston Place is proudly managed by QuadReal Property Group — a team committed to exceptional service, operational excellence, and meaningful tenant experiences.

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

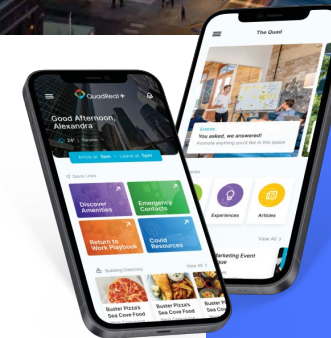
\$98.5B

ASSETS UNDER MANAGEMENT



Commerce Court  
Toronto

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



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

QUESTIONS? CONTACT:

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QuadReal Property Group, Brokerage



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