



# 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

- 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



Fitwel Viral  
Response  
Certification



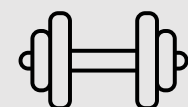
Rick  
Hansen  
certified



# Livingston Place Amenities



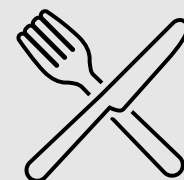
State of the Art  
fitness centre with  
studio space for  
group lessons and  
personal training.



Modern conference  
centres & tenant  
lounges in  
Livingston Place  
are available to  
tenants.



Great food +  
beverage offering  
by Alforno Coffee  
with nearby options  
in the connected  
buildings and the  
Jamieson Place  
Winter Garden  
space.



End of trip facility,  
secure bike storage,  
and EV charging  
stations promote  
modes of  
transportation  
utilizing alternative  
energy.





# Livingston Place Amenities

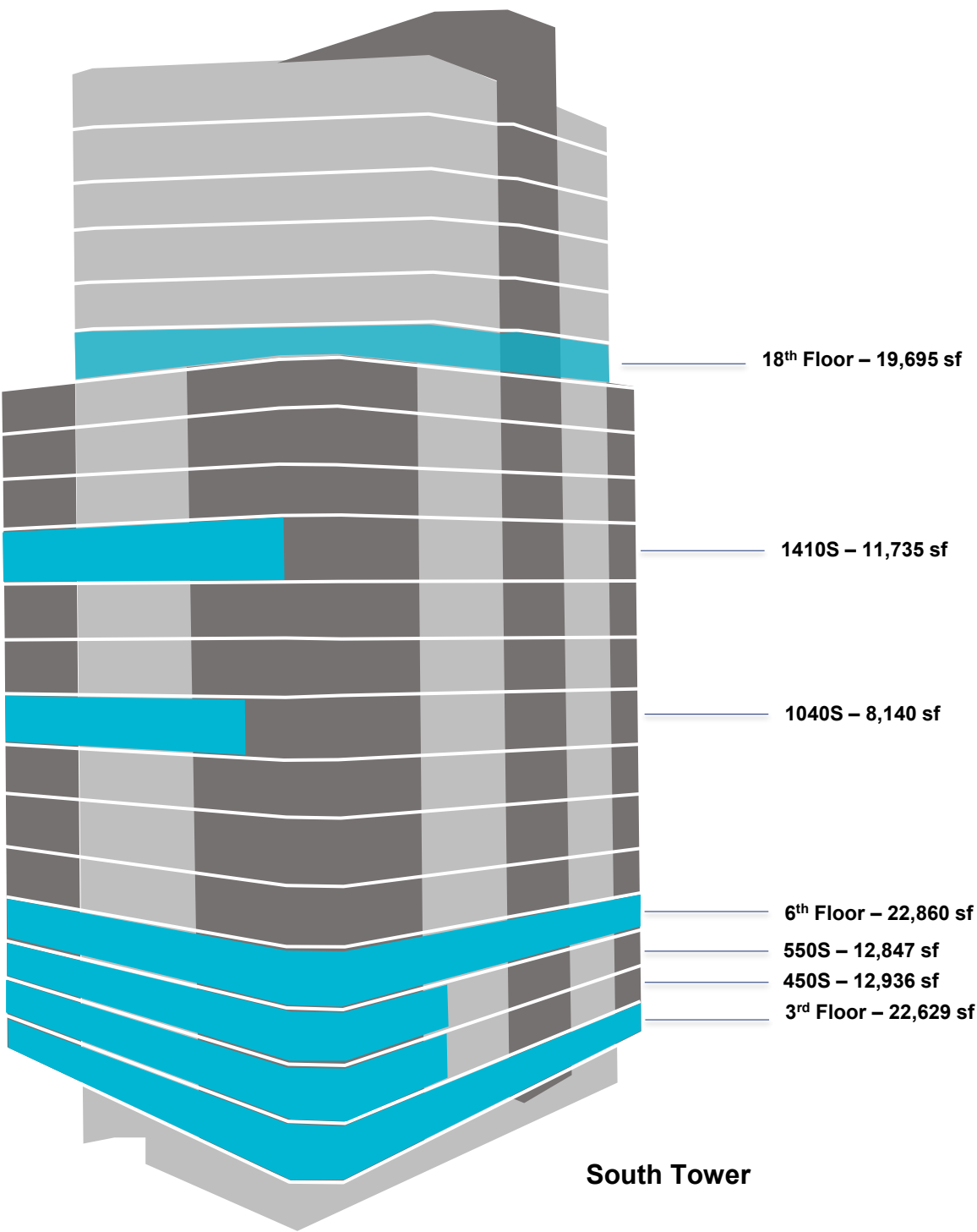
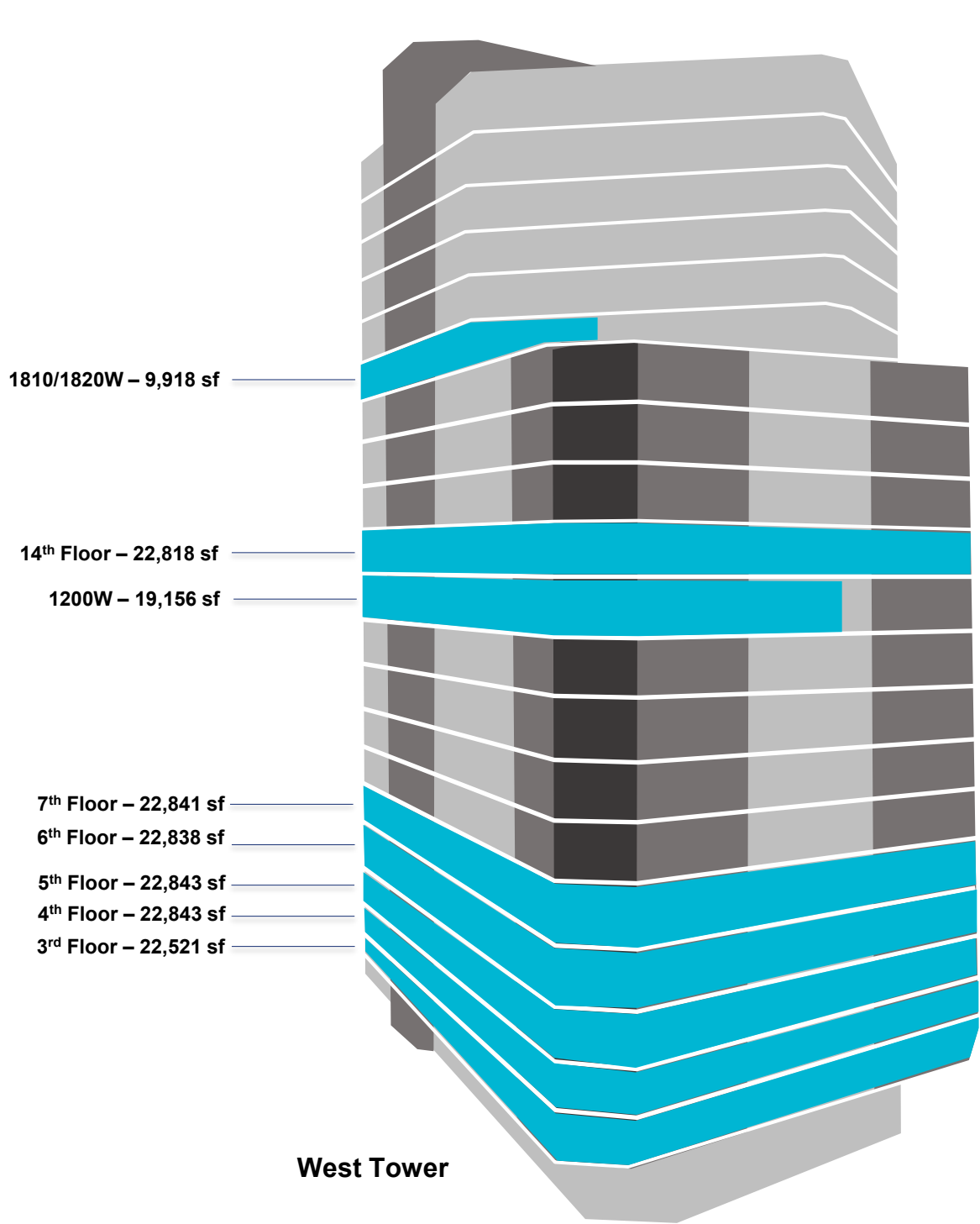


**NOW OPEN!**

**THE COURTS**  
AT THE WINTER GARDEN



# Availability at a Glance

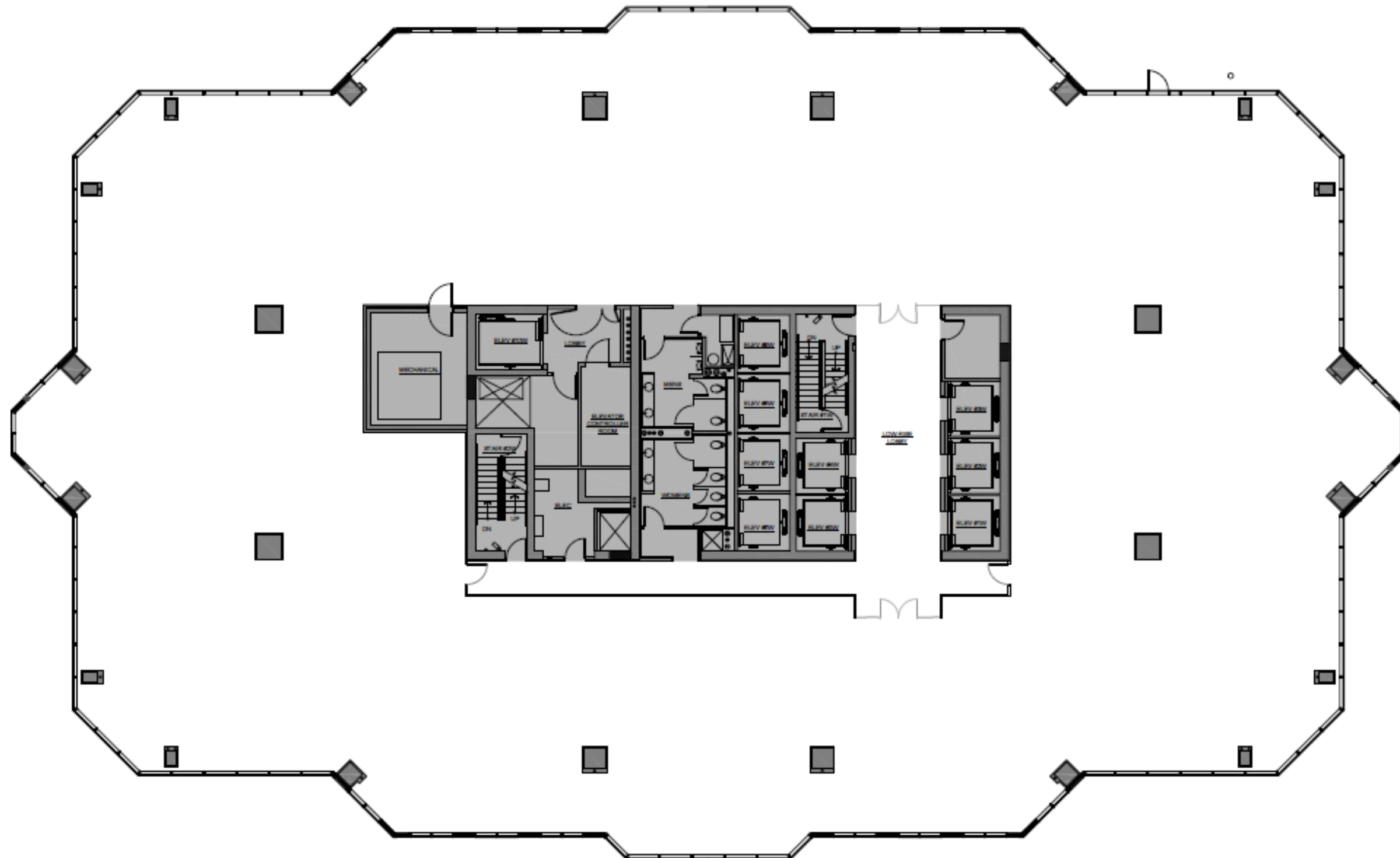


# Suite 300W

**22,521 SF**

Available Immediately

- Base building condition



2025 Operating costs:

\$15.92 per sq ft

2025 Realty taxes:

\$5.55 per sq ft

Total additional rent:

\$21.47 per sq ft

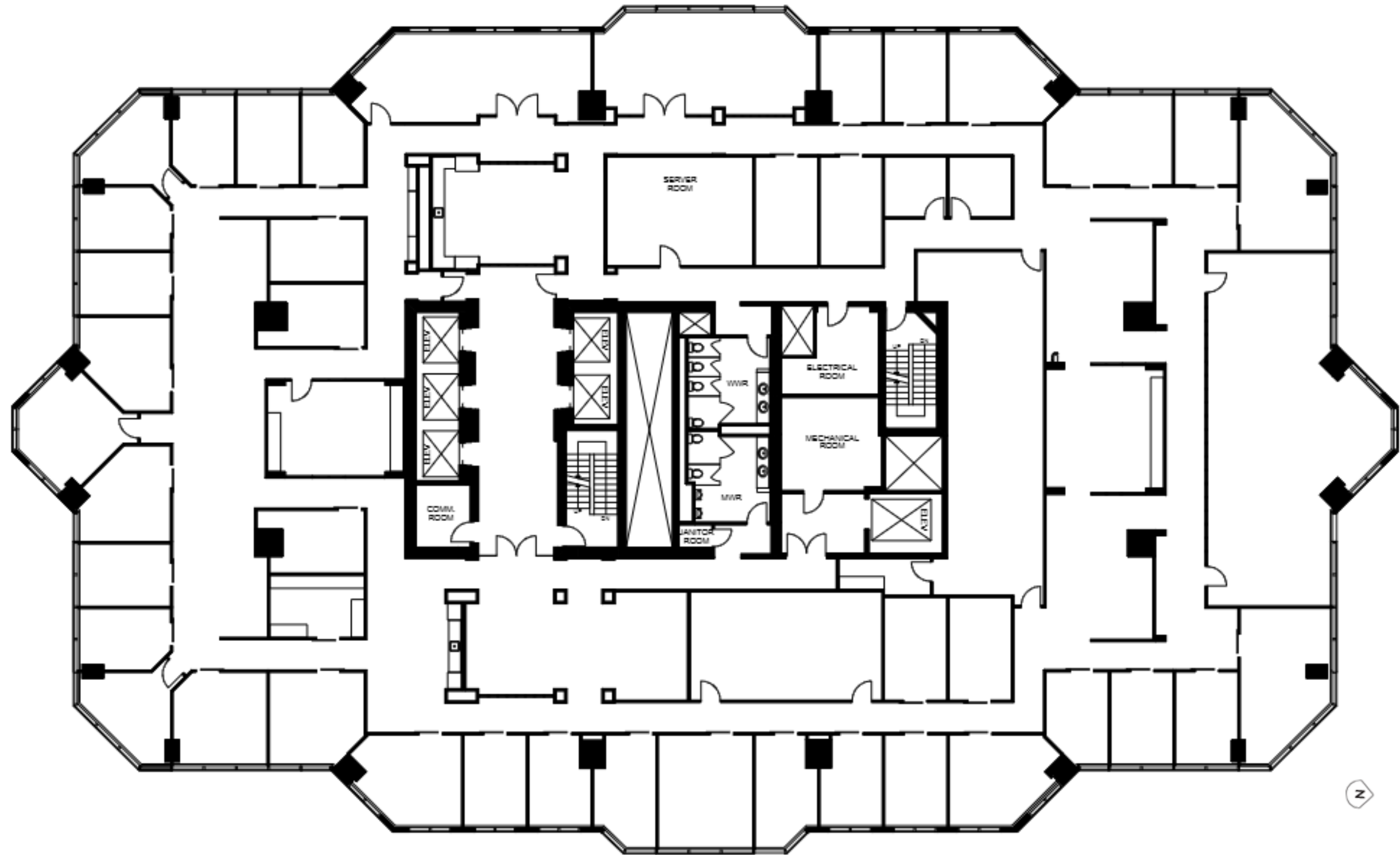
# Suite 400W

**22,843 SF**

Available Immediately

- 40 offices
- 2 kitchens
- 3 large boardrooms
- Server room
- Copy areas

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





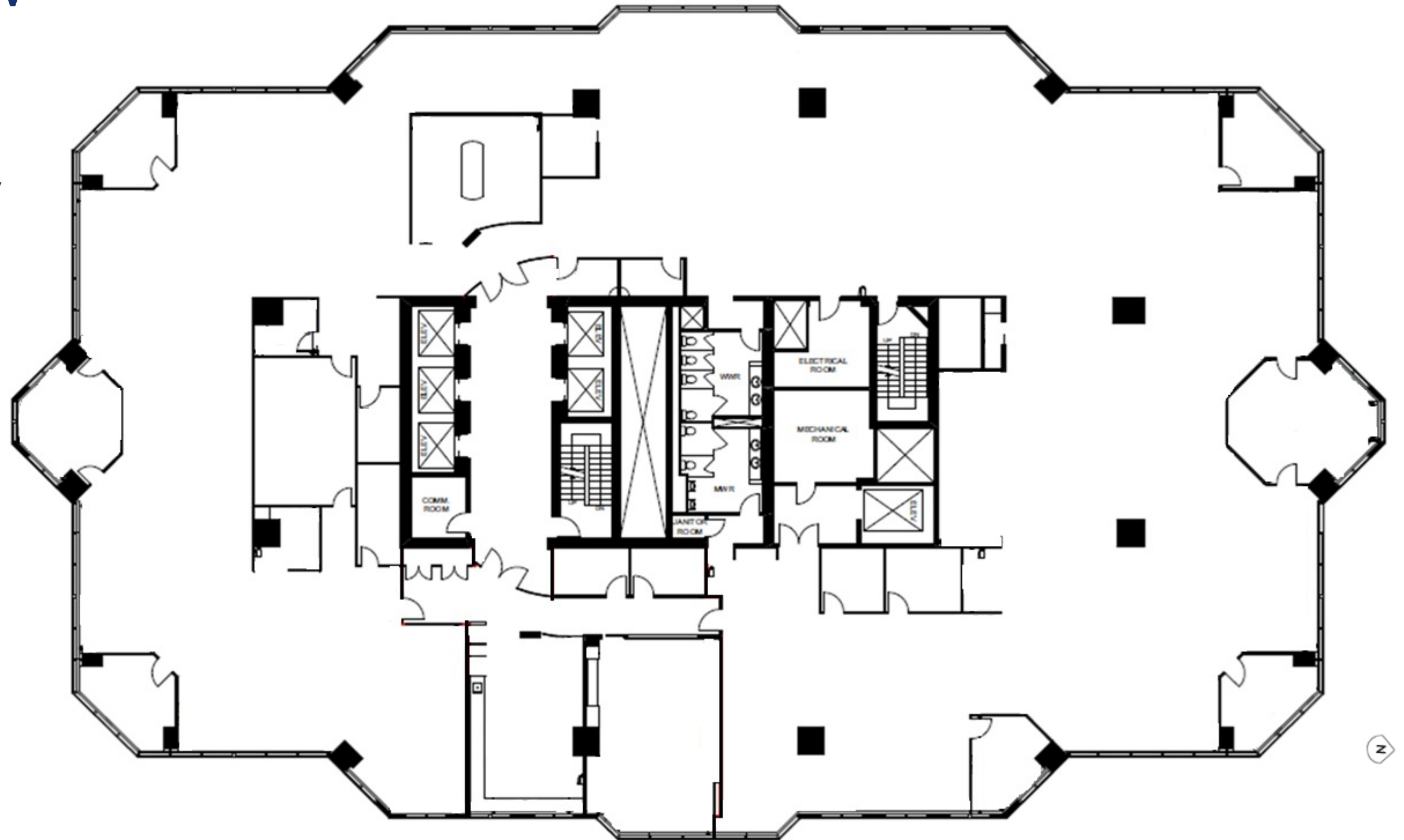
# Suite 500W

**22,843 SF**

Available Immediately

- Open plan layout
- Kitchen
- 2 boardrooms
- Breakout rooms

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





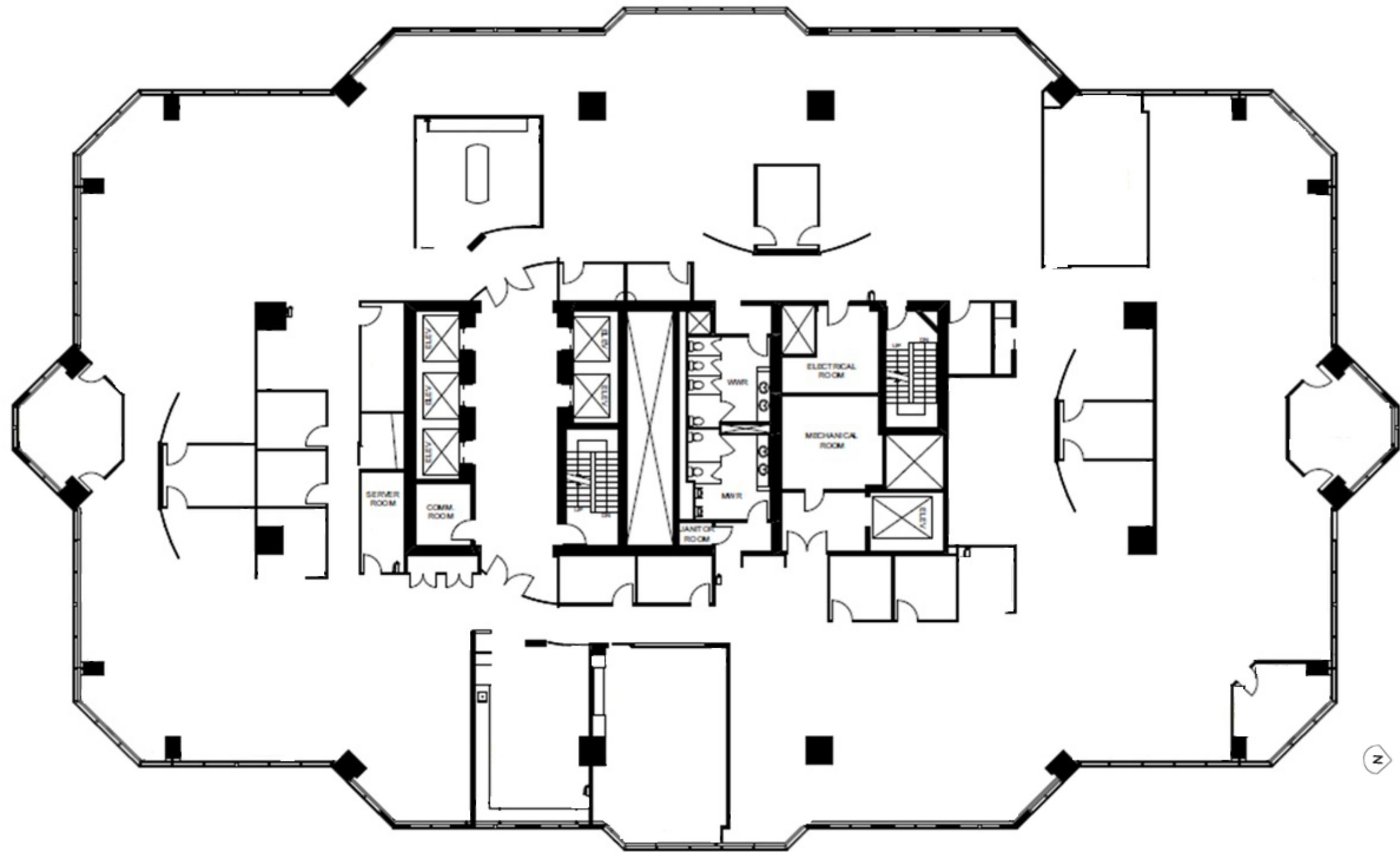
# Suite 600W

**22,838 SF**

Available Immediately

- Open plan layout
- 2 boardrooms
- Kitchen
- Breakout rooms

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



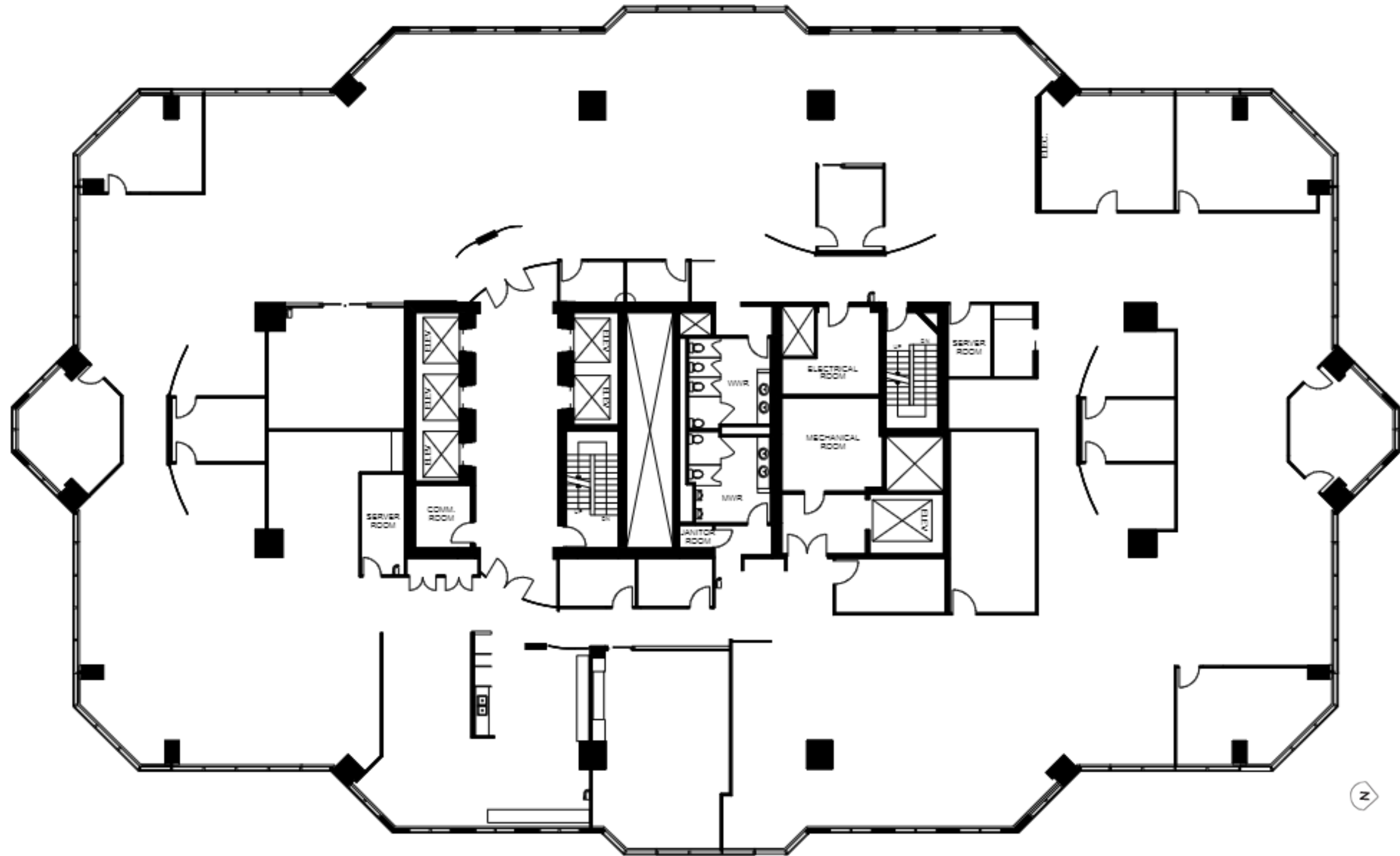
# Suite 700W

**22,841 SF**

Available Immediately

- Open plan layout
- Boardroom
- Meeting room
- Kitchen
- Breakout rooms

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





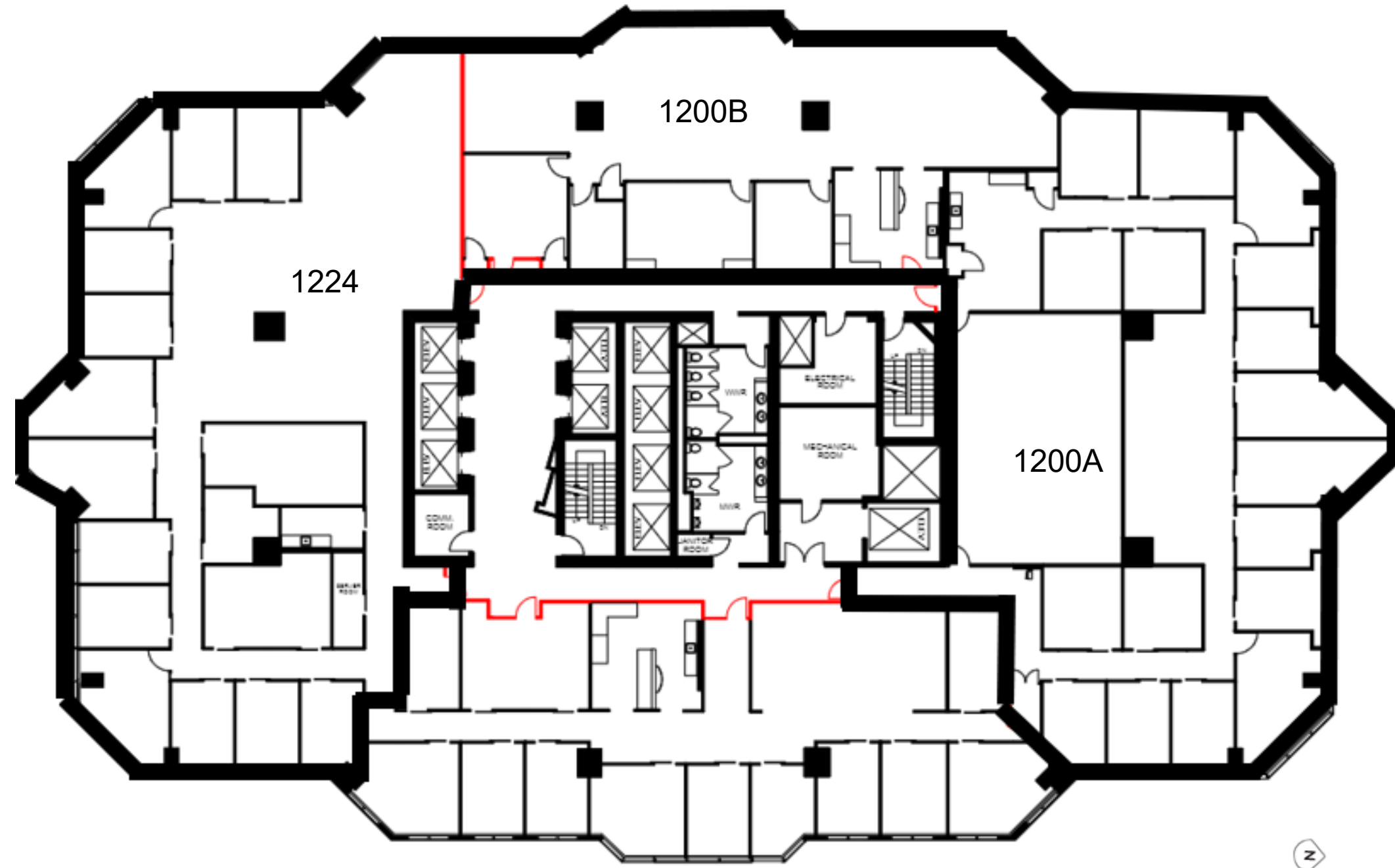
# Suite 1200W

**19,156 SF**

Available Immediately

- Currently 3 separate units.
  - contiguous for up to 19,156 SF
- 1200A – 17 offices, storage area
- 1200B – Reception, boardroom, open plan, kitchen
- 1224 – Open plan, 13 offices, kitchen

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



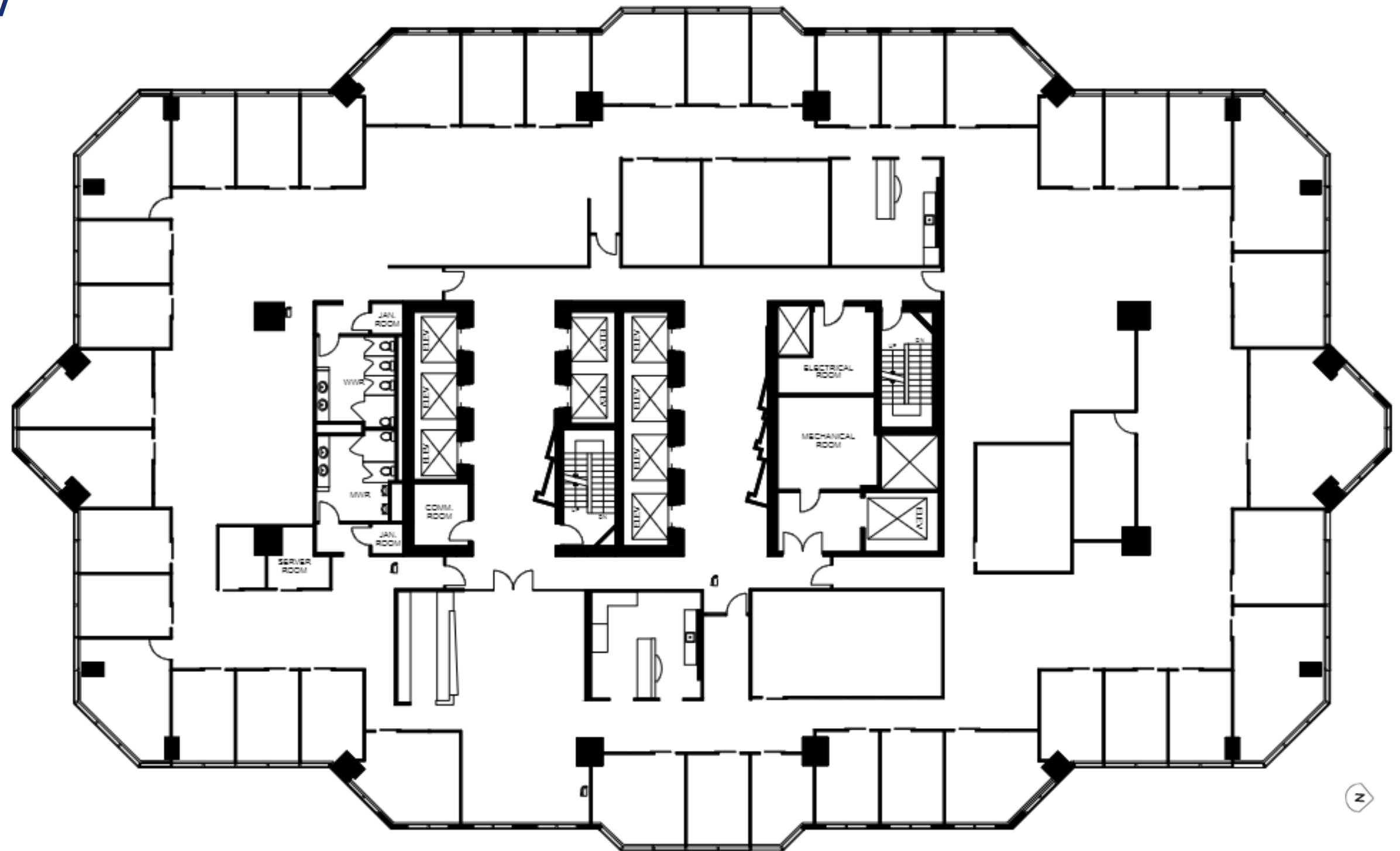
# Suite 1400W

**22,818 SF**

Available Immediately

- Reception
- 42 offices
- Open area
- Kitchen
- File storage

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





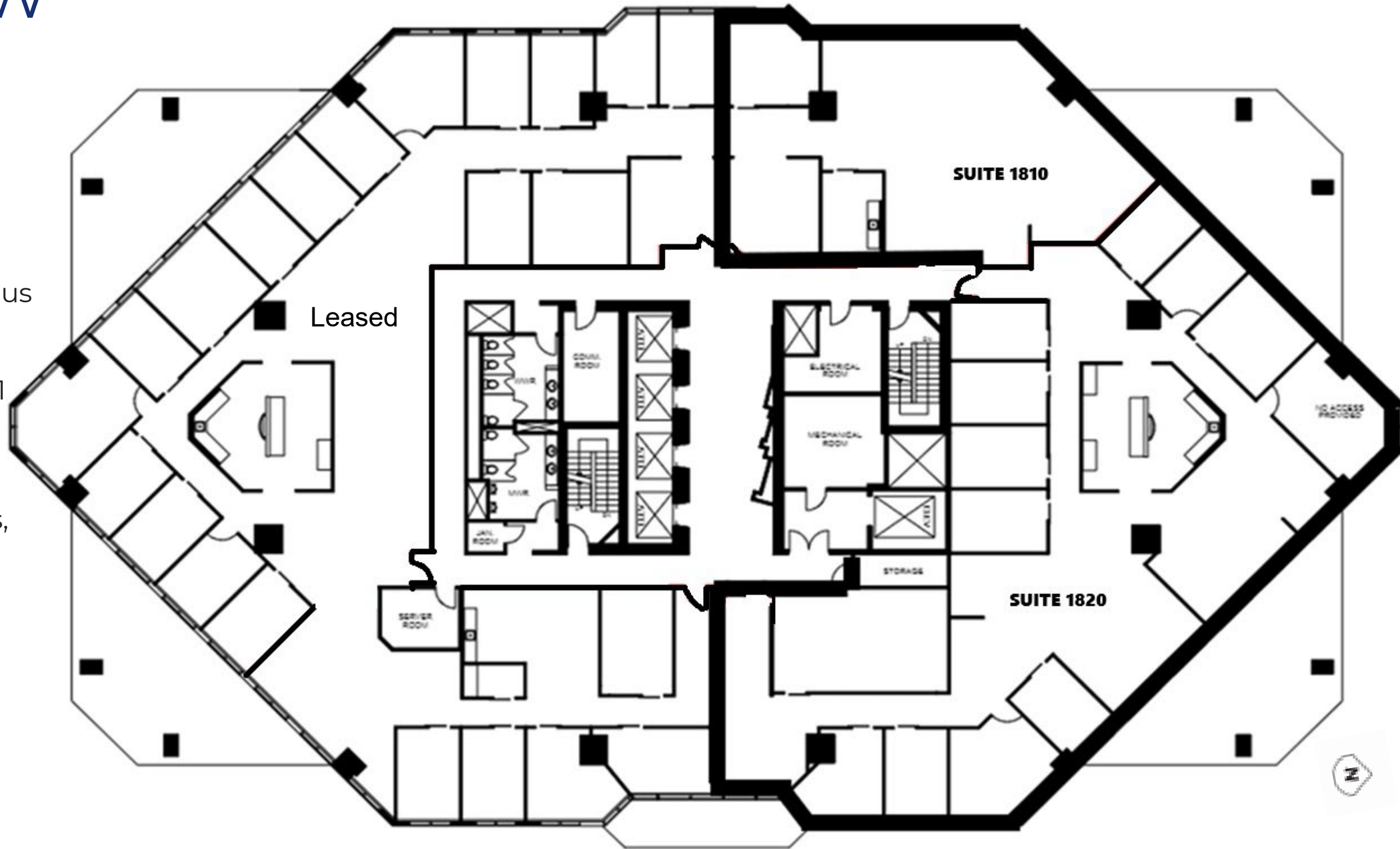
# Suite 1800W

**9,918 SF**

Available Immediately

- Currently 2 contiguous units.
- Suite 1810 - Kitchen, 1 office and open plan (2,778 SF)
- Suite 1820 - 12 offices, boardroom, kitchen (7,139 SF)

2025 Operating costs:  
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Total additional rent:  
\$21.47 per sq ft



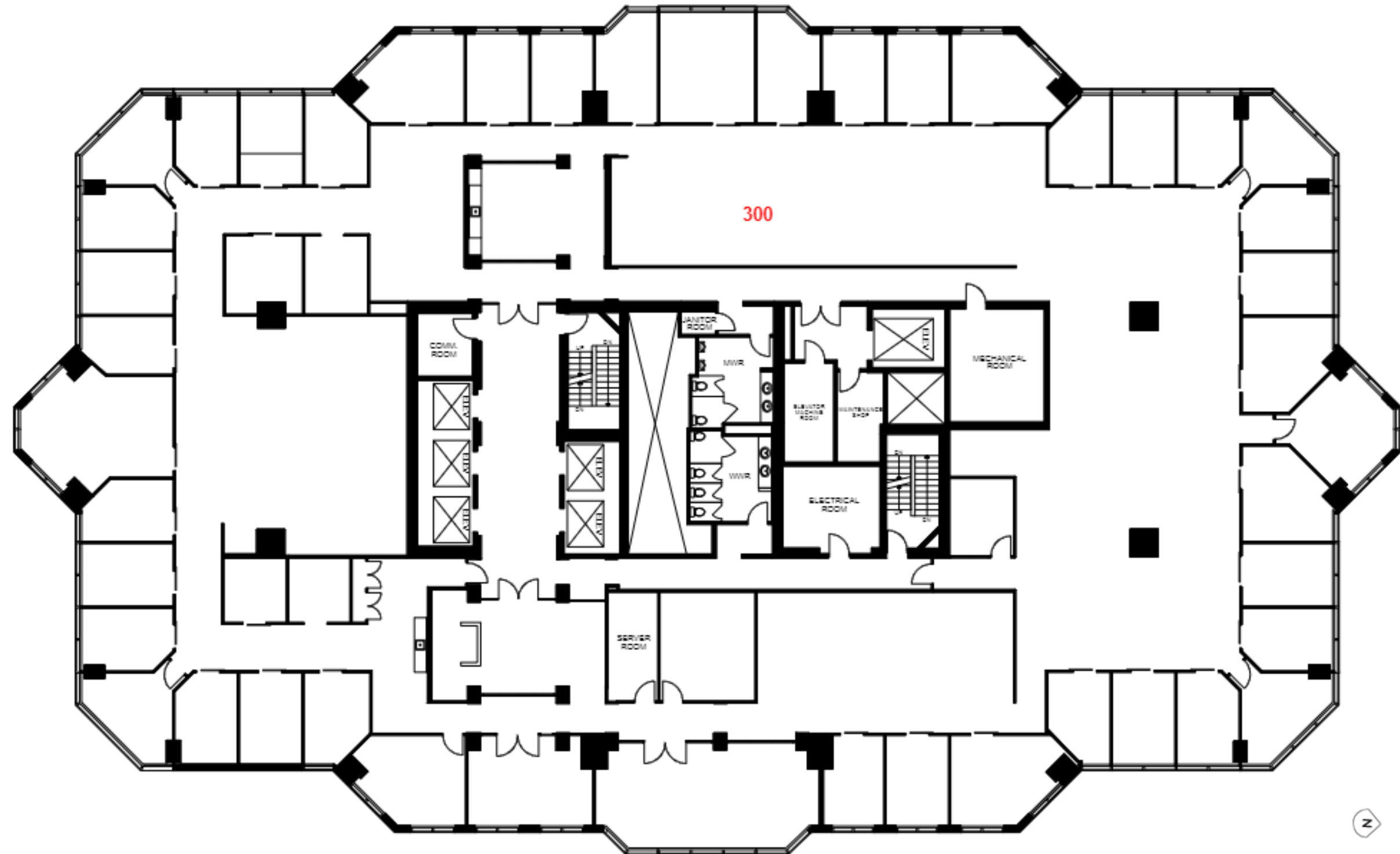
# Suite 300S

**22,629 SF**

Available Immediately

- Newly refurbished
- Move-in ready space
- Reception
- 2 boardrooms
- 47 offices
- Kitchen
- Large open areas

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



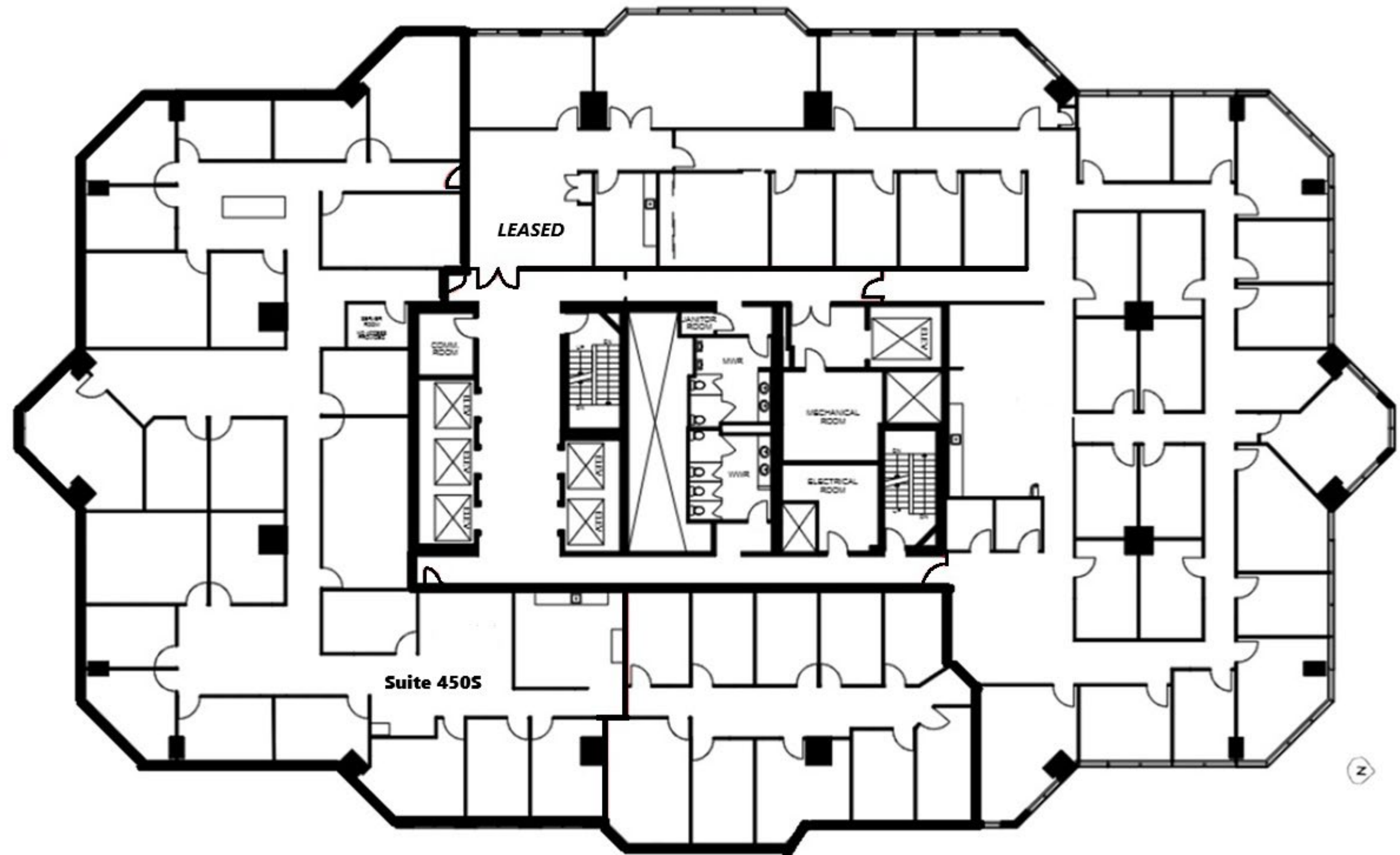
# Suite 450S

**12,936 SF**

Available Immediately

- 21 offices
- Kitchen
- File storage
- Boardroom
- Space to be formally demised

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





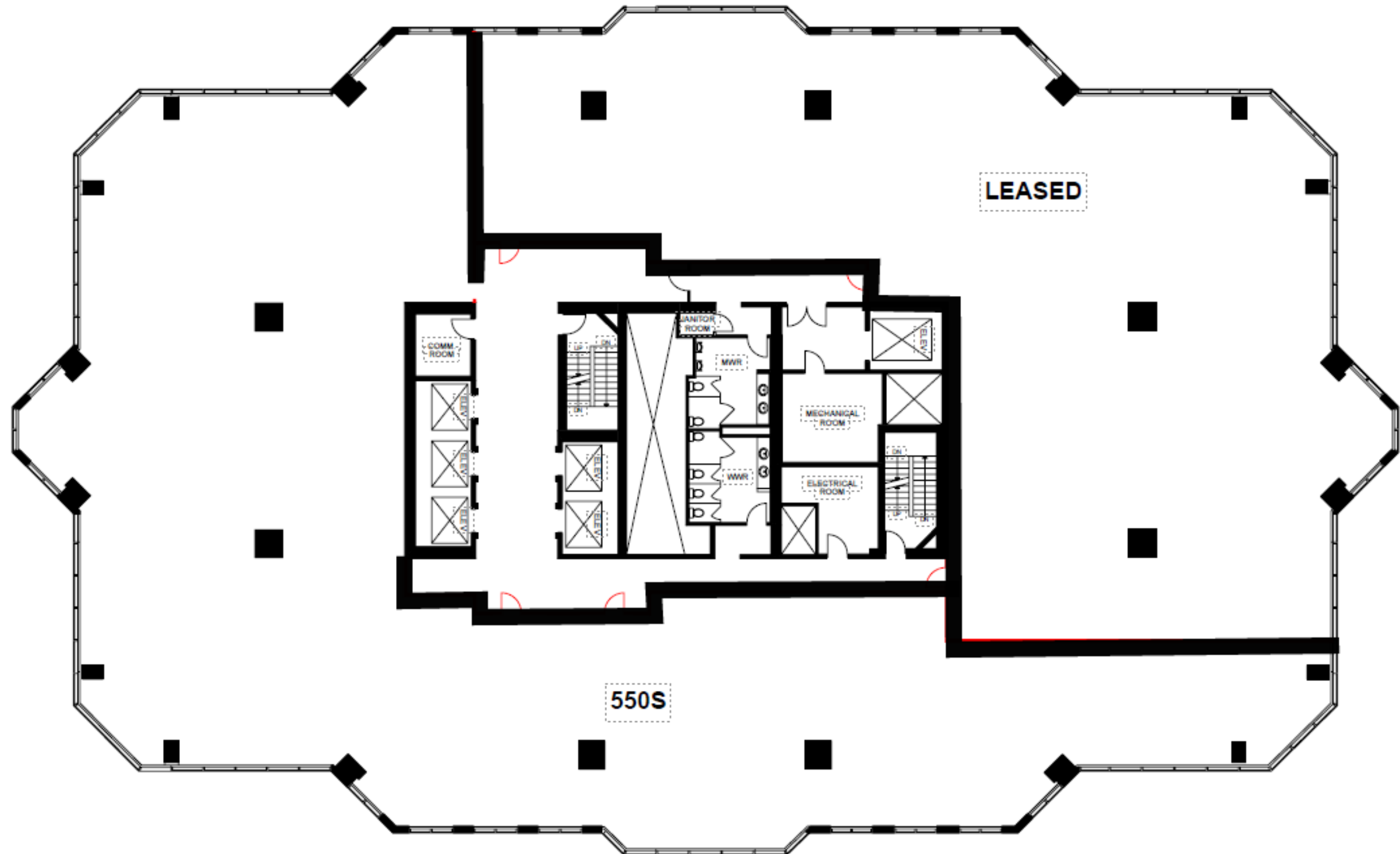
# Suite 550S

**12,847 SF**

Available Immediately

- Fully white boxed

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



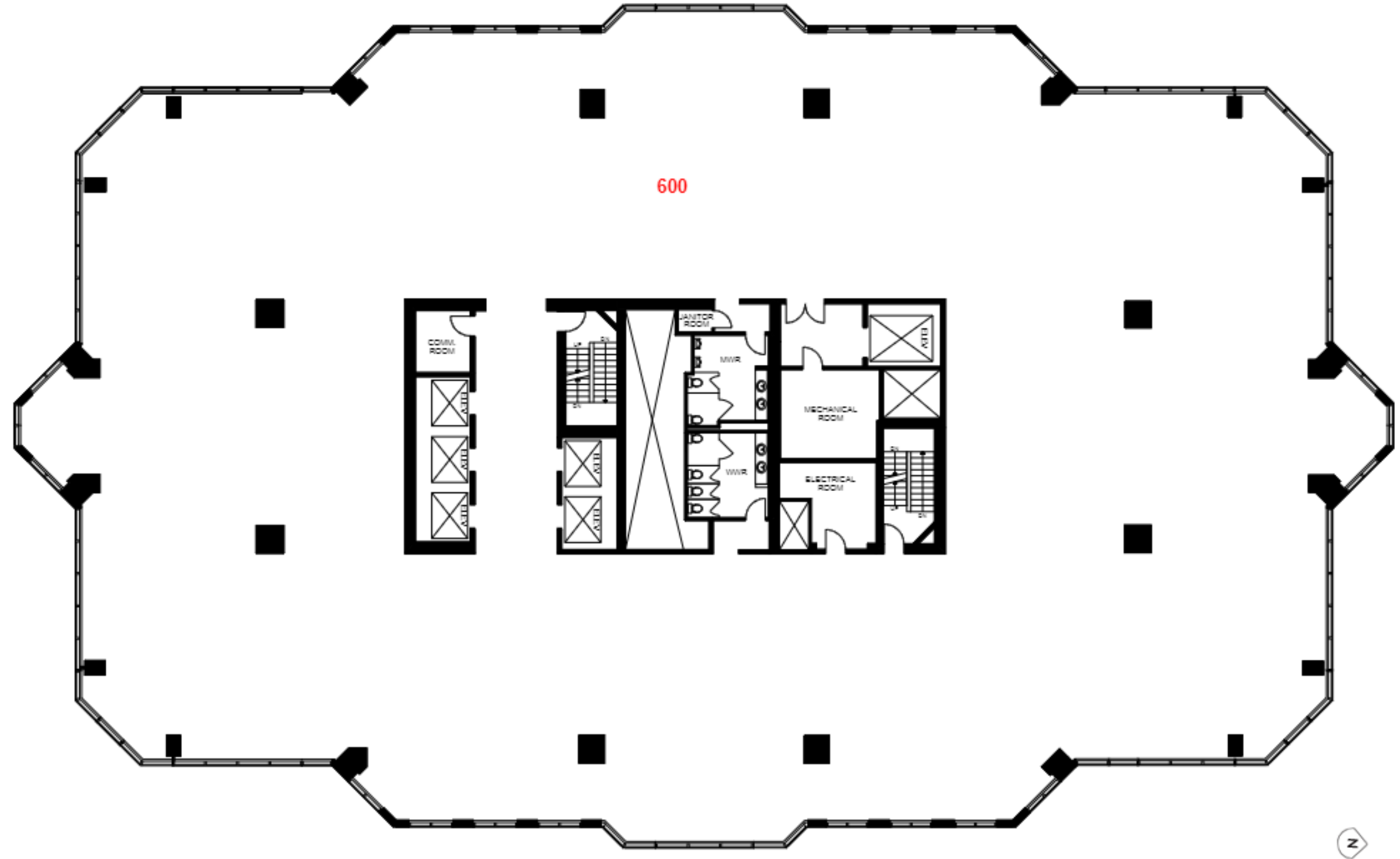
# Suite 600S

**22,860 SF**

Available Immediately

- Fully white boxed

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



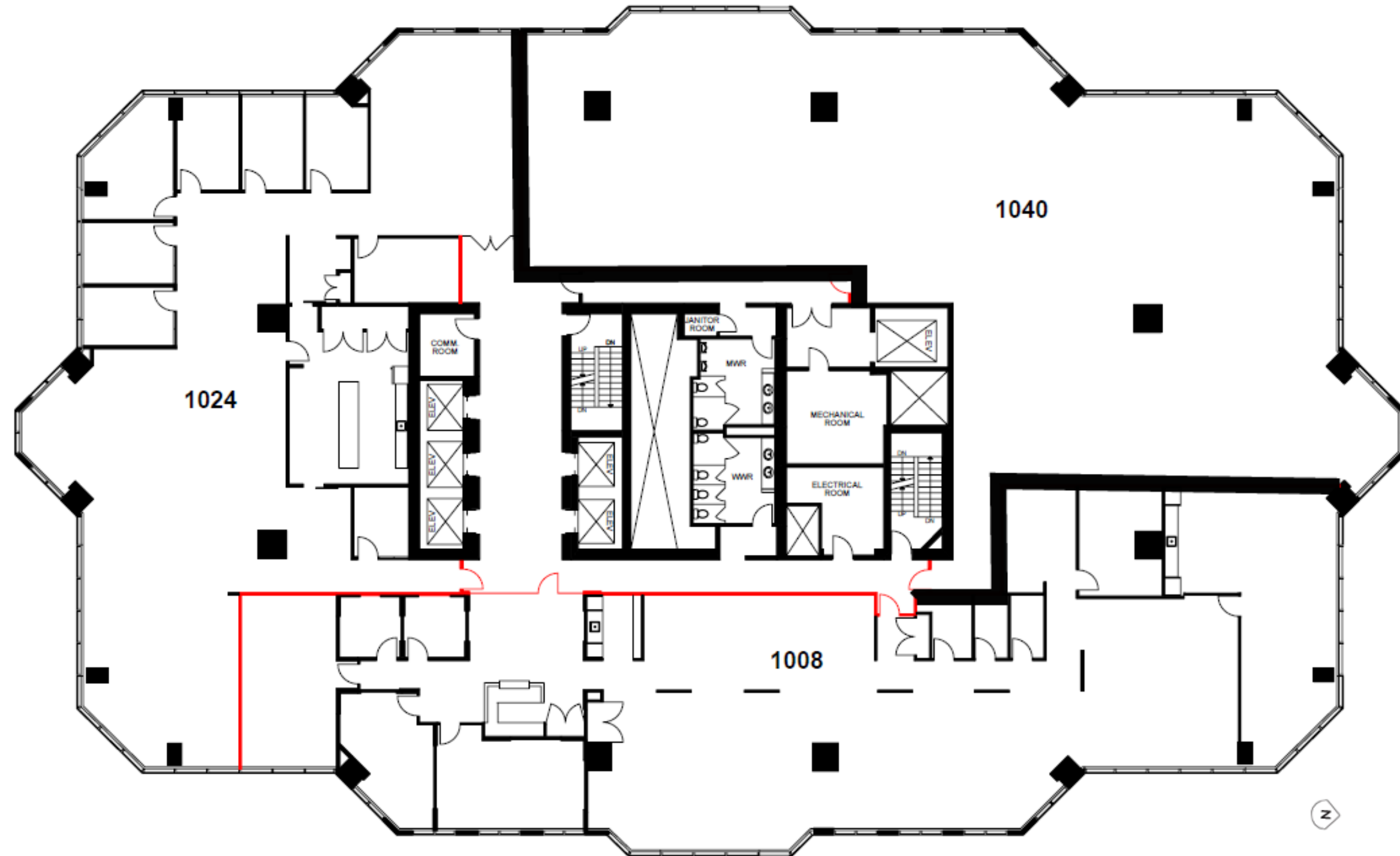
# Suite 1040S

**8,140 SF**

Available Immediately

- Fully white boxed

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





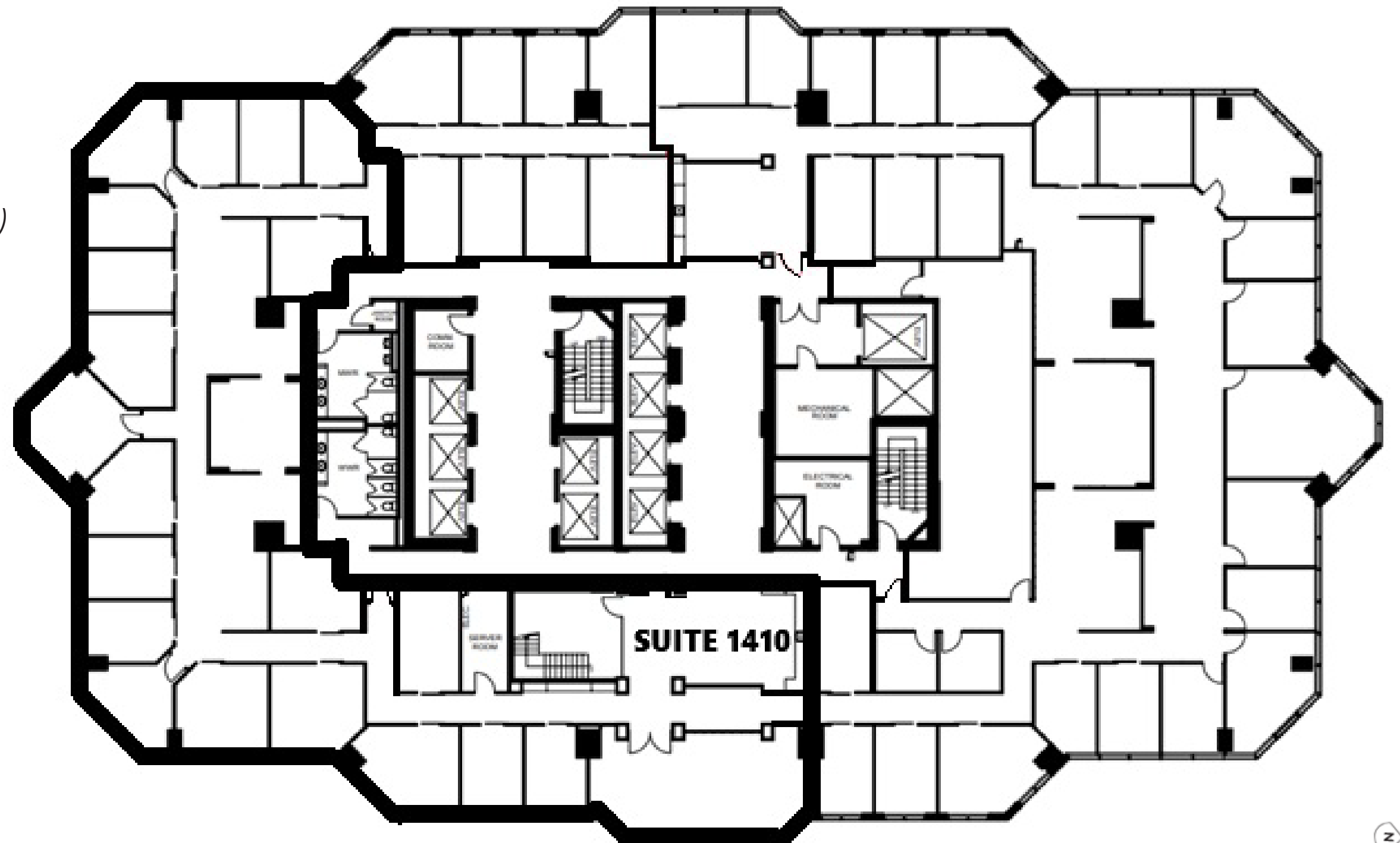
# Suite 1410S

**11,735 SF**

Available Immediately  
(Space not yet demised)

- 20 offices
- Kitchen
- Boardroom
- File storage

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



2

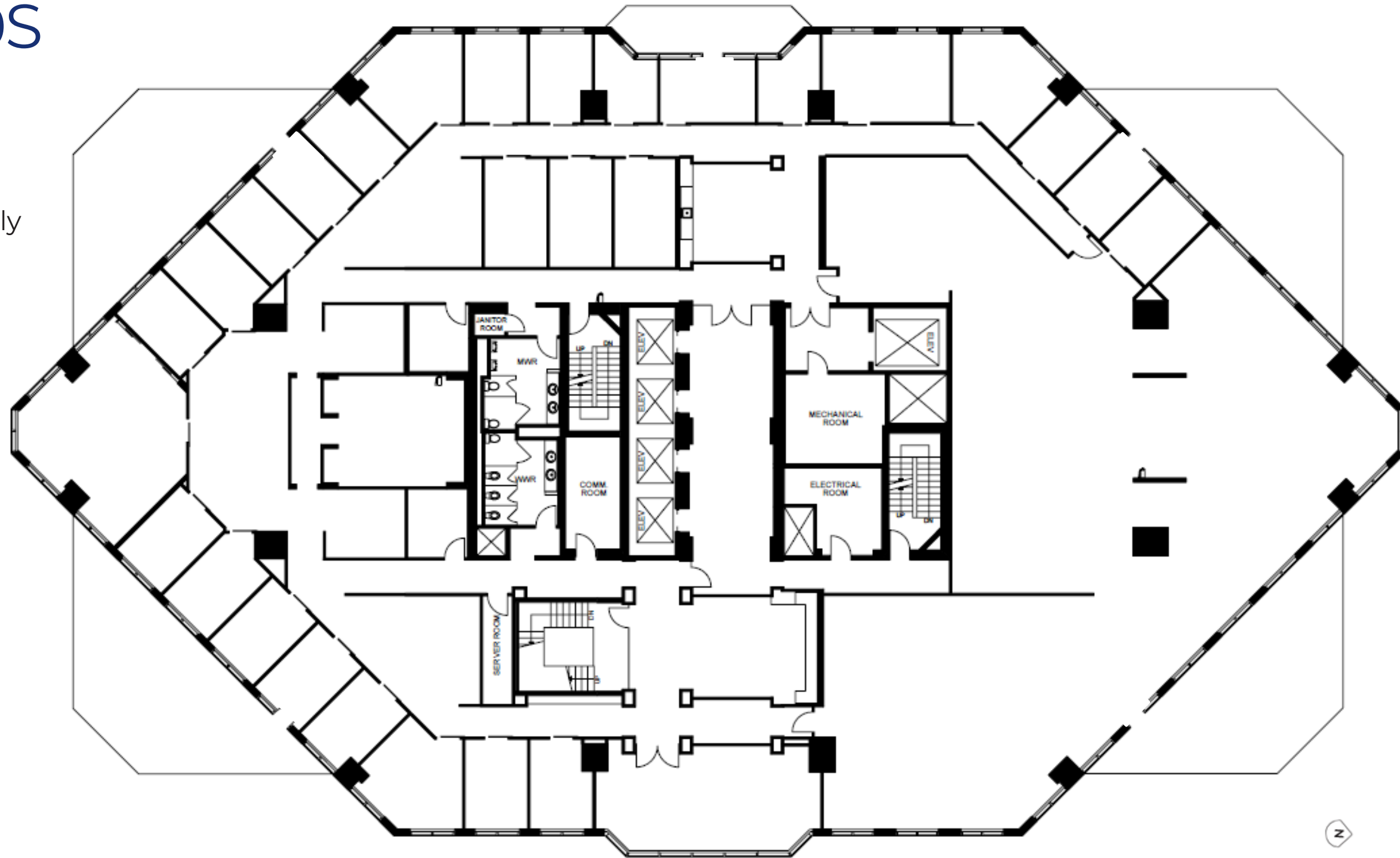
# Suite 1800S

**19,695 SF**

Available Immediately

- Kitchen
- Boardroom
- 28 offices
- Open plan
- Subject to ROFR

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



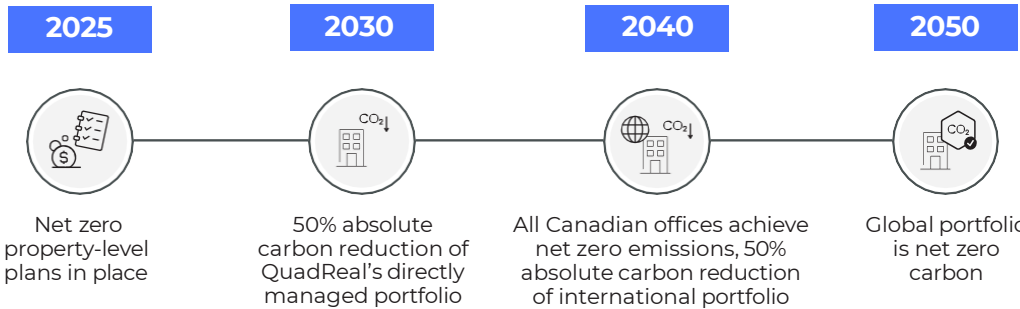


# Our Commitment to Wellness & Sustainability

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 AT QUADREAL

- |                          |                                  |                                  |                        |                                    |                     |                                            |
|--------------------------|----------------------------------|----------------------------------|------------------------|------------------------------------|---------------------|--------------------------------------------|
| 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.



Commerce Court  
Toronto



22 Bishopsgate  
London

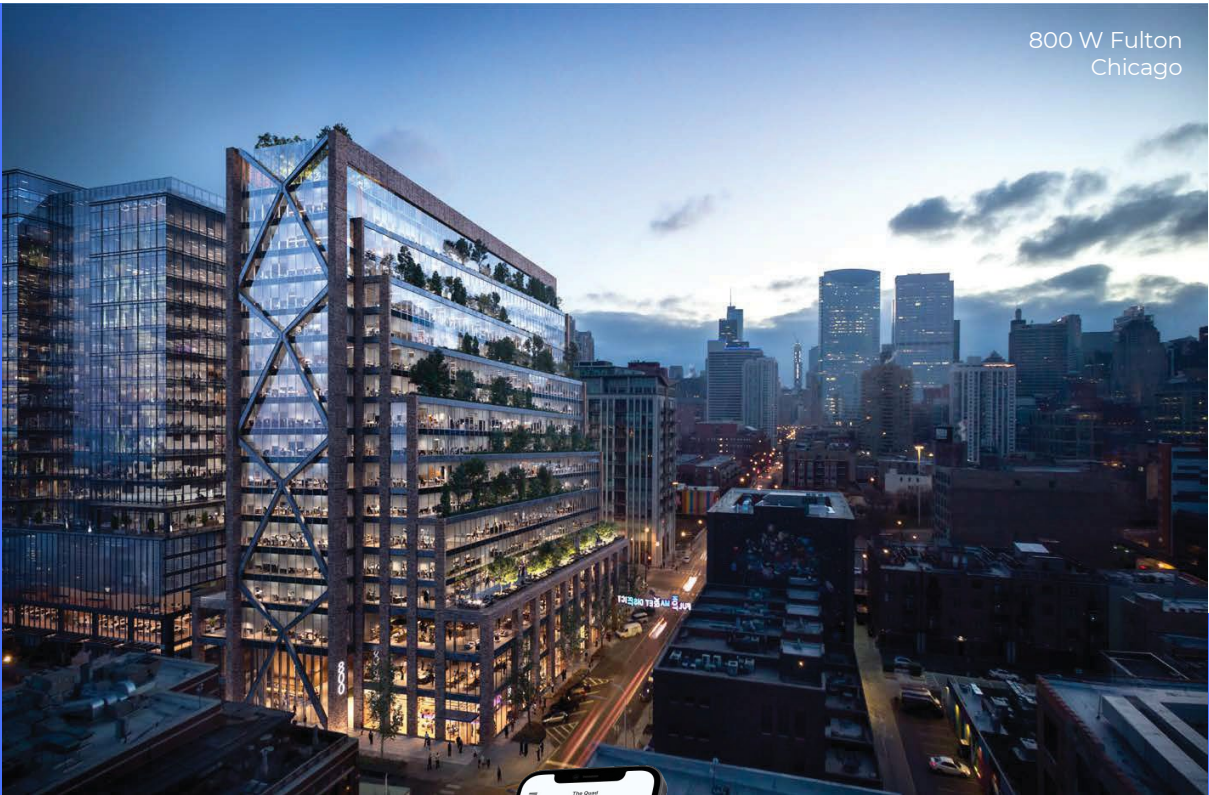
Livingston Place is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities. Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring 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

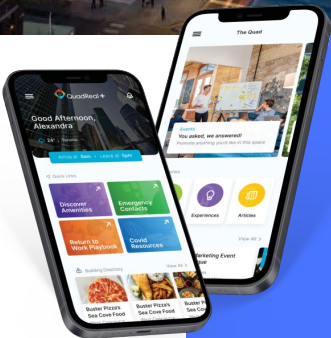
\$73.8B

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



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Chicago

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



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

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QuadReal Property Group, Brokerage



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