



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

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

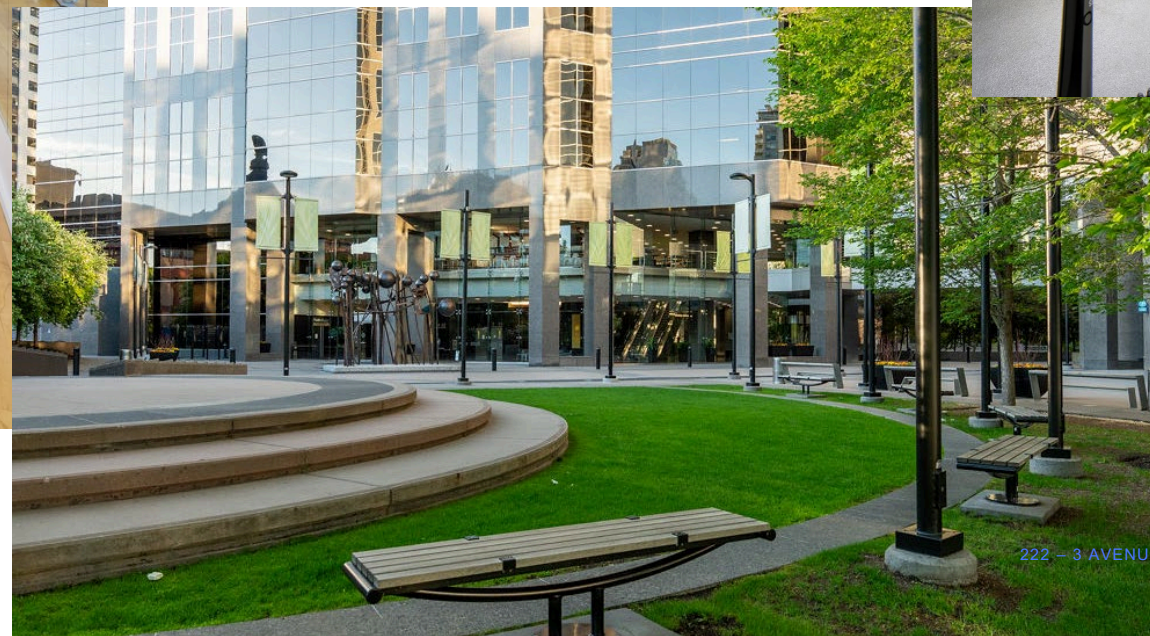
Livingston Place delivers the ideal balance of accessibility, amenities, and lifestyle. Located at the edge of Calgary's vibrant downtown and the scenic Bow River, it blends urban convenience with outdoor appeal. Connected to the +15 network, it provides easy access to nearby restaurants, retail, and 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.

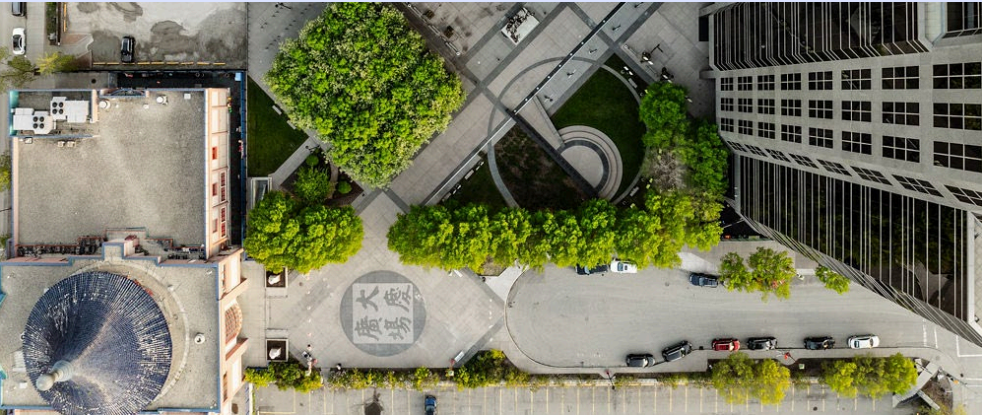
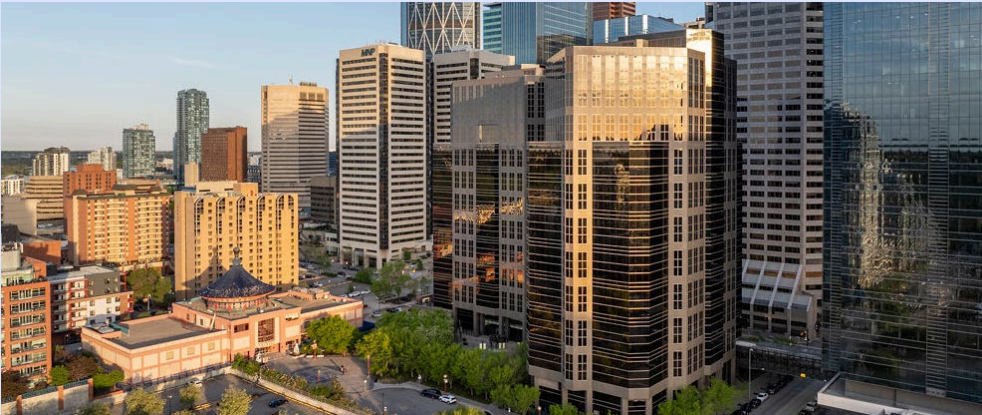
The Courts



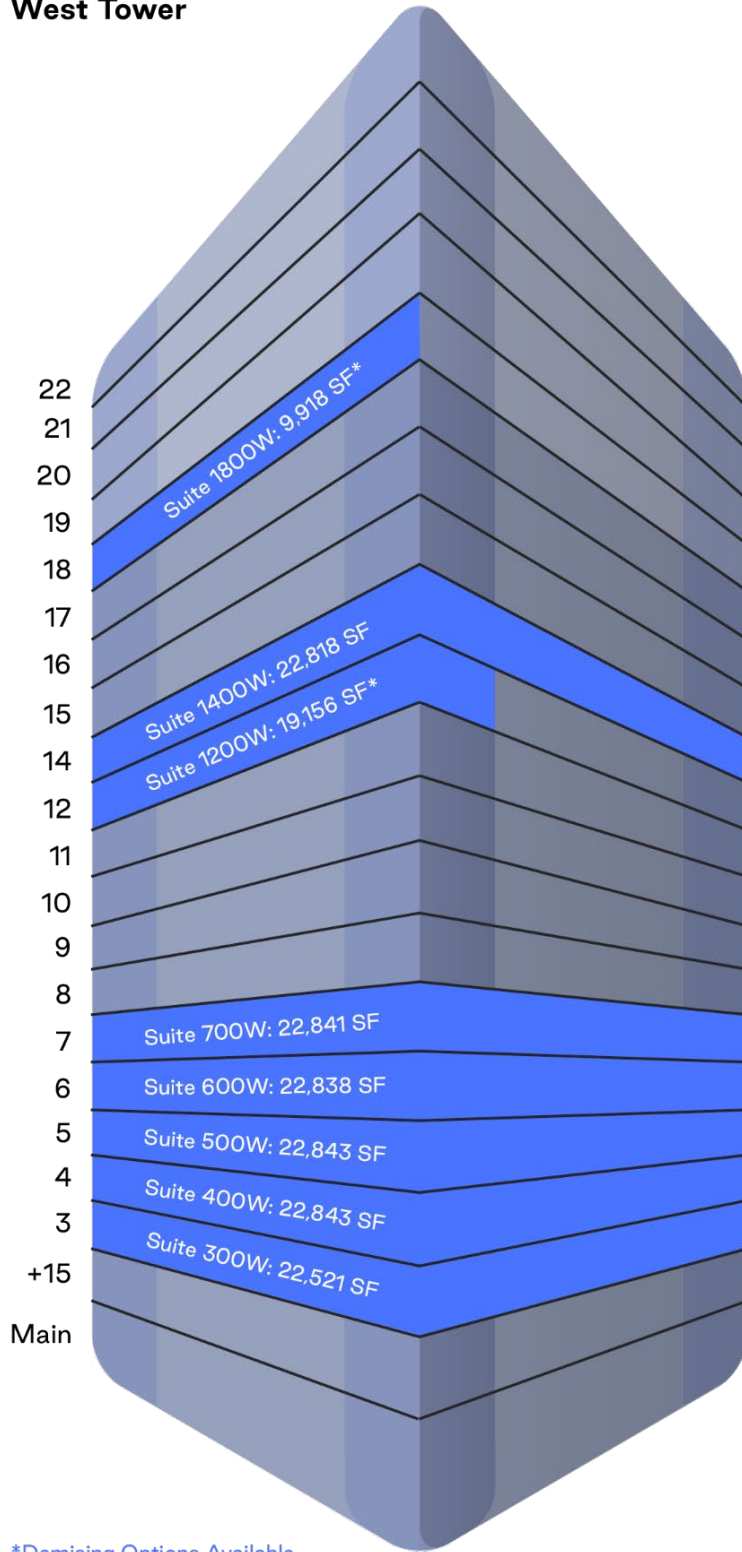
THE COURTS AT THE WINTER GARDEN

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.

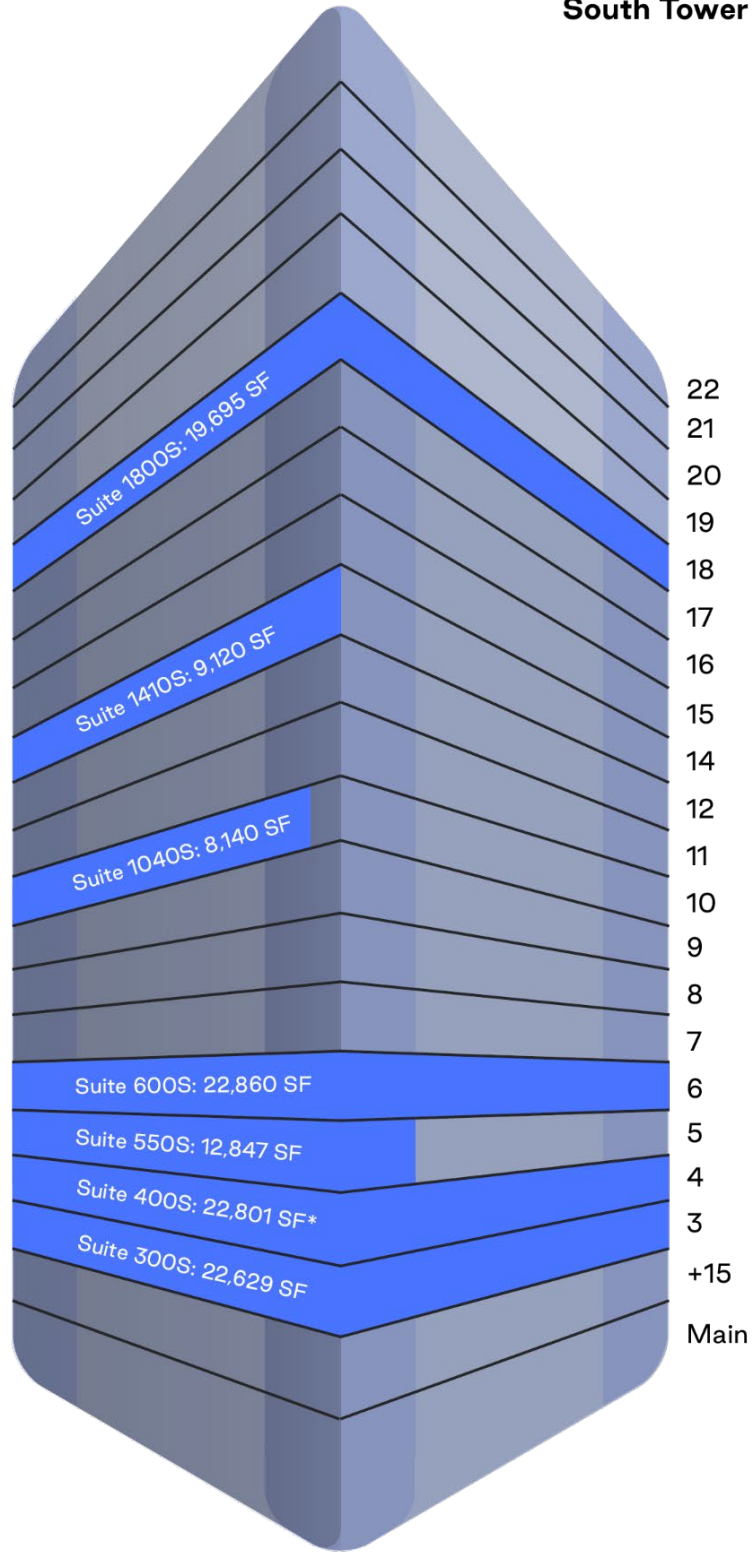
Availability at a Glance



West Tower



South Tower



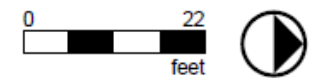
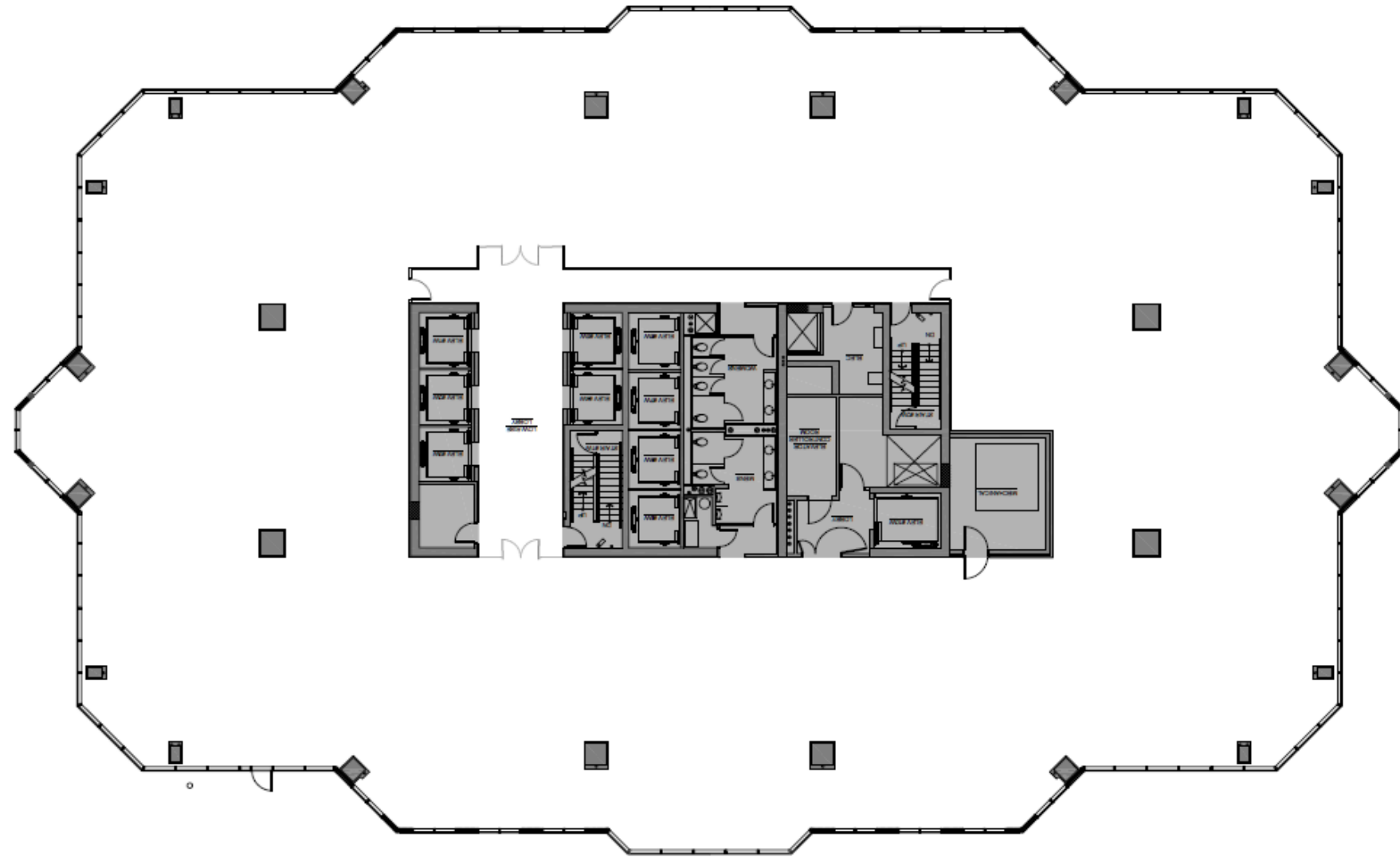
*Demising Options Available

Suite 300W

22,521 SF

Available Immediately

- Base Building Condition

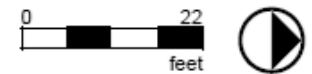
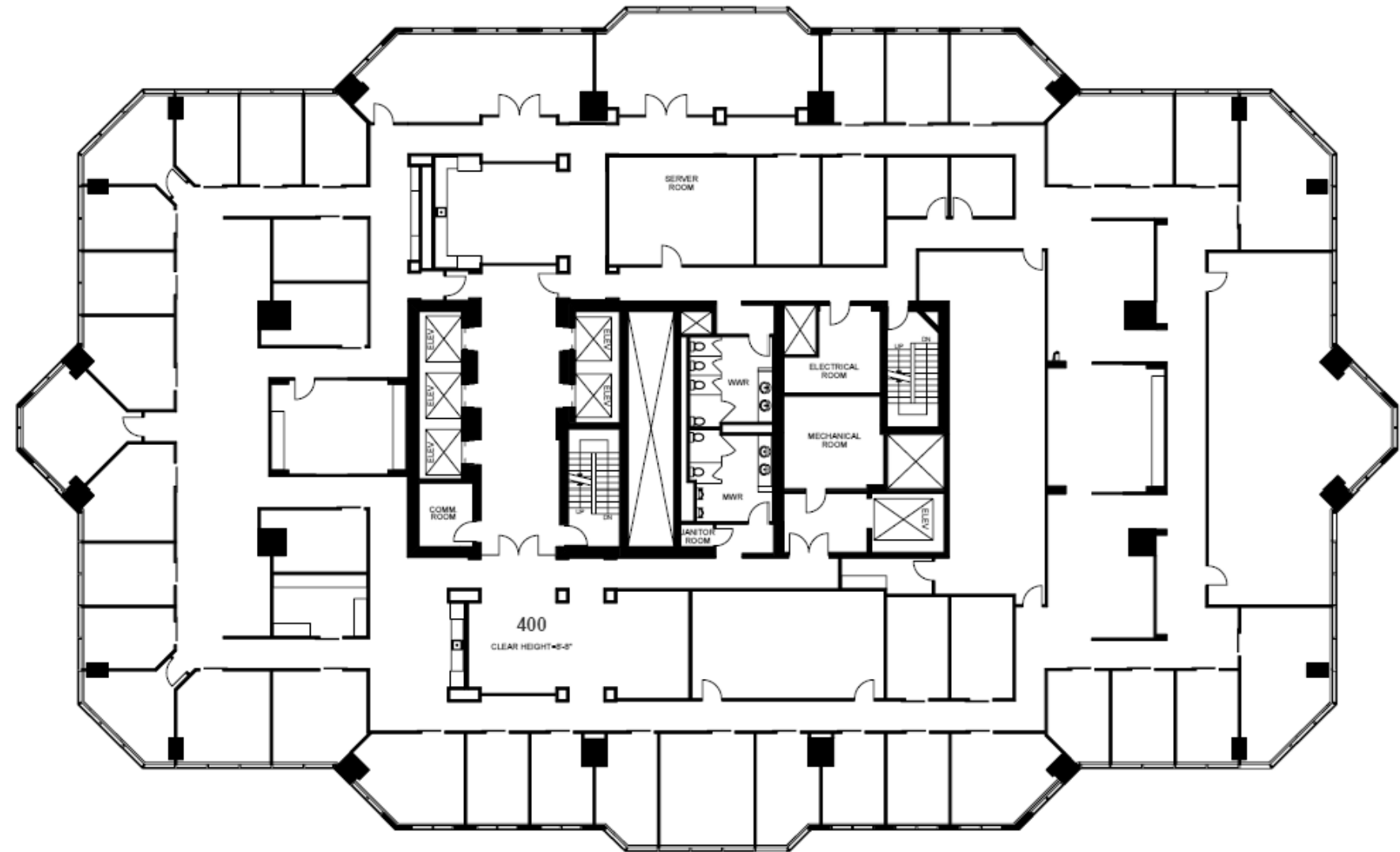


Suite 400W

22,843 SF

Available Immediately

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

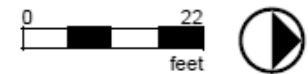
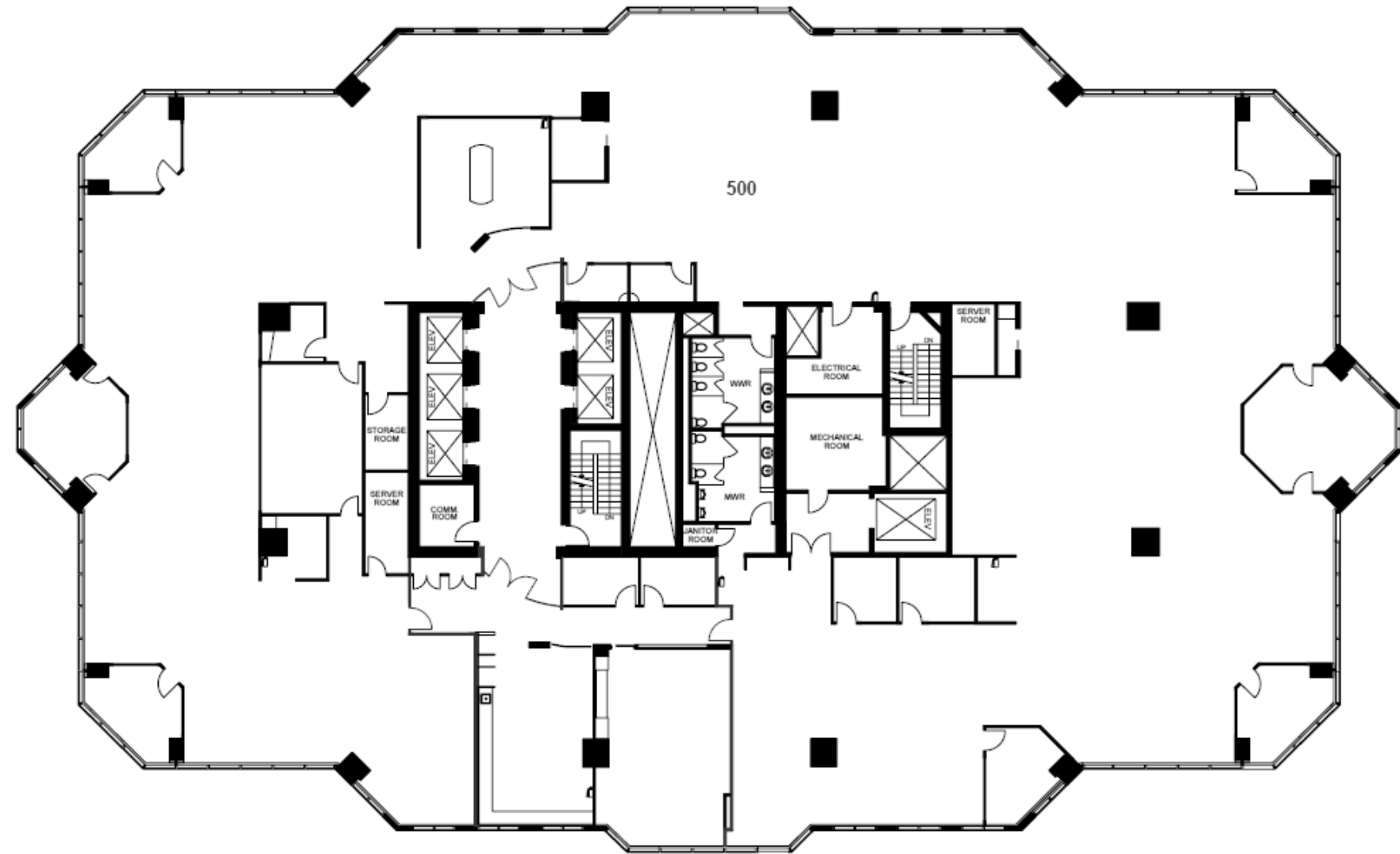


Suite 500W

22,843 SF

Available Immediately

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

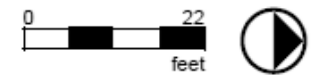
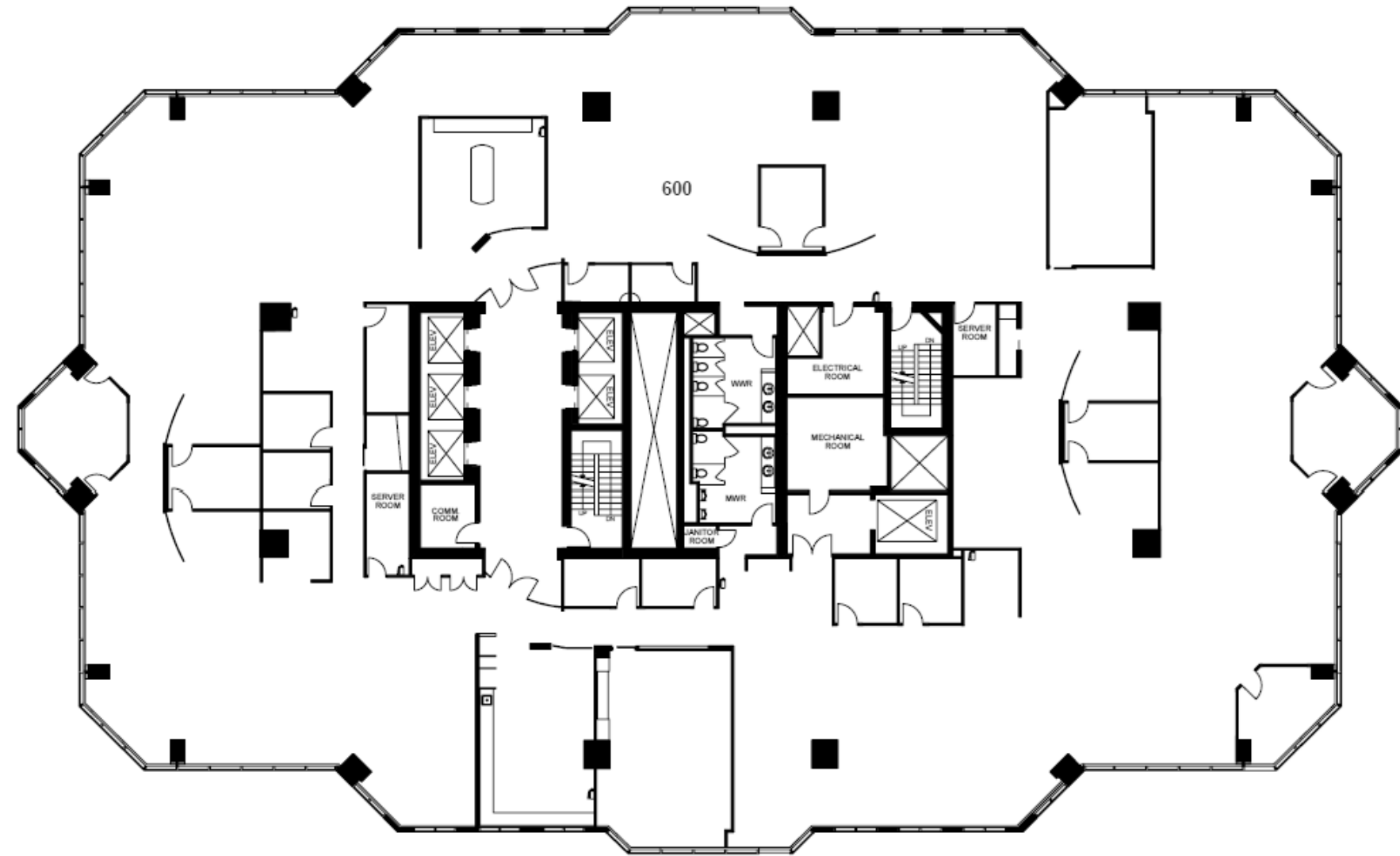


Suite 600W

22,838 SF

Available Immediately

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

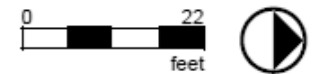
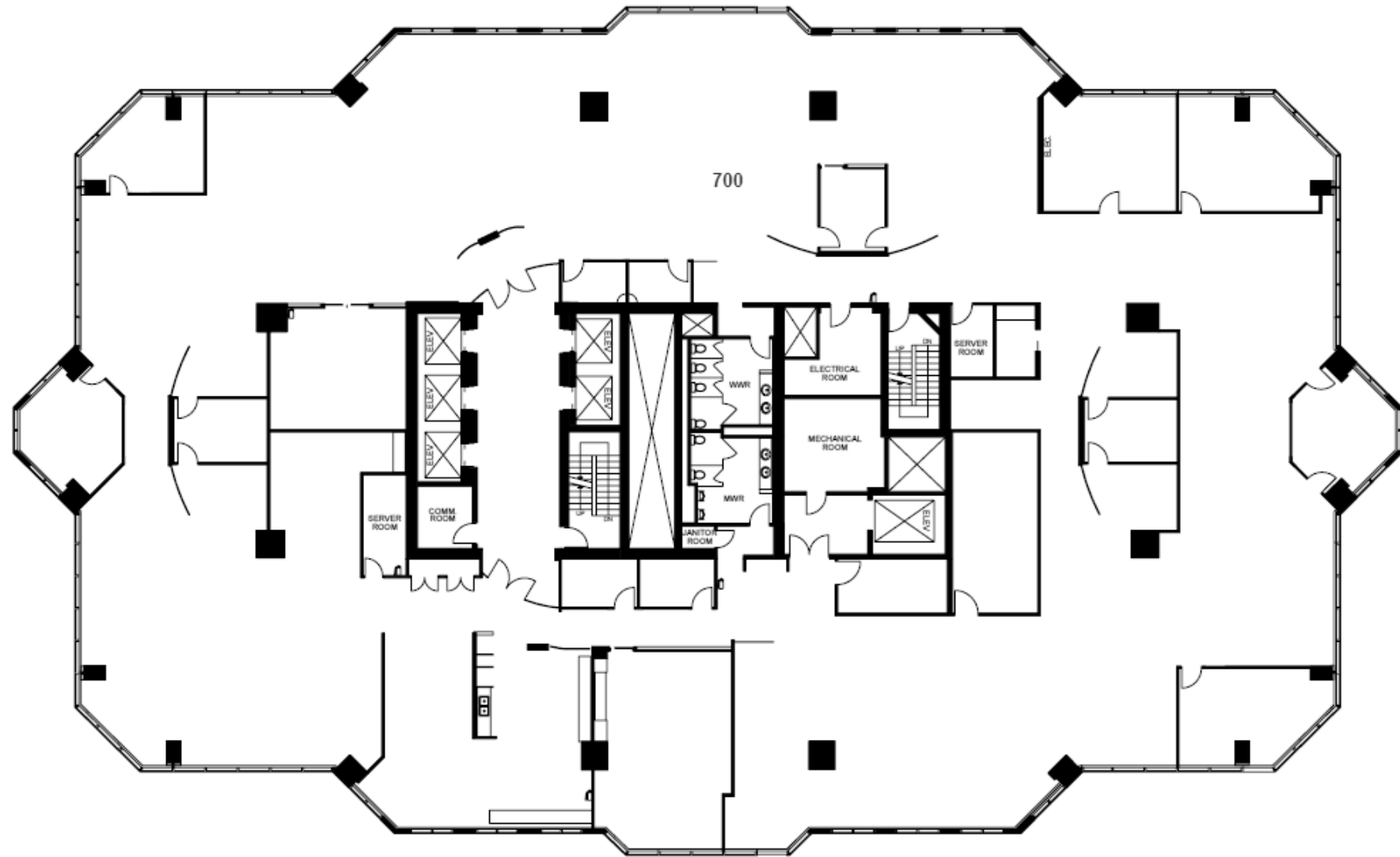


Suite 700W

22,841 SF

Available Immediately

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



Suite 1200W

19,156 SF

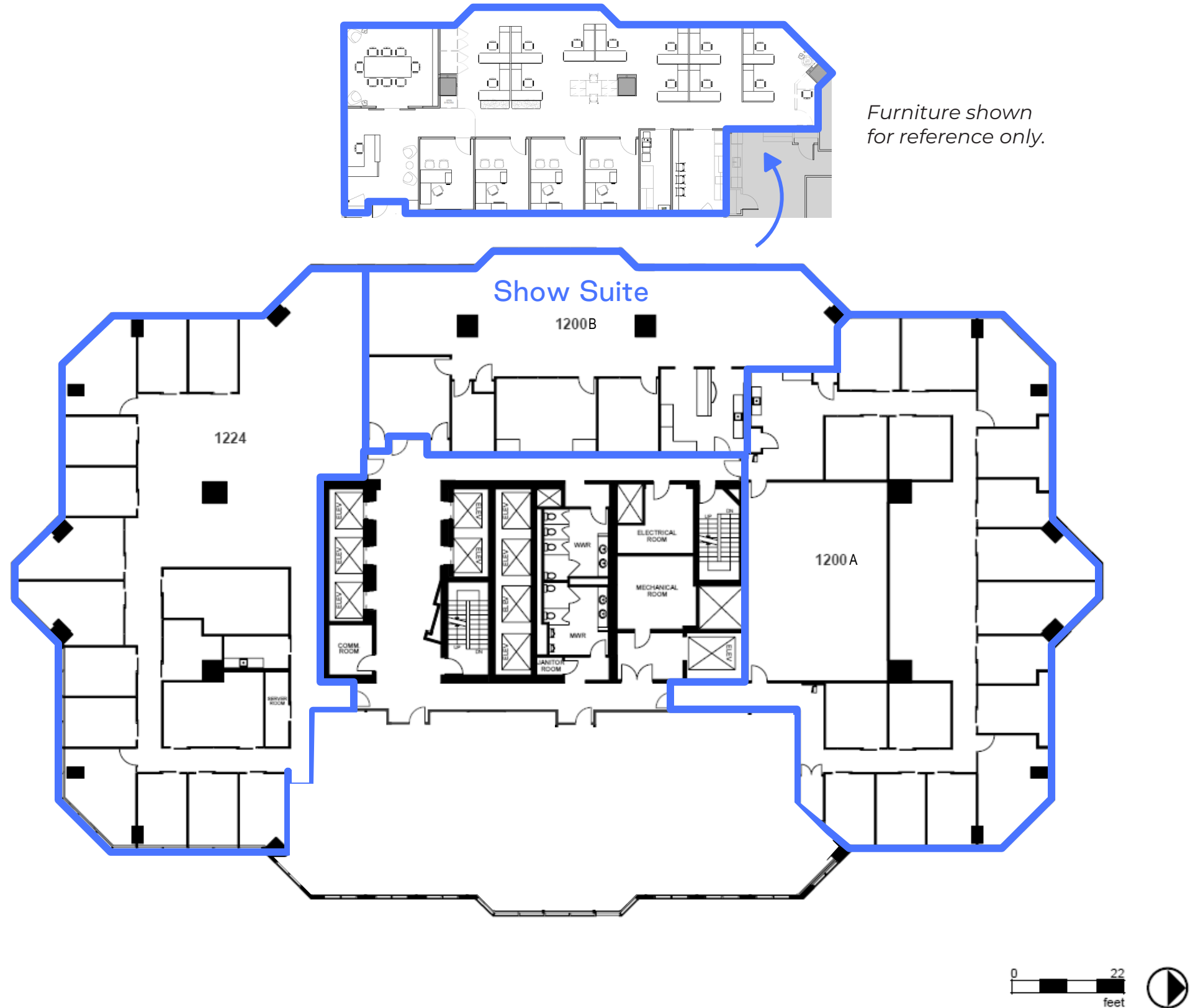
Available Immediately

- 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



Suite 1200W-B Renderings



Reception



Offices



Coffee Bar



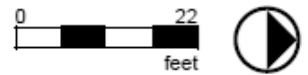
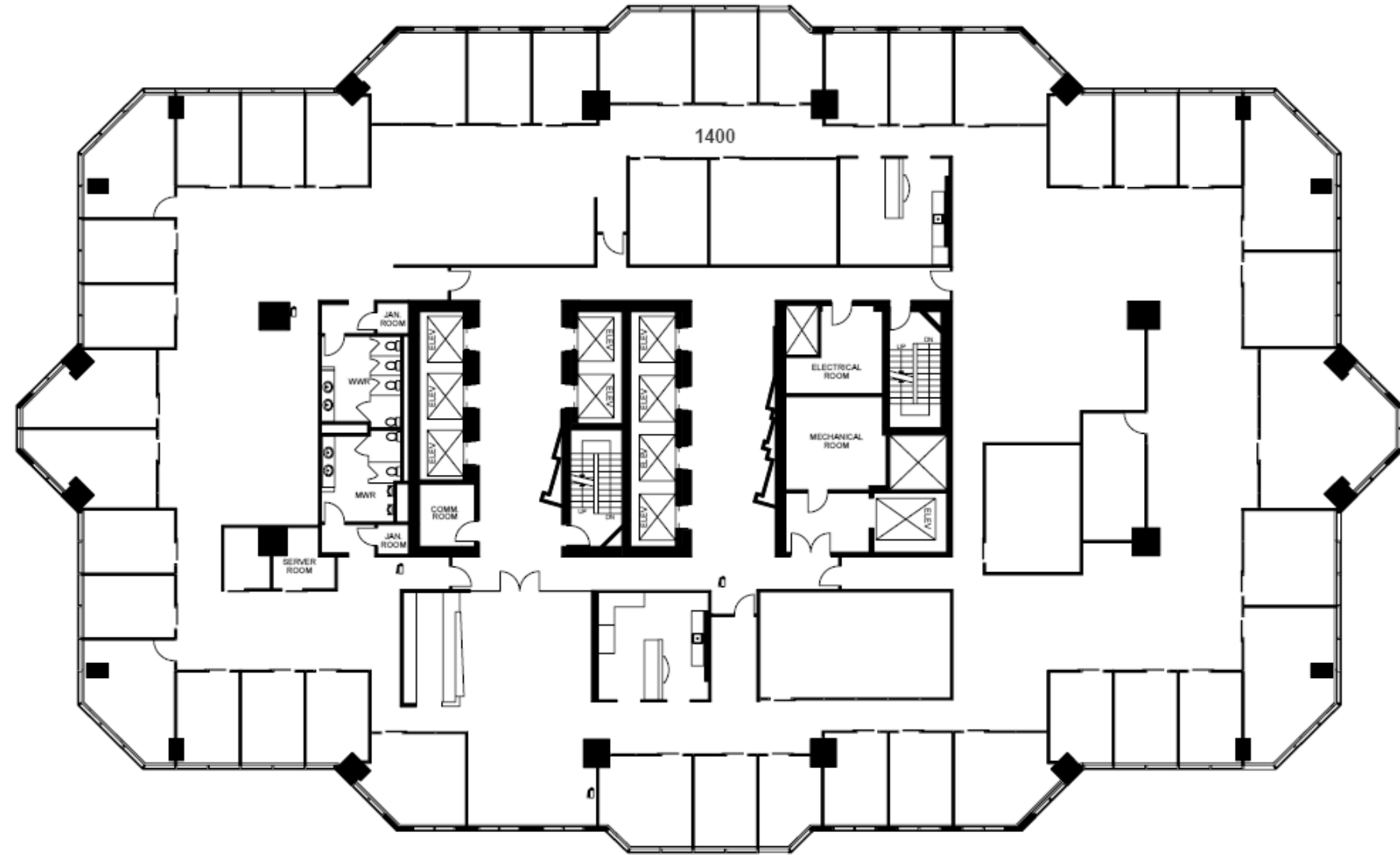
Elevator Lobby

Suite 1400W

22,818 SF

Available Immediately

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

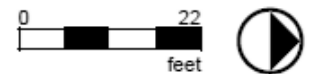
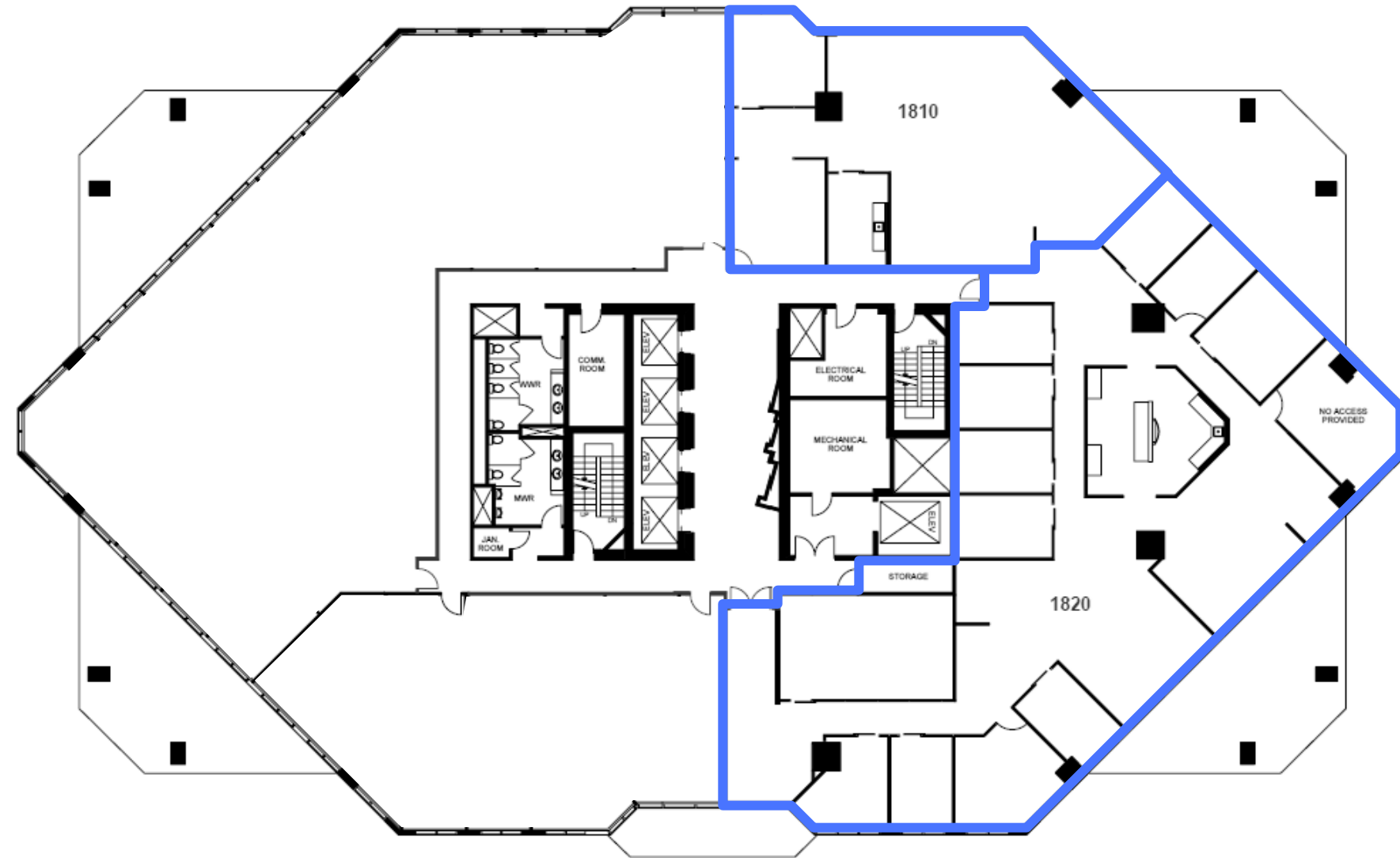


Suite 1800W

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

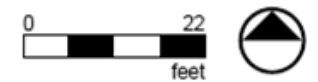
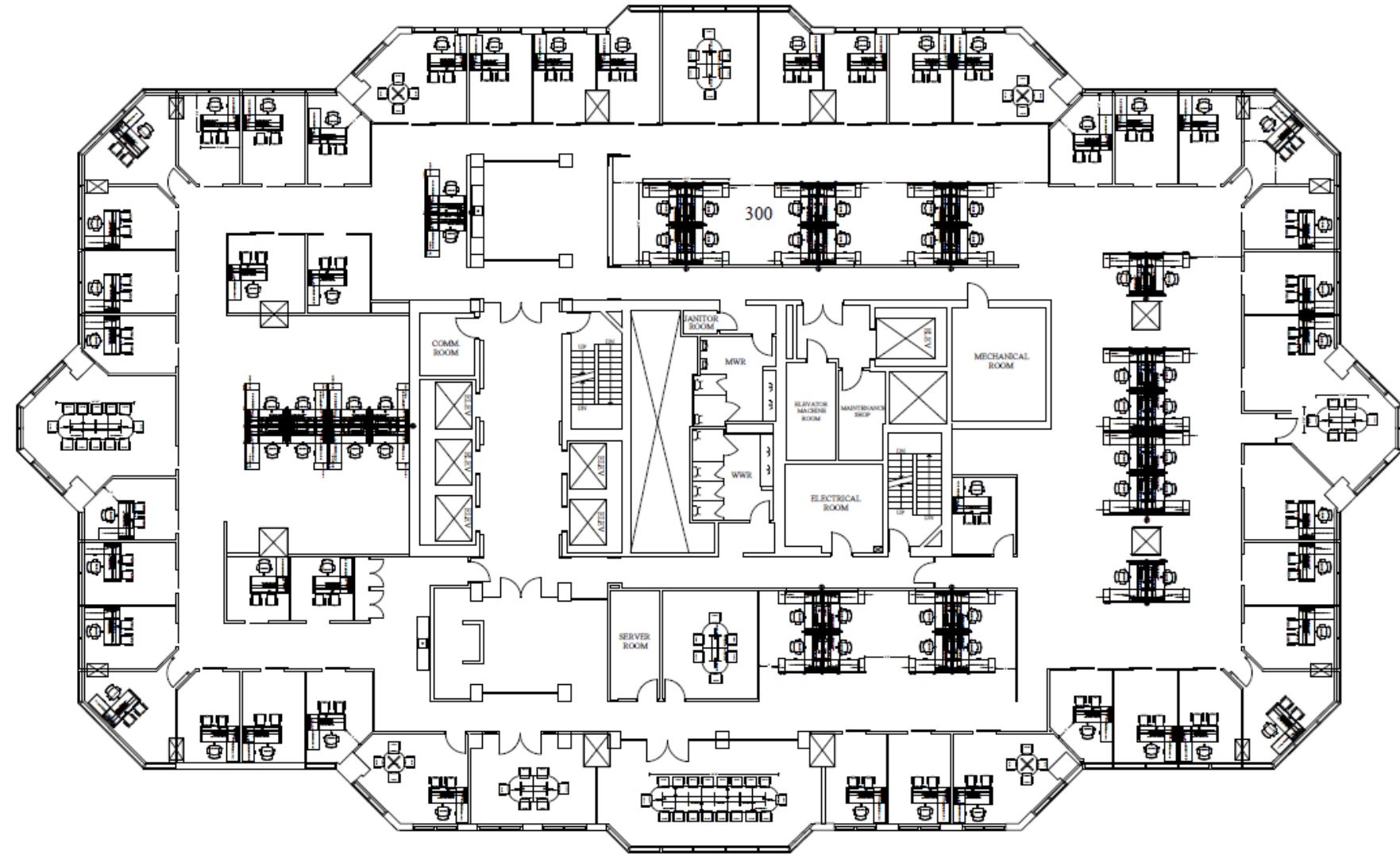


Suite 300S

22,629 SF

Available Immediately

- [Now Furnished](#)
- 45 Offices
- 42 Workstations
- 2 Boardrooms
- 4 Meeting Rooms
- 2 Kitchens
- Reception



Suite 400S

Suite 450S: 8,651 SF

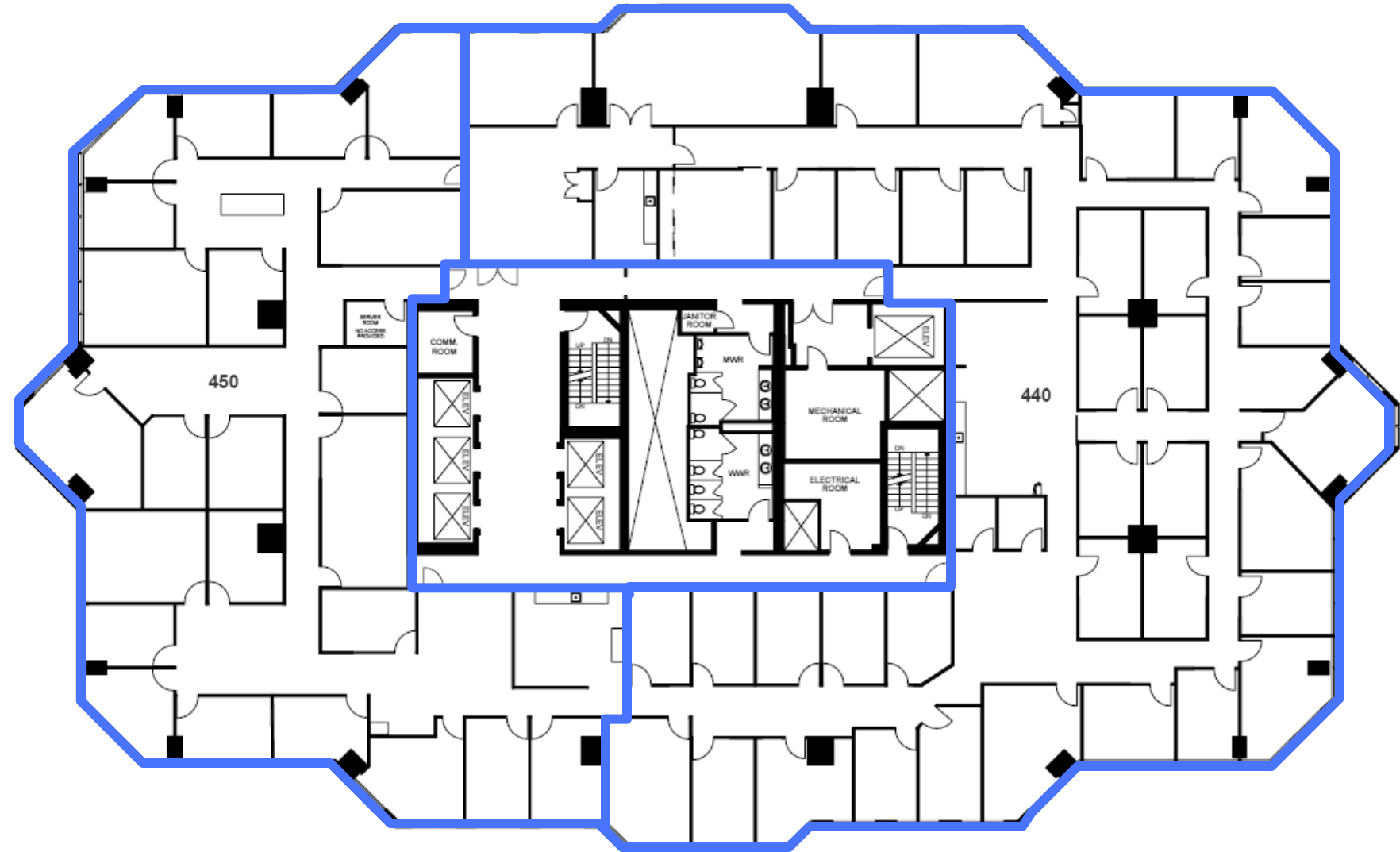
Available Immediately

- 21 Offices
- Kitchen
- Boardroom
- File Storage

Suite 440S: 14,150 SF

Available Immediately

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

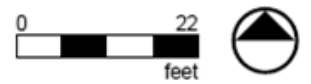
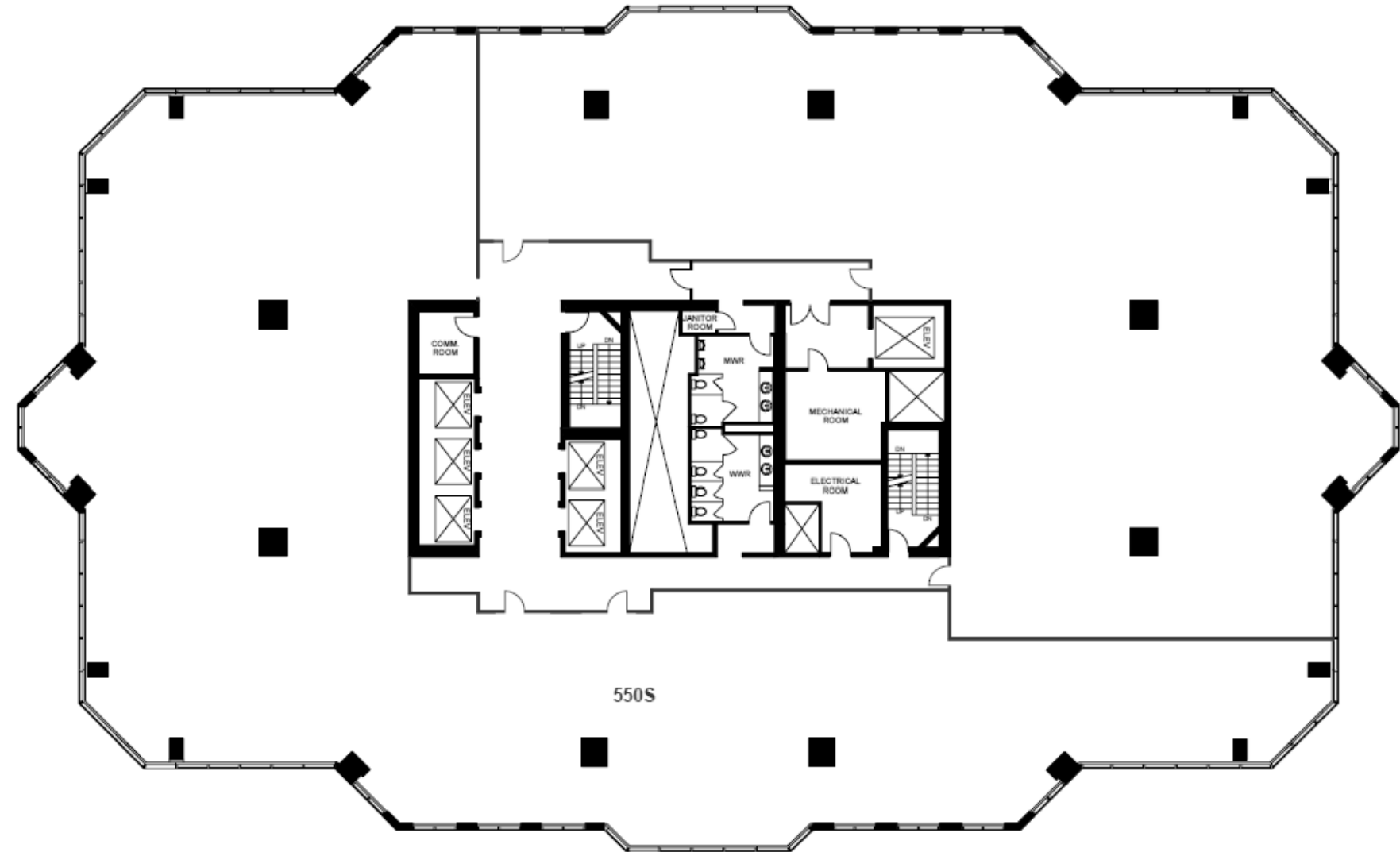


Suite 550S

12,847 SF

Available Immediately

- Fully White Boxed
- Ready for Tenant Improvements

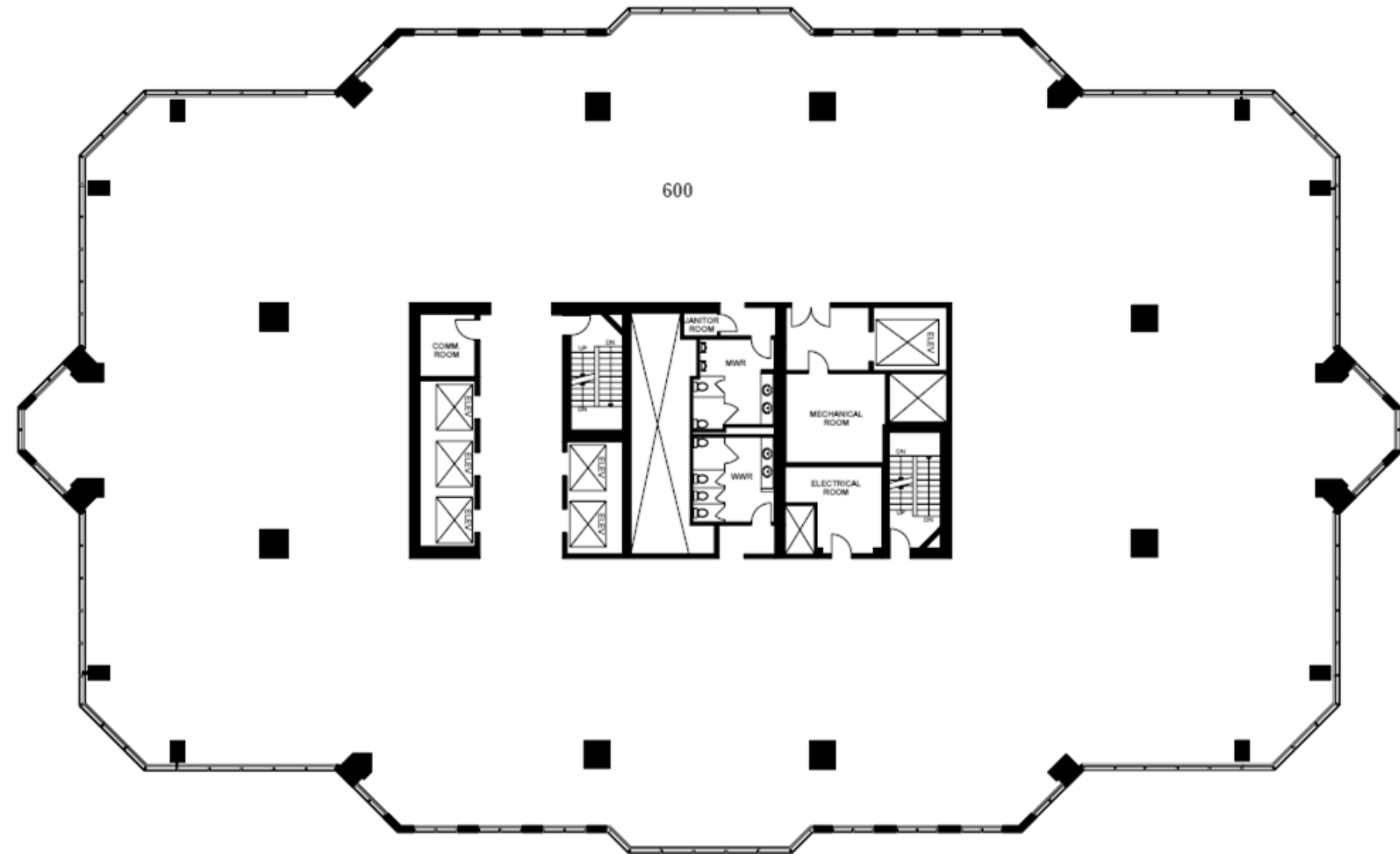


Suite 600S

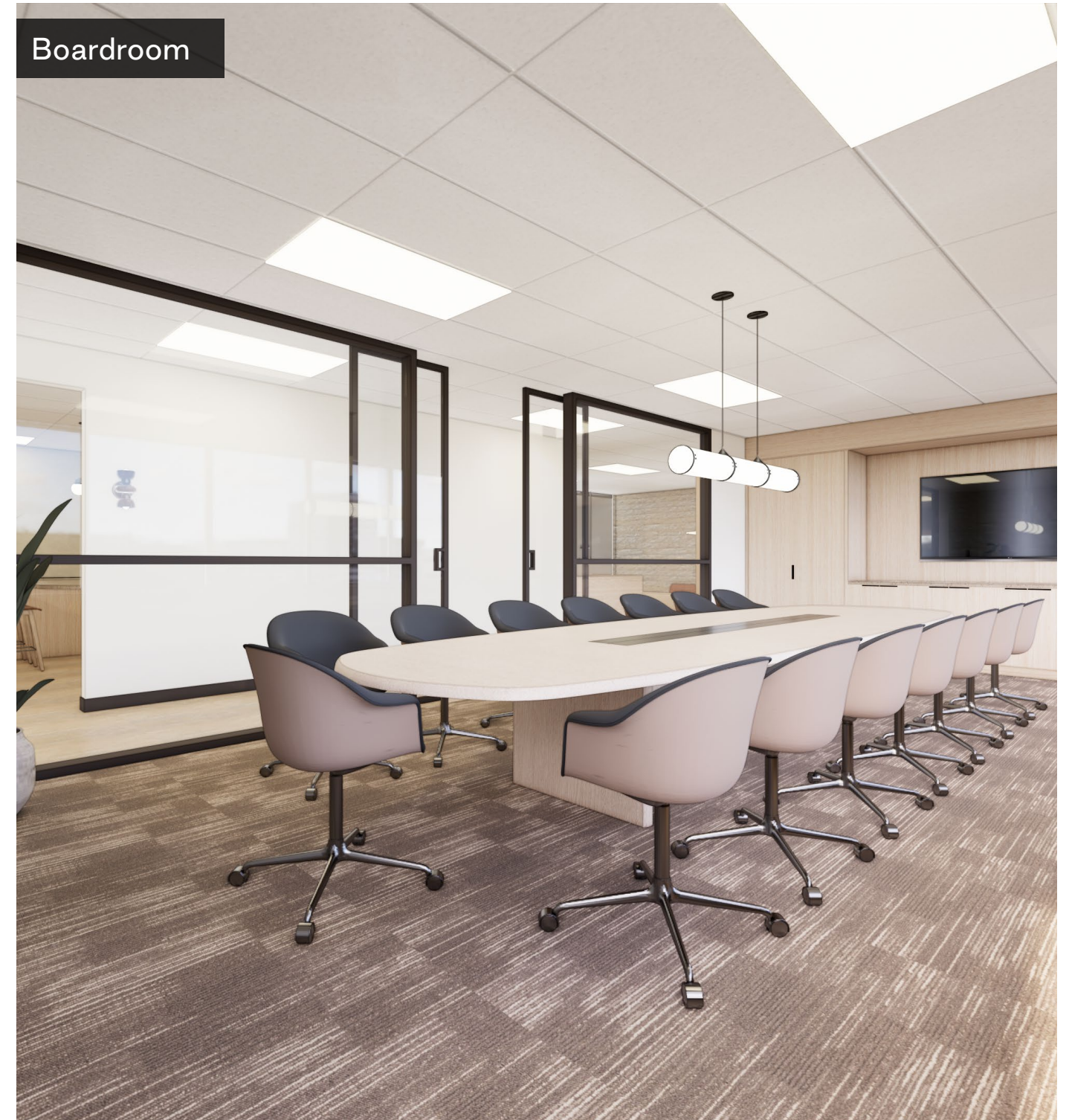
22,860 SF

Available Immediately

- Fully White Boxed
- Ready for Tenant Improvements



Suite 1040S Renderings

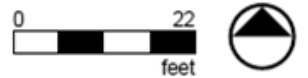
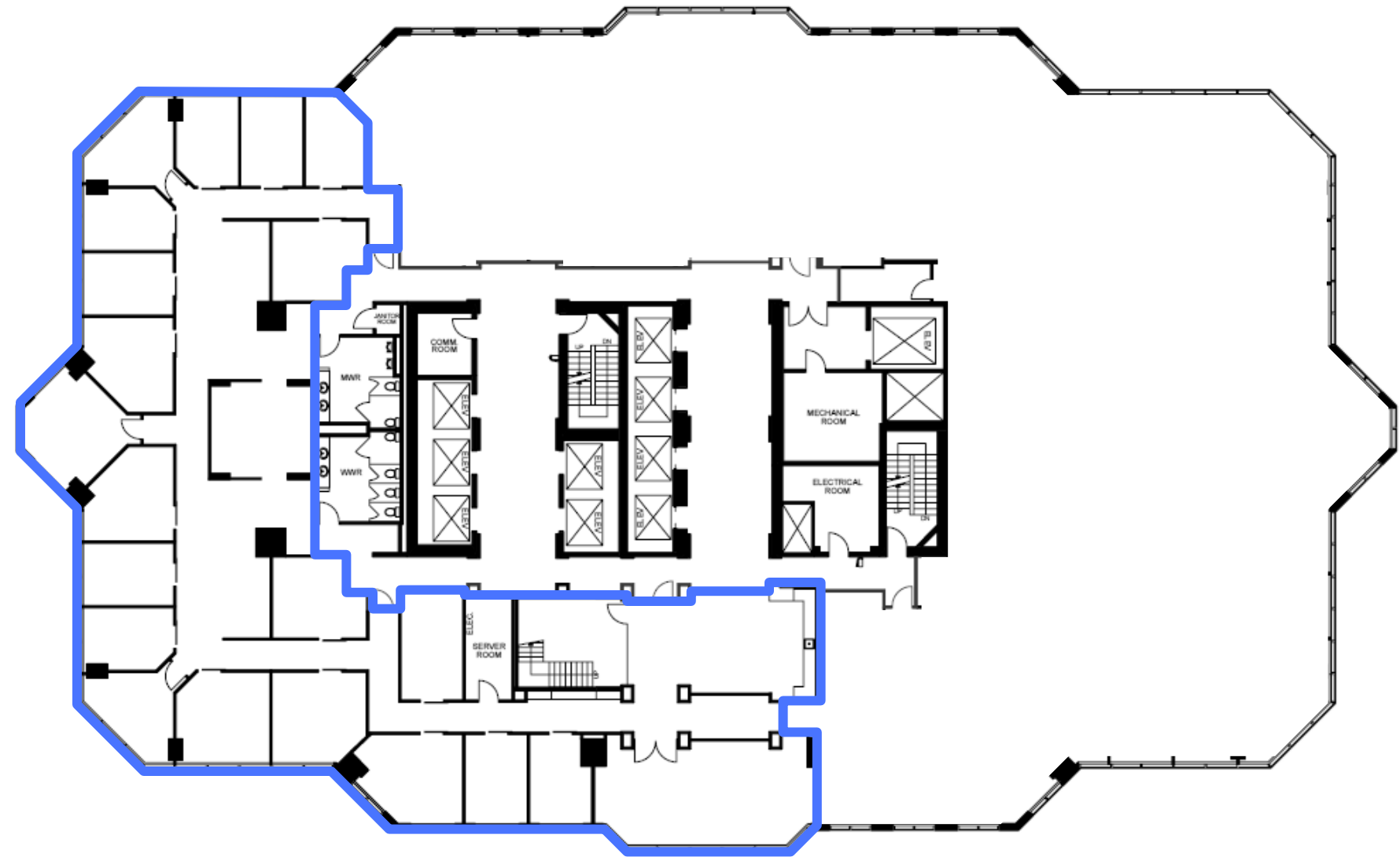


Suite 1410S

~9,120 SF

Available Immediately

- 20 Offices
- Kitchen
- Boardroom
- File Storage

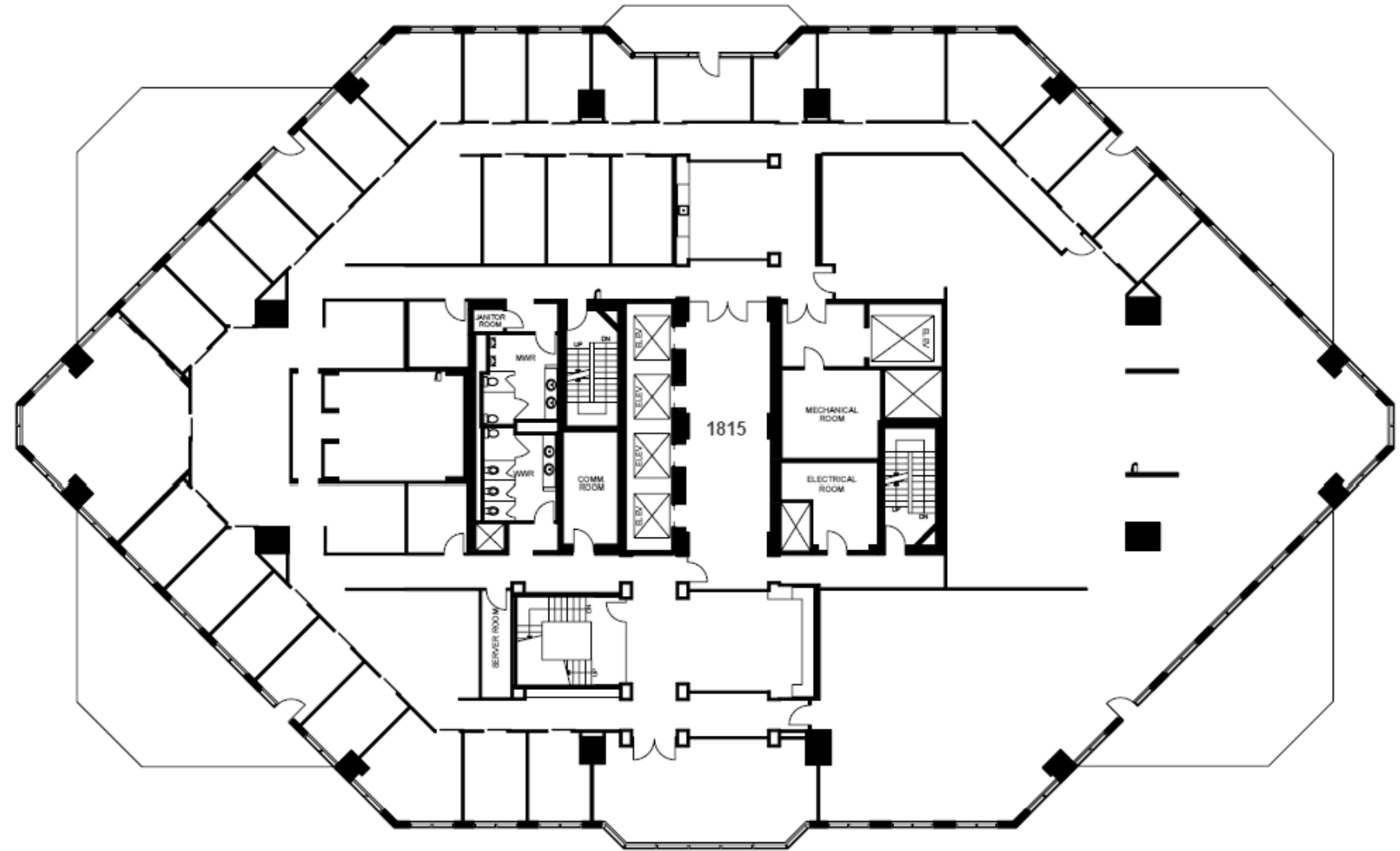


Suite 1800S

19,695 SF

Available Immediately

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

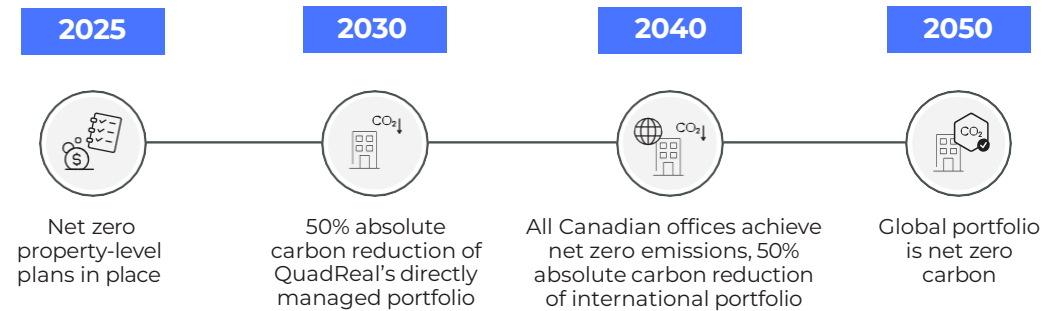


Our Commitment to Wellness & Sustainability

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

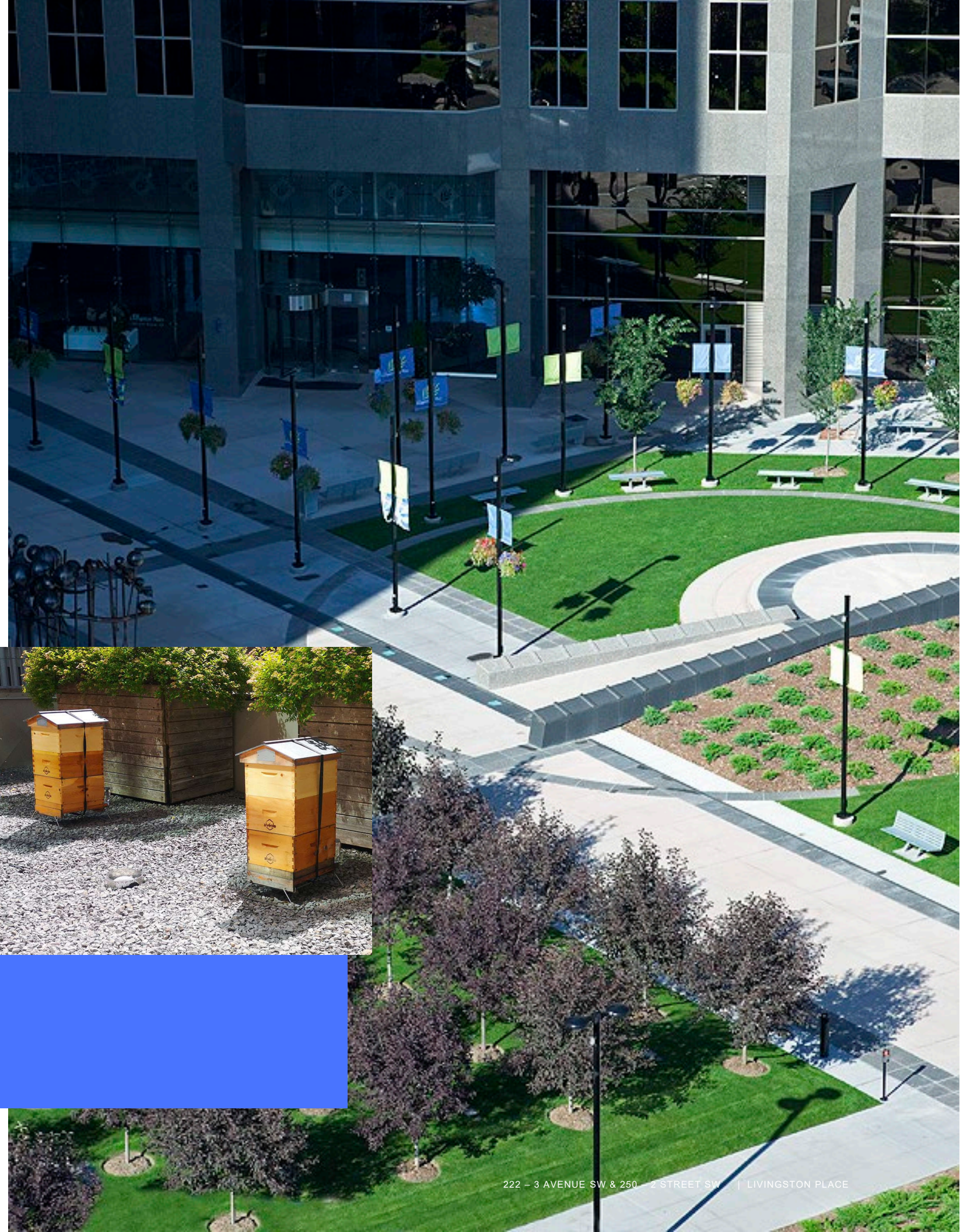
We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities,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

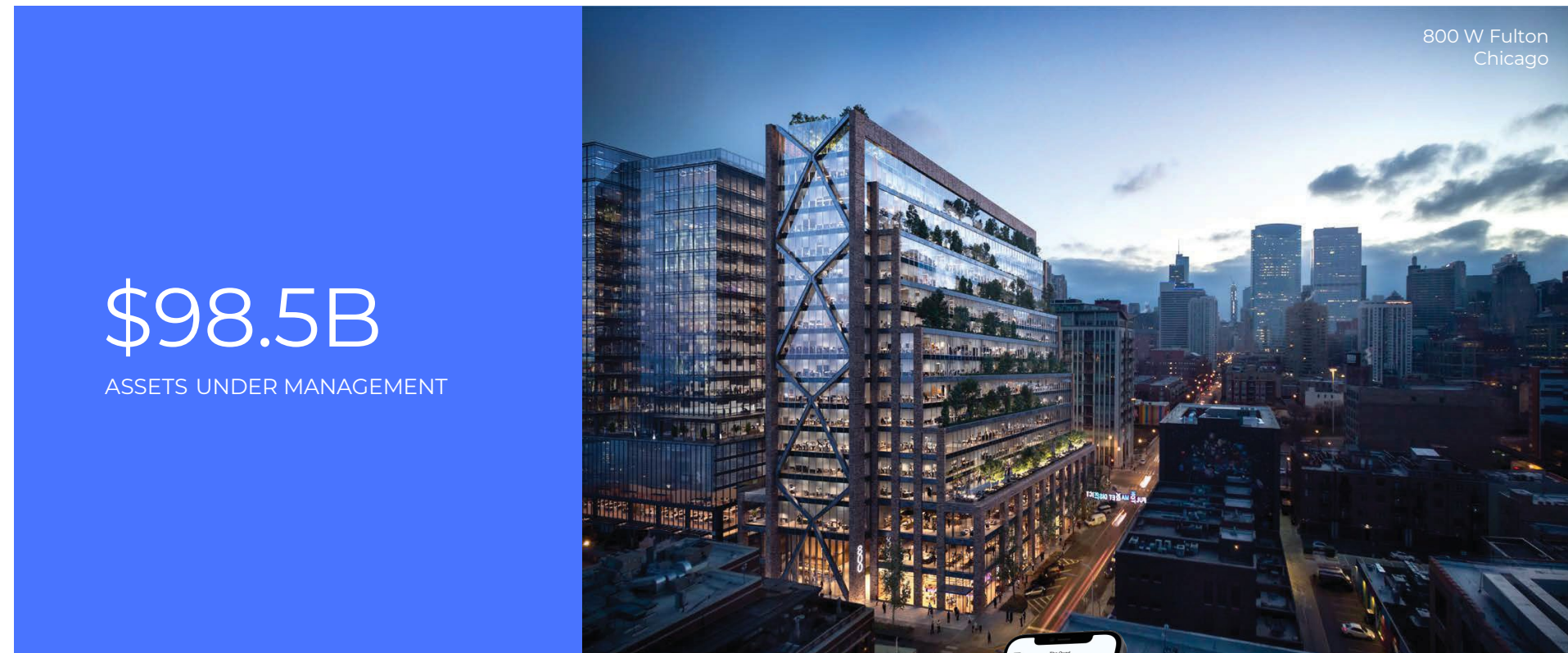
Livingston Place is proudly managed by QuadReal Property Group — a team committed to exceptional service, operational excellence, and meaningful tenant experiences.

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

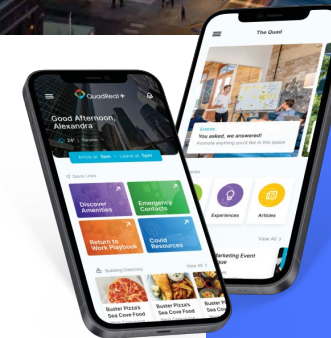
\$98.5B

ASSETS UNDER MANAGEMENT



Commerce Court
Toronto

quadreal.com



CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP
or
1 877-977-2262
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QuadReal Property Group, Brokerage



QuadRealTM