

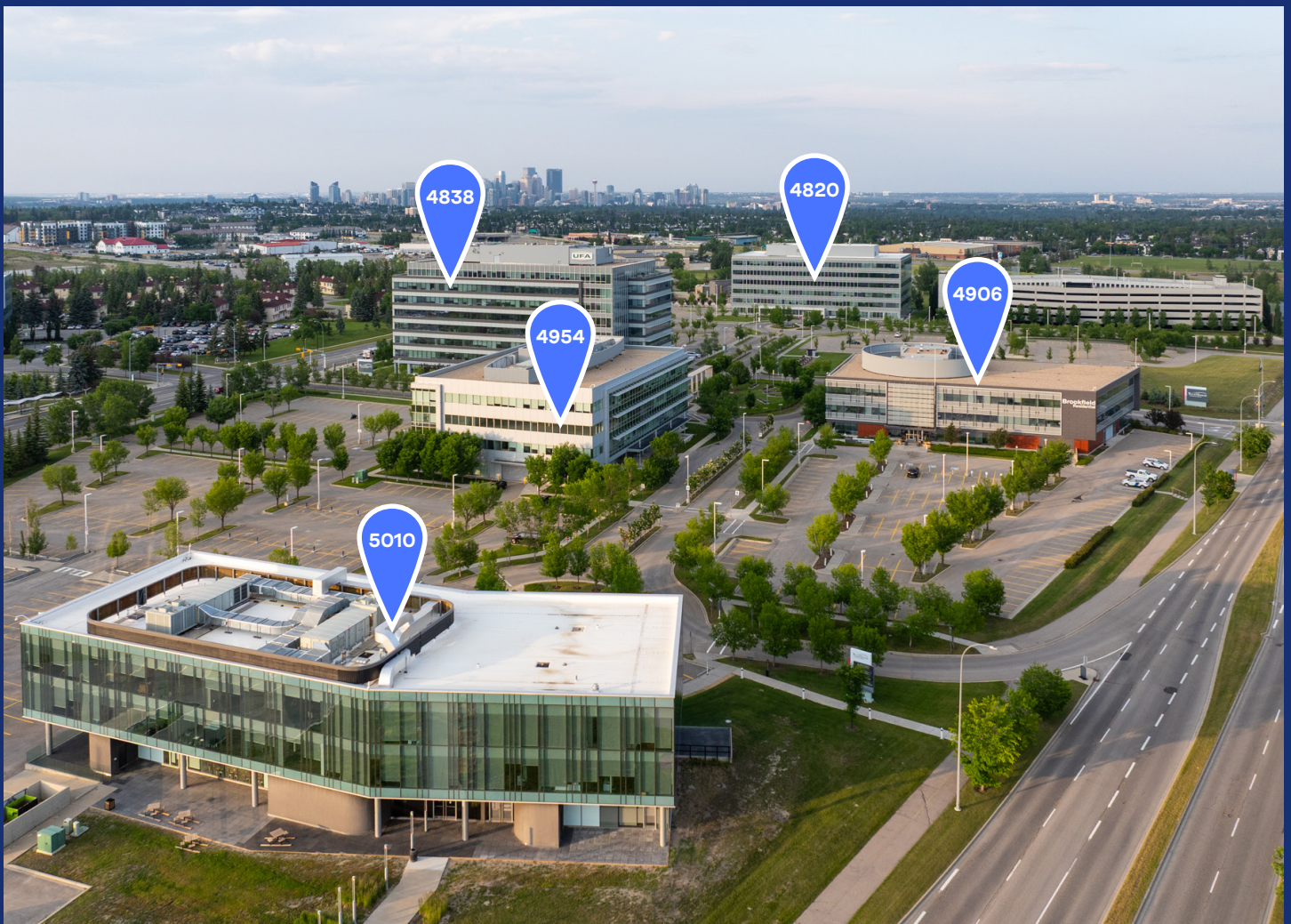
WestMount Corporate Campus

4820-5010
Richard Road SW
Calgary, Alberta

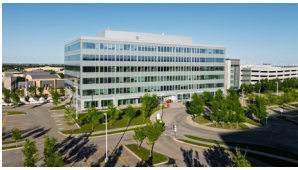
WestMount Corporate Campus

4820–5010 Richard Road SW

WestMount Corporate Campus is one of Calgary's premier suburban office destinations, offering more than 750,000 square feet of "A" class workspace across a 26-acre site in Calgary's southwest. Only 10 minutes from downtown, the campus delivers the accessibility, parking, and environment that a suburban location uniquely affords. Adjacent to Mount Royal University and surrounded by established southwest communities, WestMount is home to a thriving base of professional tenants who benefit from sophisticated on-site management, institutional ownership, strong transit connectivity, enhanced amenities, and a collaborative campus culture.



Specs & Quick Facts

	4820	4838	4954	5010
Photo				
Address	4820 Richard Road SW	4838 Richard Road SW	4954 Richard Road SW	5010 Richard Road SW
Total Building Size	±157,551 SF	±198,298 SF	±80,390 SF	±33,530 SF
Typical Floor Plate	±27,000 SF	±26,500 SF	±21,800 SF	n/a
Year Built	2013	2009	2001	2013
Floors	6	8	4	3
Additional Rent (2026)	Op. Costs: \$14.78 PSF Property Tax: \$4.81 PSF Total: \$19.59 PSF	Op. Costs: \$15.17 PSF Property Tax: \$4.81 PSF Total: \$19.98 PSF	Op. Costs: \$16.13 PSF Property Tax: \$4.27 PSF Total: \$20.40 PSF	Op. Costs: \$20.50 PSF Property Tax: \$5.13 PSF Total: \$25.63 PSF
Surface Parking	1 Stall Per 881 SF Leased \$75/Stall/Month (Unreserved)	1 Stall Per 1,317 SF Leased \$75/Stall/Month (Unreserved)	1 Stall Per 345 SF Leased \$75/Stall/Month (Unreserved)	1 Stall Per 282 SF Leased \$75/Stall/Month (Unreserved)
Underground Parking	1 Stall Per 2,237 SF Leased \$160/Stall/Month (Reserved)	1 Stall Per 1,391 SF Leased \$160/Stall/Month (Reserved)	n/a	1 Stall Per 1,048 SF Leased \$160/Stall/Month (Reserved)
Above-Ground Parkade	1 Stall Per 758 SF Leased \$100/Stall/Month (Unreserved)	1 Stall Per 758 SF Leased \$100/Stall/Month (Unreserved)	n/a	n/a
Elevators	3 Passenger Elevators	4 Passenger Elevators	2 Passenger Elevators	1 Passenger Elevator
Environmental & Sustainability	· BOMA BEST Gold · LEED Silver Core & Shell · Energy Star (99) · Fitwel Viral Response · 2 Star Fitwel Certification	· BOMA BEST Gold · Energy Star (98) · Fitwel Viral Response · 2 Star Fitwel Certification	· BOMA BEST Gold · Energy Star (95) · Fitwel Viral Response · 2 Star Fitwel Certification	· BOMA BEST Silver · Fitwel Viral Response · 2 Star Fitwel Certification
Shared Campus Amenities	· Tenant-Exclusive Fitness Centre · End-of-Trip Facilities & Bike Storage · 24/7 On-Site Manned Security · EV Chargers in Above-Ground Parkade · Designated Visitor Parking with 2-Hour Free Registration · Cubbi Virtual Food Hall Service and Cubbi Grab & Go Lockers · Green Commons Outdoor Field · Seasonal Outdoor Programming (Wellness Bootcamp & Rotating Food Trucks) · Steps from a Bus Rapid Transit (BRT) Stop · QuadReal+ App Allows Tenants to Register for Events, Connect with Management, Check Real-Time Building Conditions, and More			

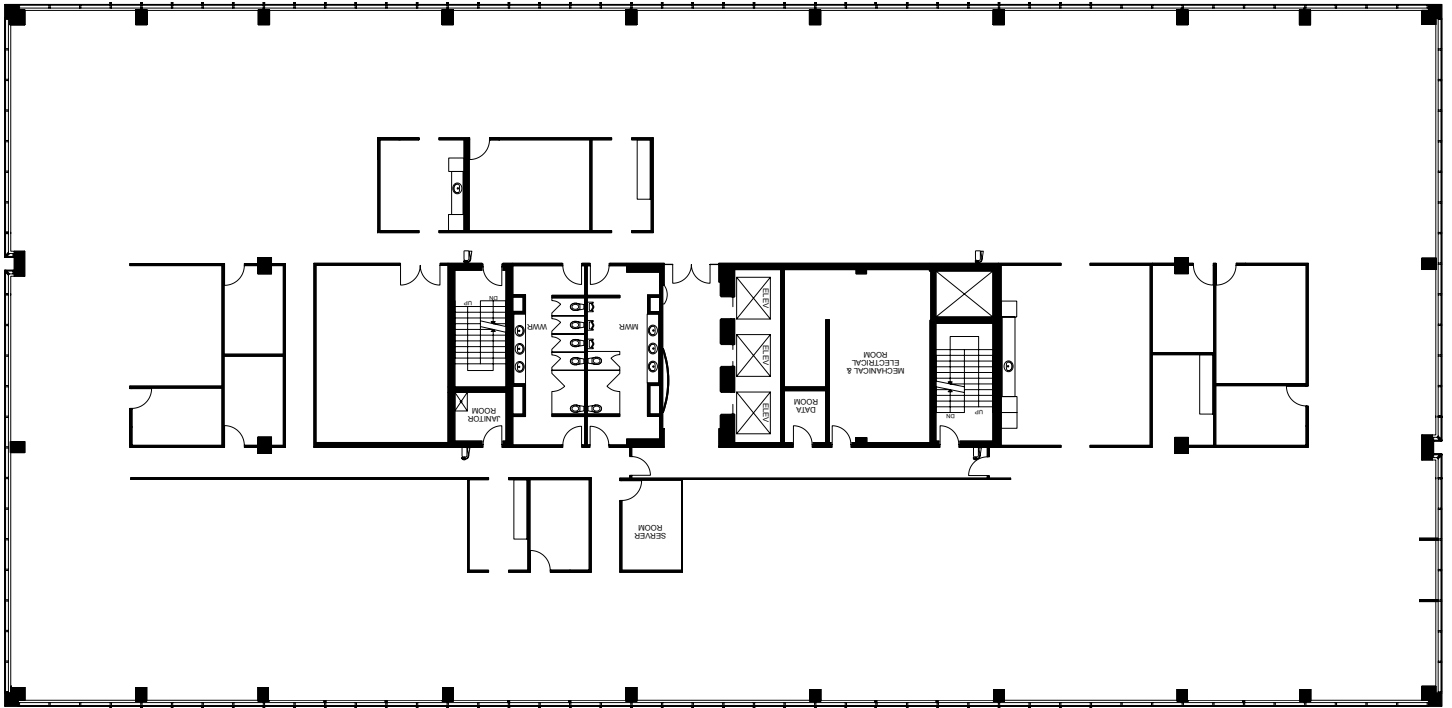
Location



Floor Plan

4820 Suite 400

27,082 SF



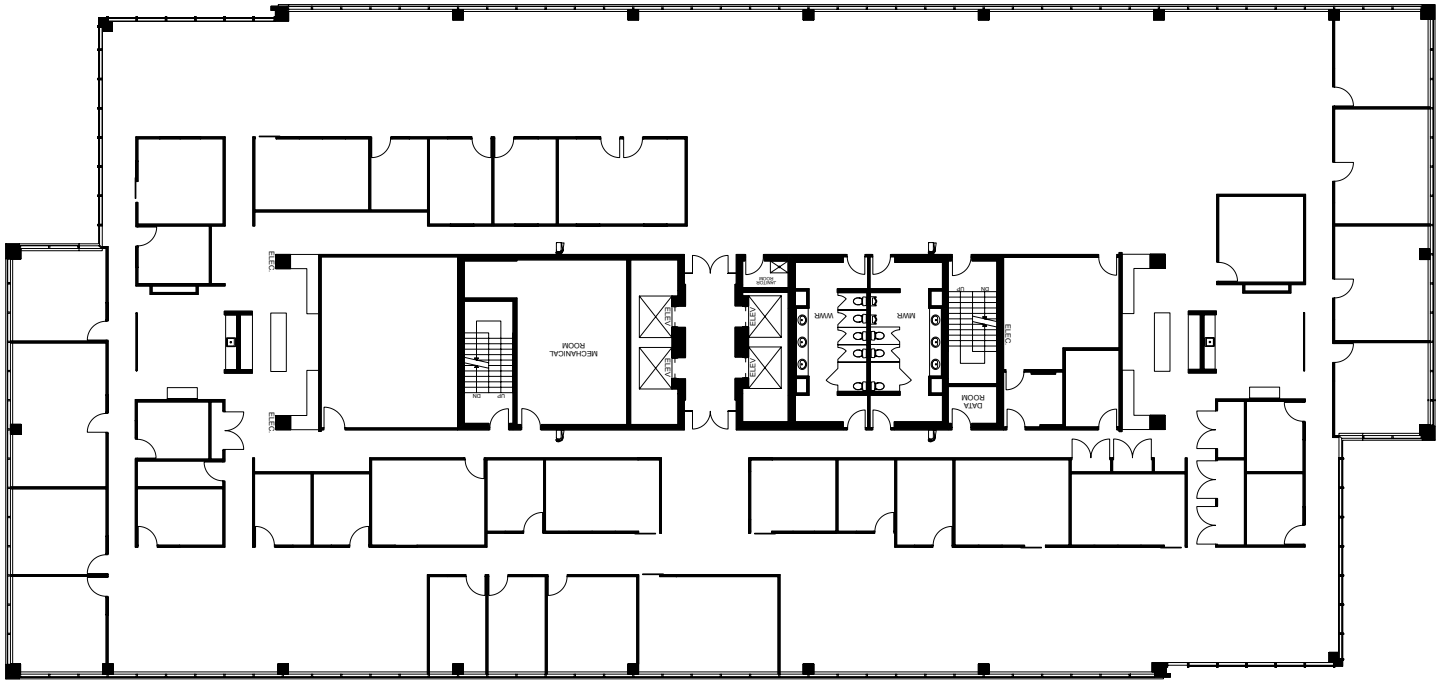
- 6**
Offices
- 1**
Boardroom
- 2**
Meeting Rooms
- 2**
Kitchens
- 3**
Copy Areas
- Open Area

Subject to ROFR

Floor Plan

4838 Suite 400

26,587 SF



[Click Here
for Virtual Tour](#)

24

Offices

2

Boardrooms

8

Meeting Rooms

2

Kitchens

2

Copy Areas

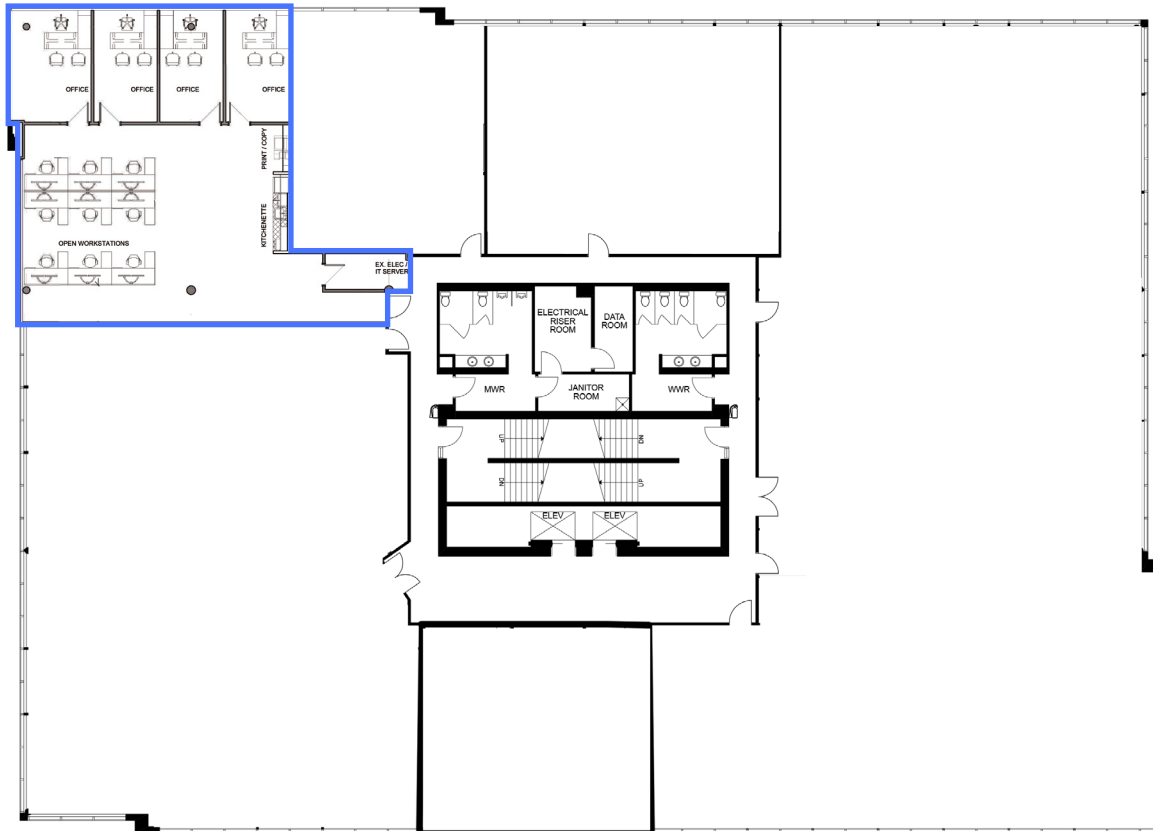
Open Area

Subject to ROFR

Floor Plan

4954 Suite 203

2,580 SF



[Click Here](#)
for Virtual Tour

4

Offices

1

Kitchen

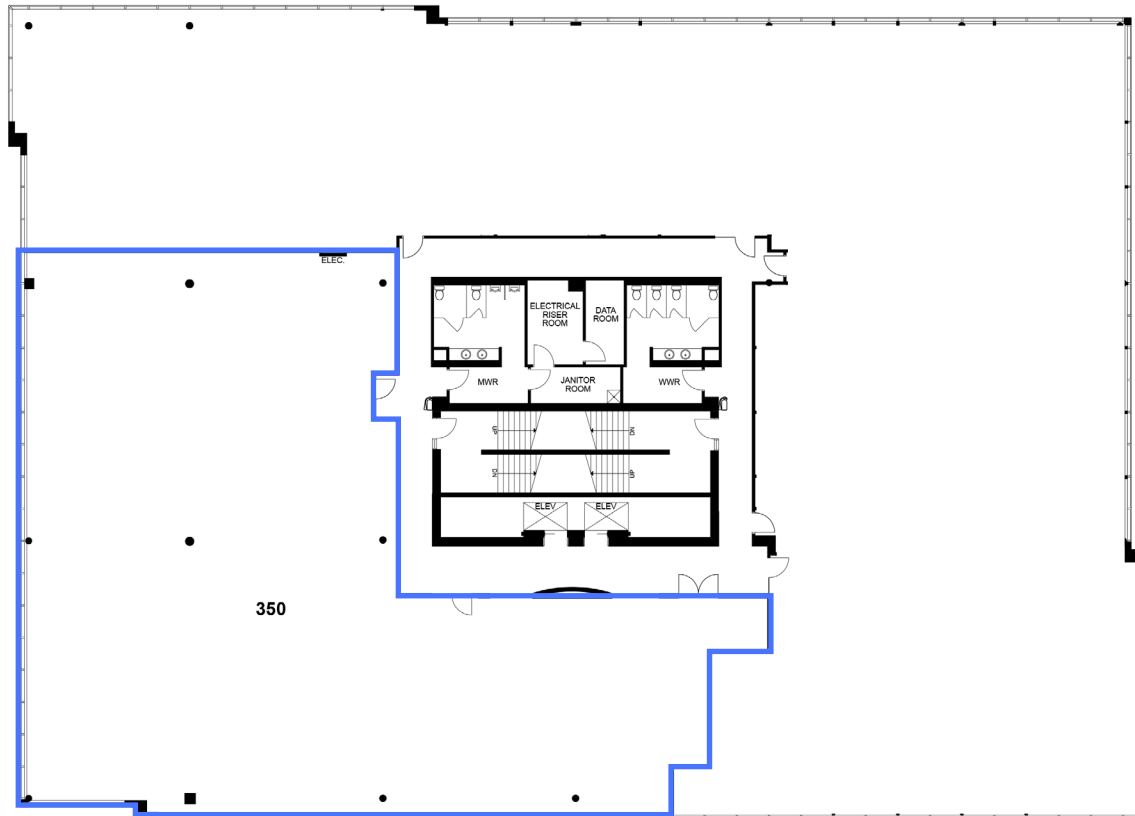
Open Area

Show Suite / Subject to ROFR

Floor Plan

4954 Suite 350

8,023 SF



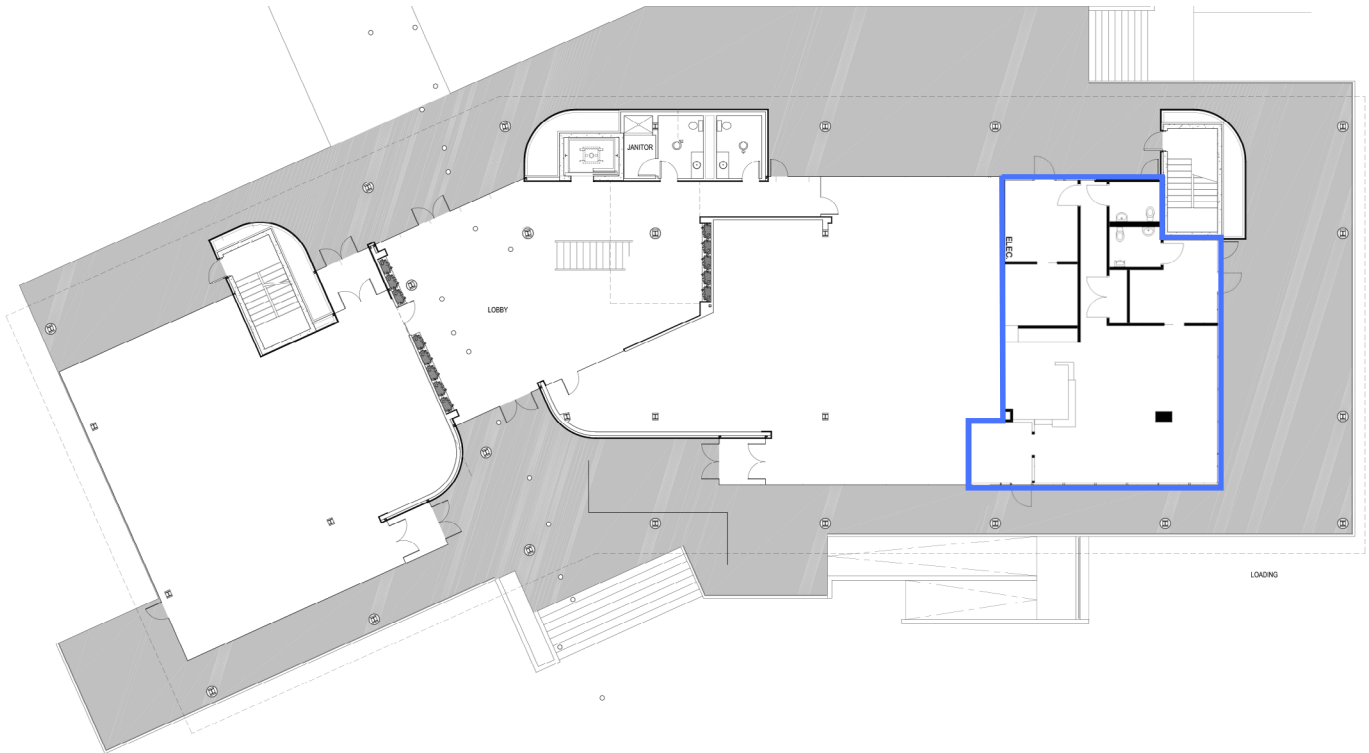
Base Building Condition

Subject to ROFR

Floor Plan

5010 Suite 110

1,645 SF



2

Washrooms

Adjacent Covered Patio

Signage Opportunity

Retail Space / Seeking Coffee or Café Use

Amenities

The Studio Fitness Centre

Private, fully equipped fitness facility exclusively for tenants, featuring cardio machines, strength training equipment, and dedicated change rooms with showers and lockers.

End-of-Trip Facilities

Secure bike storage, lockers, and showers with access to Calgary's bikeway and pathway networks.

EV Charging Stations

Two dual-head EV chargers located in the above-ground, covered parkade offer convenient charging for electric vehicles.



Green Commons

Outdoor field available for tenant sport activities, wellness sessions, or private event bookings.

Outdoor Bootcamp

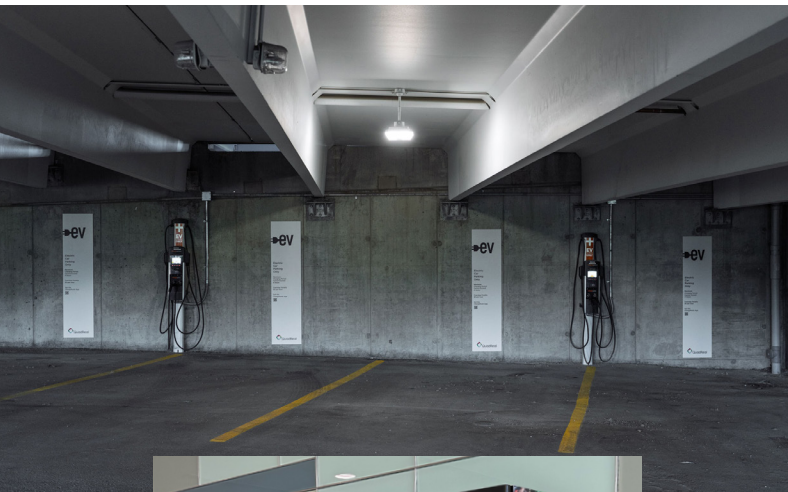
Seasonal outdoor bootcamp program designed to support health and wellness from spring through fall.

Food Truck Program

A rotating lineup of local food trucks every week from May to September.

Cubbi

Through Cubbi's virtual food hall platform, tenants can order from local restaurants and have fresh, handcrafted meals delivered directly to their office fridge by 11:30am, with no delivery or service fees. Prefer something on the go? Refrigerated grab and go lockers stocked with daily fresh meals are conveniently located in the lobbies of 4820 and 4954.



Sustainability is Built Into How We Think

At QuadReal, we integrate sustainable practices into every stage of our work.

From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success.

Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We're committed to creating and managing spaces where people and businesses can thrive – today and for future generations.



QuadReal's Path to Net Zero

2025



2030



2040



2050



Net zero property-level plans in place.

50% absolute carbon reduction of QuadReal's directly managed portfolio.

All Canadian offices achieve net zero emissions, 50% absolute carbon reduction of international portfolio.

Global portfolio is net zero carbon.

Calgary's Key Notables*

Accelerated Path to Net Zero

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

Strategic Reduction in Energy Use Intensity (NEUI)

NEUI Reduction Since 2017 vs. 2025 Target:
18.8% vs 15.0% (Ahead of Target)

Meeting Greenhouse Gas Emissions Reduction Target

GHG Emissions Reduction Since 2007 vs. 2030 Target:
53% vs 50% (Ahead of Target)

**Calgary ESG performance data is provided as of Q3 2025 and does not include Western Canadian Place.*

QuadReal is Committed to

01

Being a global sustainability leader while driving long-term financial value.

02

Setting property-specific targets for energy, water, and waste (domestically).

03

Creating and managing buildings that promote well-being and higher productivity.

04

Being transparent and reporting on progress publicly.

About QuadReal Property Group

Residential

Residential properties are managed by QuadReal Residential Properties, an affiliate of QuadReal Property Group. QuadReal Residential Properties manages more than 10,000 residential rental suites across Canada, from British Columbia to Ontario. Whether you're searching for a nicely located downtown Toronto apartment, a vibrant Vancouver rental, or a suite with great views and short walks to everything nearby in Calgary, Ottawa, Hamilton, Kitchener, or Cambridge, QuadReal has the perfect place for everyone. The team of real estate professionals are dedicated to putting residents' needs first, so you can rest easy finding the right place for you.

40+

Communities throughout BC, AB, and ON.

10,000+

Total residential suites in our portfolio.

17,000+

Total number of residents accommodated.

Development

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

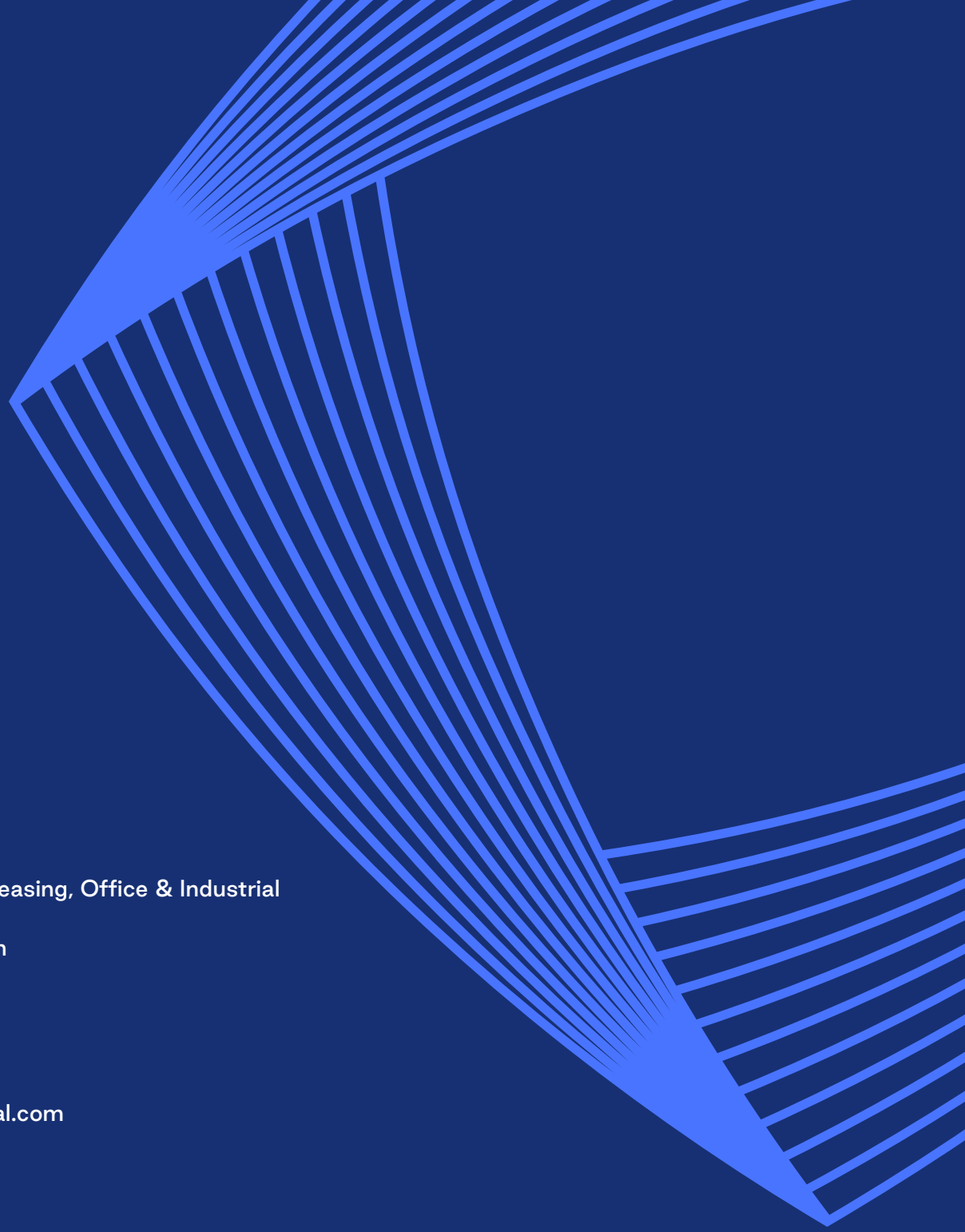
The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities. There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.

\$6B Five-year development pipeline in Canada.

QuadReal's Development Approach

The Canada-based team also guides development with international partners. QuadReal approaches all aspects of a project with these guiding values top of mind:

- Developing a portfolio that anticipates demographic and market conditions.
- Leveraging an approach that is respectful of local communities and neighbourhoods.
- Bike Partnering with organizations that have a collaborative and team-based approach, and value long-term relationships.



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QuadReal Property Group is a global real estate investment, development and operating company headquartered in Vancouver, British Columbia. Its assets under management are \$98.5 billion. 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.

QuadReal: Excellence lives here.

www.quadreal.com