

240 FOURTH

240 – 4th Avenue SW

240Fourth Calgary, AB





Quick Facts

YEAR BUILT

1988

BUILDING SIZE

31 storev +/- 650,000 SF

TYPICAL FLOORPLATE

23 400 SE Highly efficient floor plate Ceiling heights (approx.)

Ground Floor - 11'2" Floors 3-31 – 9'

ACCREDITATIONS

LEED® Gold EB: O&M BOMA 360 and

BEST Platinum

Certification

2023 Outstanding Building of

the Year (TOBY)Award Winner -

LOCAL Earth Award

Rick Hansen certified

Energy Star Certification in Canada achieving a score of 96

Fitwel Certification

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

Building Specifications

₩ HVAC

- · Demand control ventilation (CO2 sensors for control), to modulate fresh air supply
- Perimeter radiant heating panels (floor)
- Tower and Main Floor/+15 MUA (fresh air supply)



PARKING

- · 225 total parking stalls
- 1/3,910 SF leased
- Accessible public parking
- 2 EV charging stations
- \$590 s/m reserved
- \$500 s/m unreserved



ELEVATORS

- 12 passenger elevator cars equipped with high-speed door closers
- · 2 parkade shuttles
- 1 freight elevator
- · 2 escalator units servicing the main and +15 levels

(1) LIGHTING / ELECTRICAL

- · T-8 (upgraded LED lamps) w/ electronic ballast, dual lamp fixture, 3500-4100K 3 phase/4 wire 120V (distribution panels); single phase 2 wire (feed to lighting system/zone) – for office area
- Electrical rooms located on each floor equipped with breaker panels to accommodate individual tenant operations
- 1,025 Kw emergency life safety back-up generator
- Metering of lighting and plug loads to foster tenant environmental stewardship



SAFETY & SECURITY

- 24/7 after-hour security card access
- 24/7 on-site security
- Fully sprinklered in accordance to NFPA standards
- Fire panel monitored 24/7 from a central control facility
- Integrated smoke control system
- CCTV, intercom, and duress stations in common areas and

AMENITIES

- Fitness Centre
- Conference Centre & Tenant Lounge
- End of Trip Facility & Bicycle Storage
- Food Court with Seating in +15
- The Courts Indoor Sports Court



SMART BUILDING **FEATURES**

- Digital platforms are deployed throughout the building to increase operational efficiency, enhance health and wellness, improve sustainability, optimize cost 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 fibre optics





BOMA BEST Platinum certified



LEED® EB Platinum



ENERGY STAR Certified with a score of 96



Rick Hansen certified



Fitwel II Certification



240 FOURTH Amenities



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



Modern conference centres & tenant lounges in Jamieson Place, Livingston Place, and 240 FOURTH are available to tenants.





Diverse food +
beverage offering
anchored by the
renowned Seed N'
Salt experience and
the +15 level food
court.



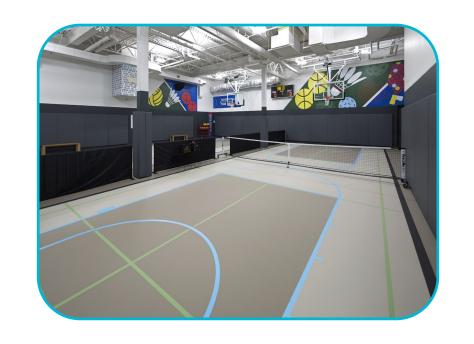


End of trip facility, secure bike storage, and EV charging stations promote modes of transportation utilizing alternative energy.





240 FOURTH Amenities



NOW OPEN! THE WINTER GARDEN

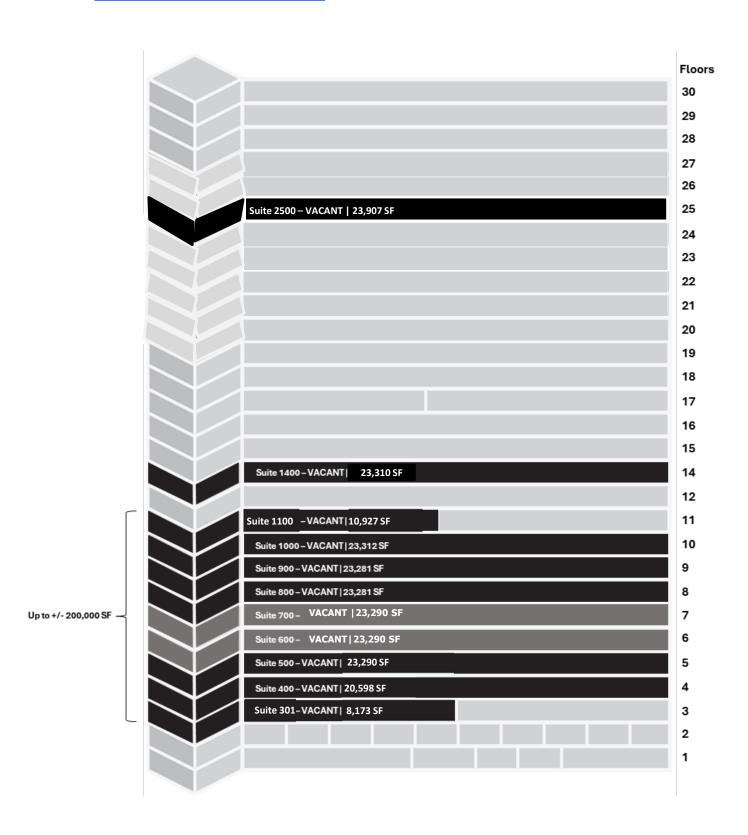








Availability at a Glance



Where Work-Life Balance is a Reality

Within walking distance to restaurants, cafés, the Core Shopping Centre, and Eau Claire Park with Prince's Island and Bow River Pathways.

On the corner of 4th Avenue SW and 2nd Street SW, with easy access to Calgary Transit LRT and bus routes. 240 FOURTH is a short distance from the Bow River and the walking and biking paths that follow the river bank.

Fitness centre with shower facilities and change rooms, underground parking, bike storage, and end-of-trip facilities.



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 three
blocks south from the
Building allowing full city
access. The future Green
Line LRT Eau Claire station
will be one-block north of
240 FOURTH.



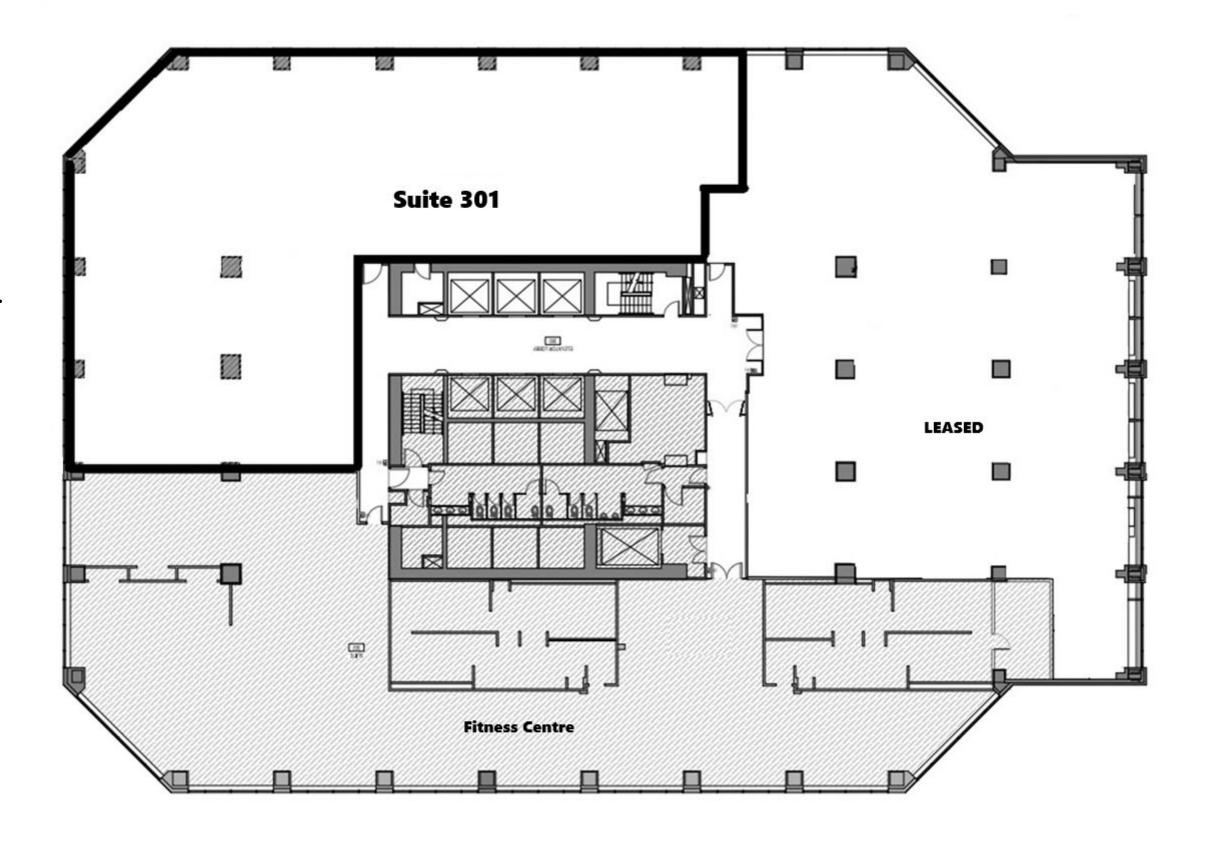
Located a short
walk within the +15
system or outside
from nearby
shopping centre
The Core' and Eau
Claire Park.



Beautiful yearround river paths
located within
walking distance.
Visitors can also
utilize the Jamieson
Winter Garden for
cooler days.

8,173 SFAvailable Immediately

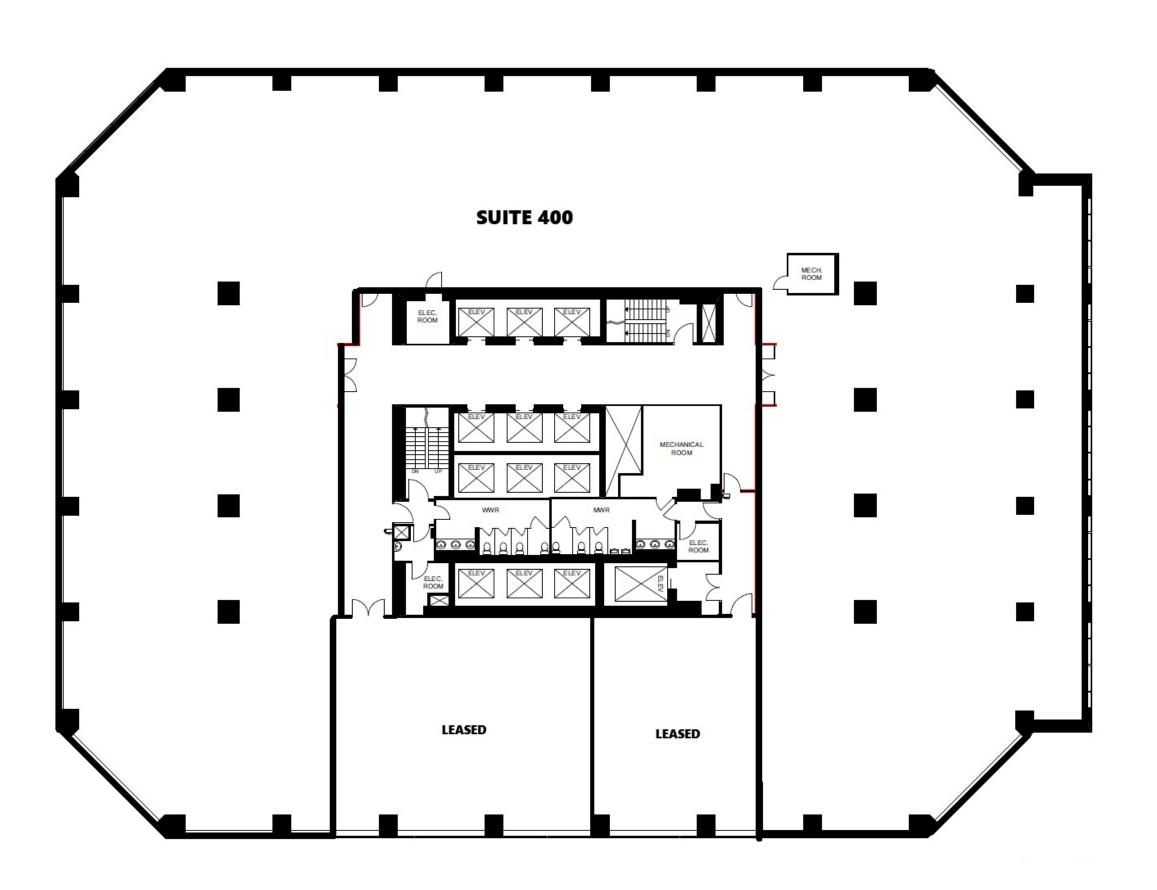
• Fully white boxed space.



20,598 SF

Available Immediately

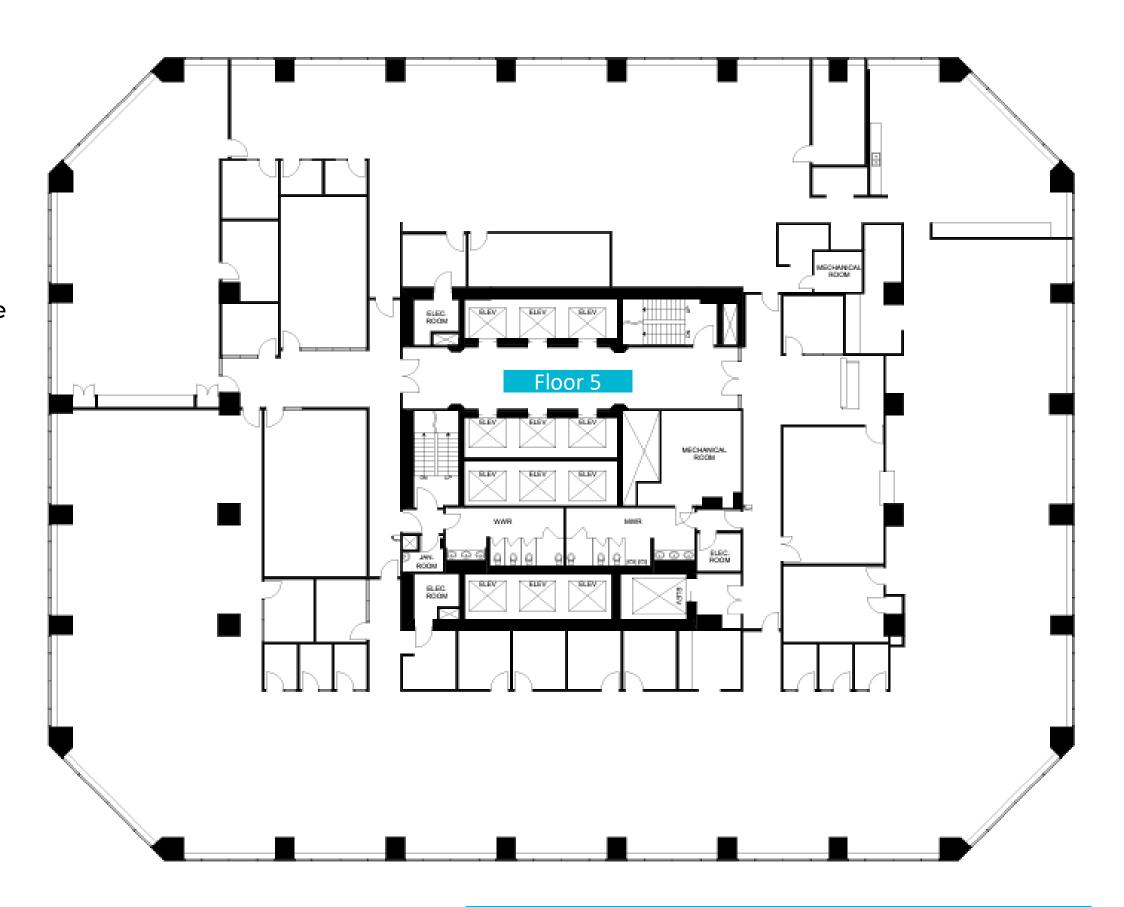
- Fully white boxed space.
- Floor features open ceilings



23,290 SF

Available Immediately

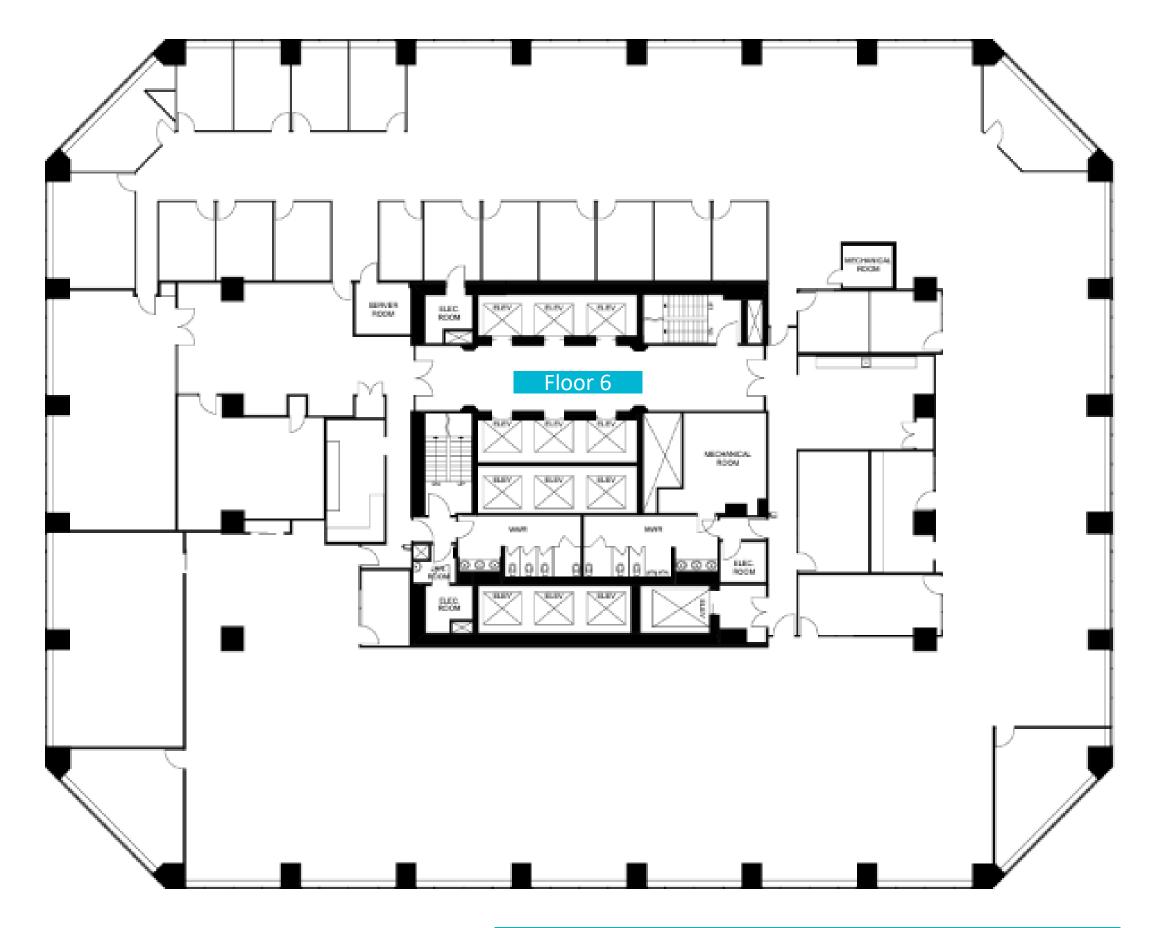
- Full floor opportunity with large open areas.
- 10 interior offices
- Call rooms
- 3 large boardrooms
- Kitchen area



23,290 SF

Available Immediately

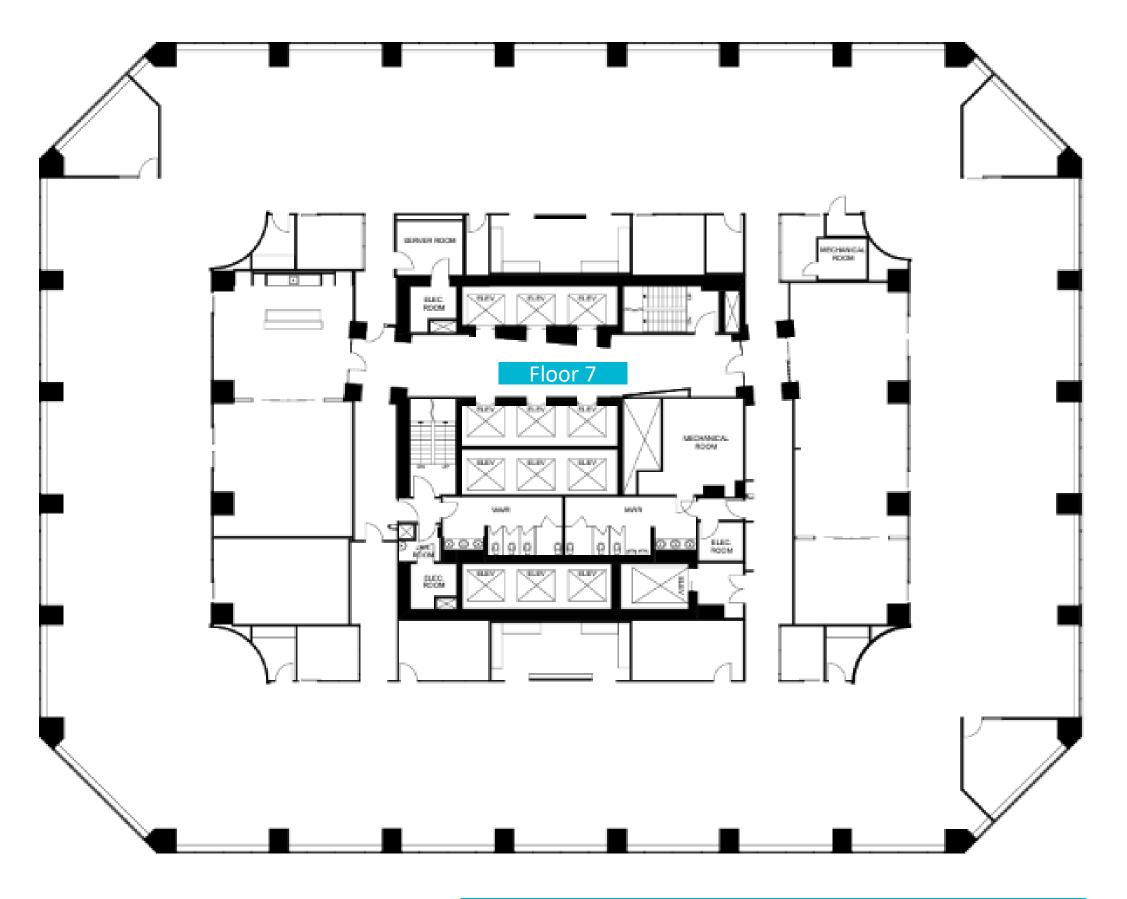
- Reception
- 21 offices
- Kitchen
- large open workstation areas



23,290 SF

Available Immediately

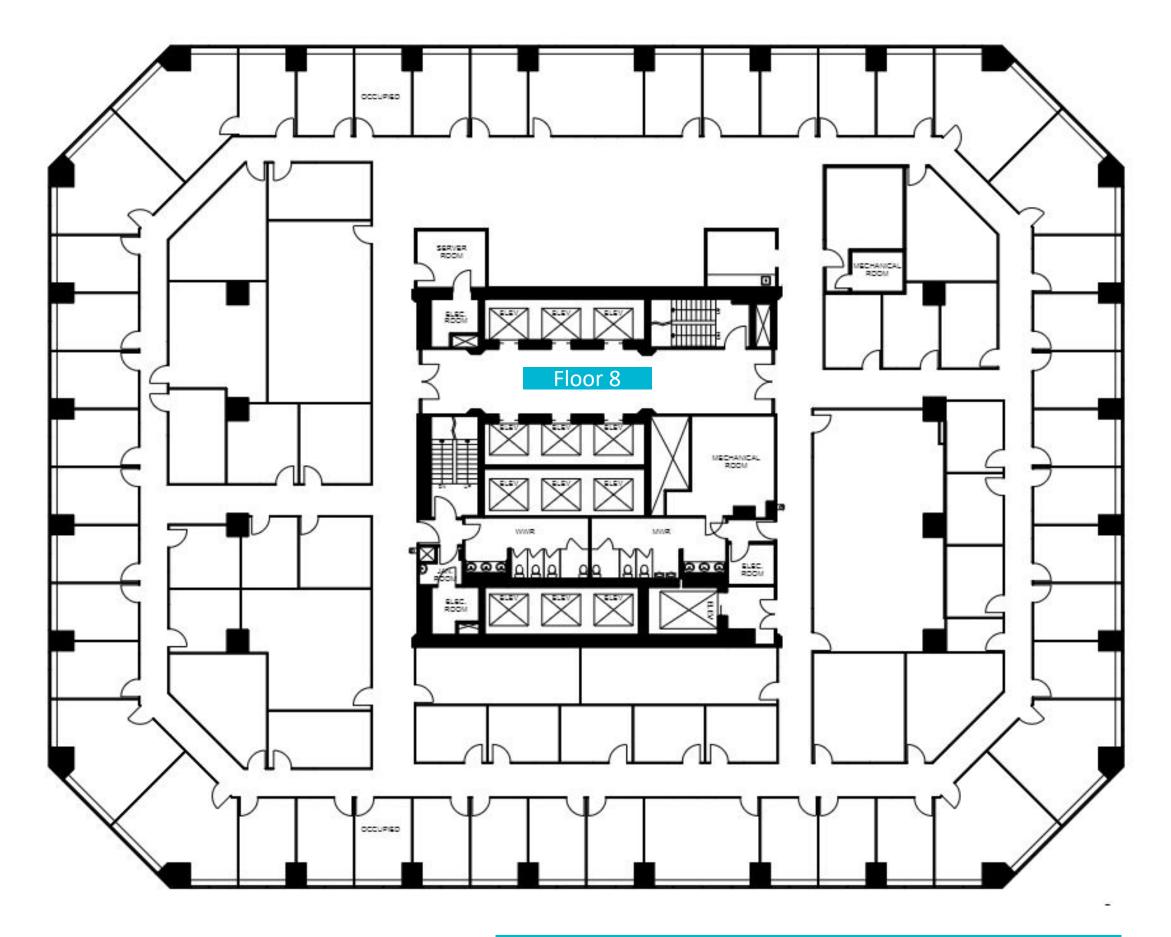
- Open plan layout with interior office and meeting space.
- 3 breakout rooms
- Interior office/meeting rooms
- Kitchen



23,281 SF

Available Immediately

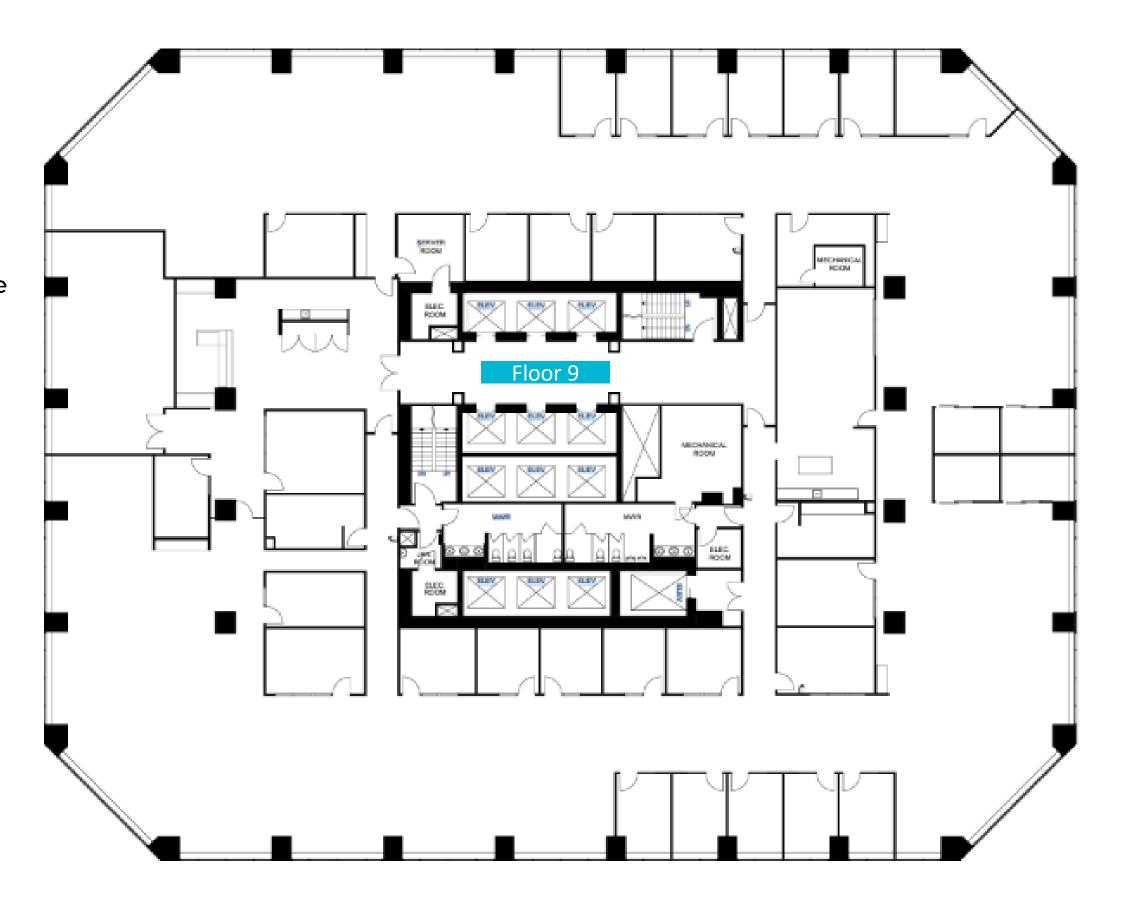
- 67 offices
- 2 large interior boardrooms
- 3 meeting rooms
- Storage area
- Small kitchen area



23,281 SF

Available Immediately

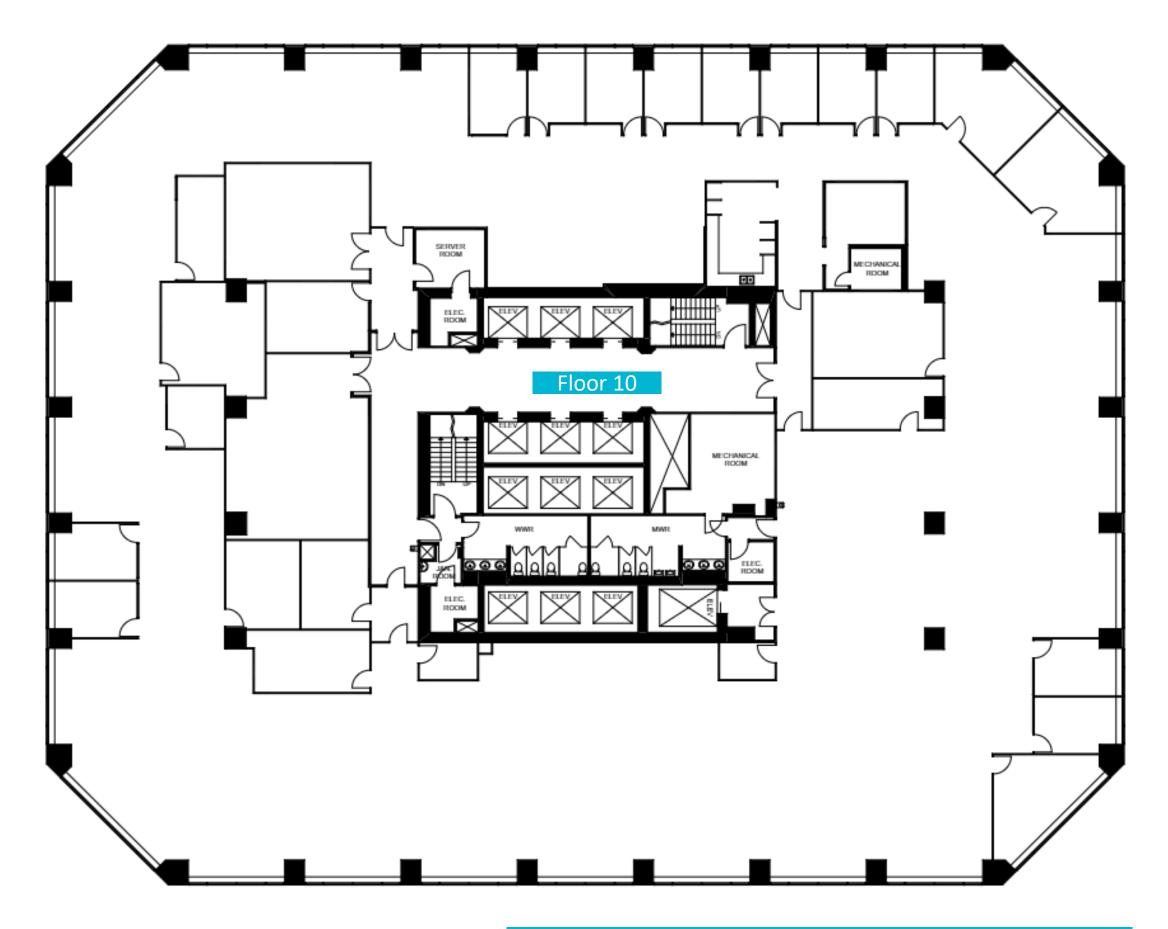
- Reception with elevator exposure
- 29 offices
- 4 small meeting rooms
- Kitchen and open areas



23,312 SF

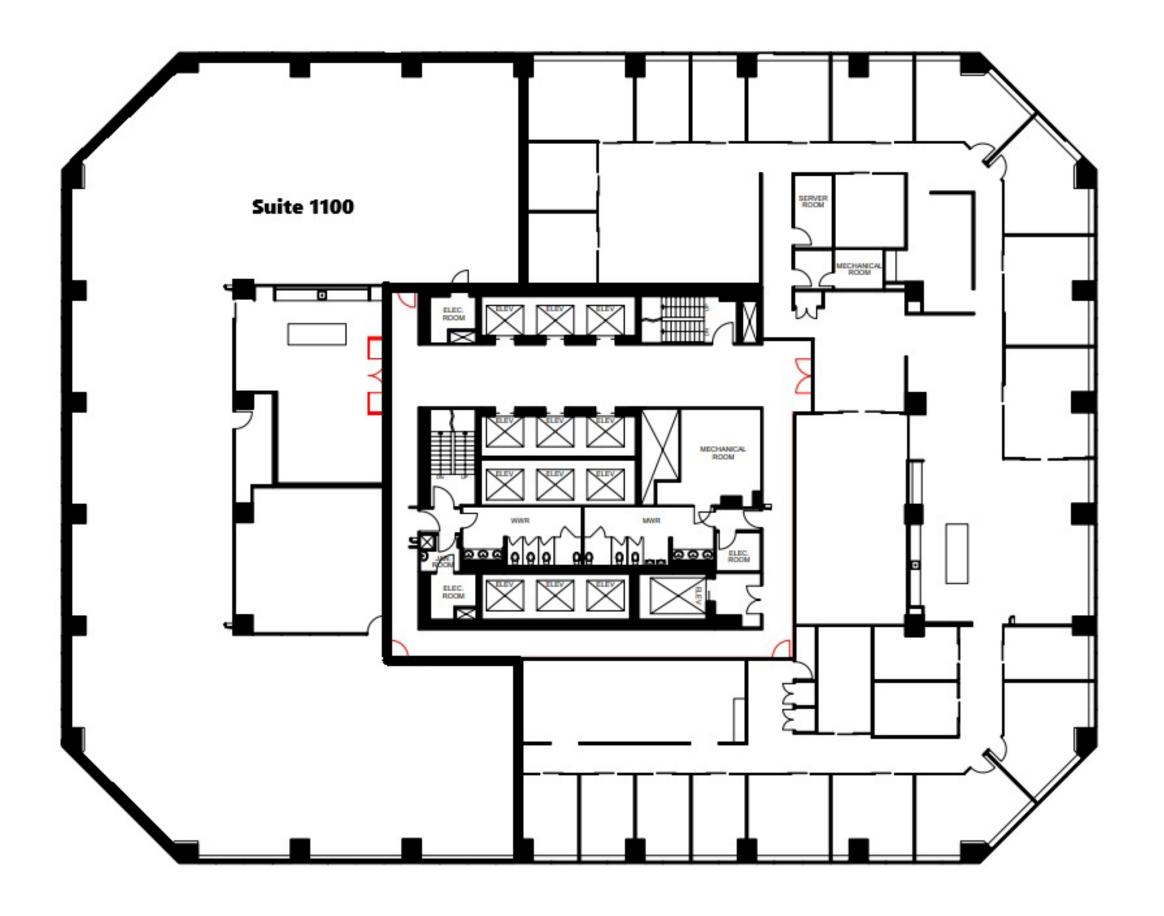
Available Immediately

 Bringing floor to base building condition



10,927 SF Available Immediately

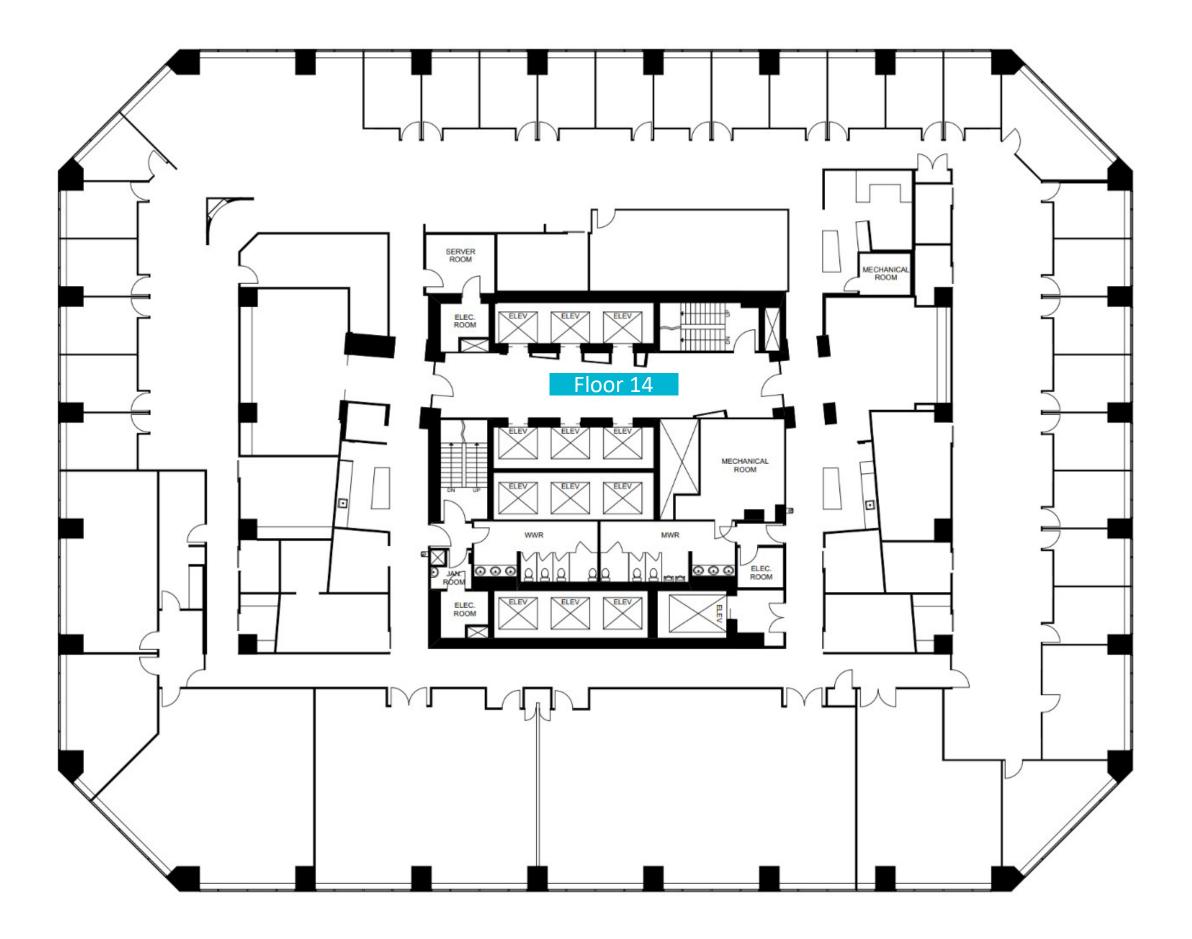
- Newly demised space featuring open area
- Staff lounge
- Large interior boardroom
- Subject to ROFR



23,310 SF

Available Immediately

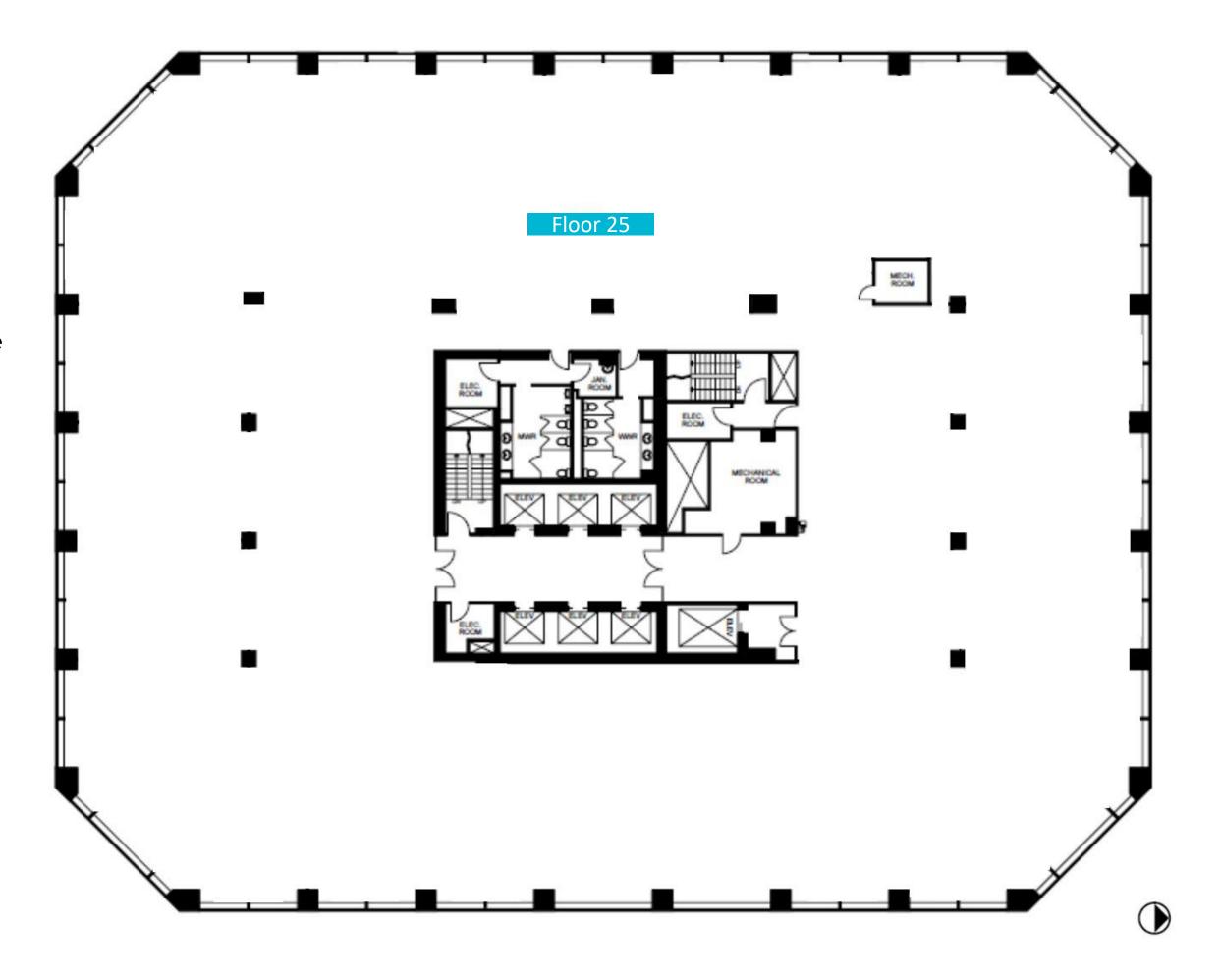
- Reception with elevator exposure
- 2 kitchens
- 3 very large conference rooms
- 30 exterior offices
- Storage
- Small open area
- Subject to ROFR



23,907 SF

Available Immediately

- Fully white boxed space
- Subject to ROFR

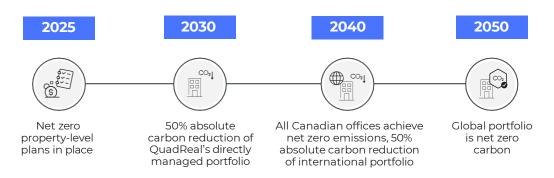


Our Commitment to Wellness & Sustainability

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 NOTABLES AT QUADREAL

LEED® EB Gold

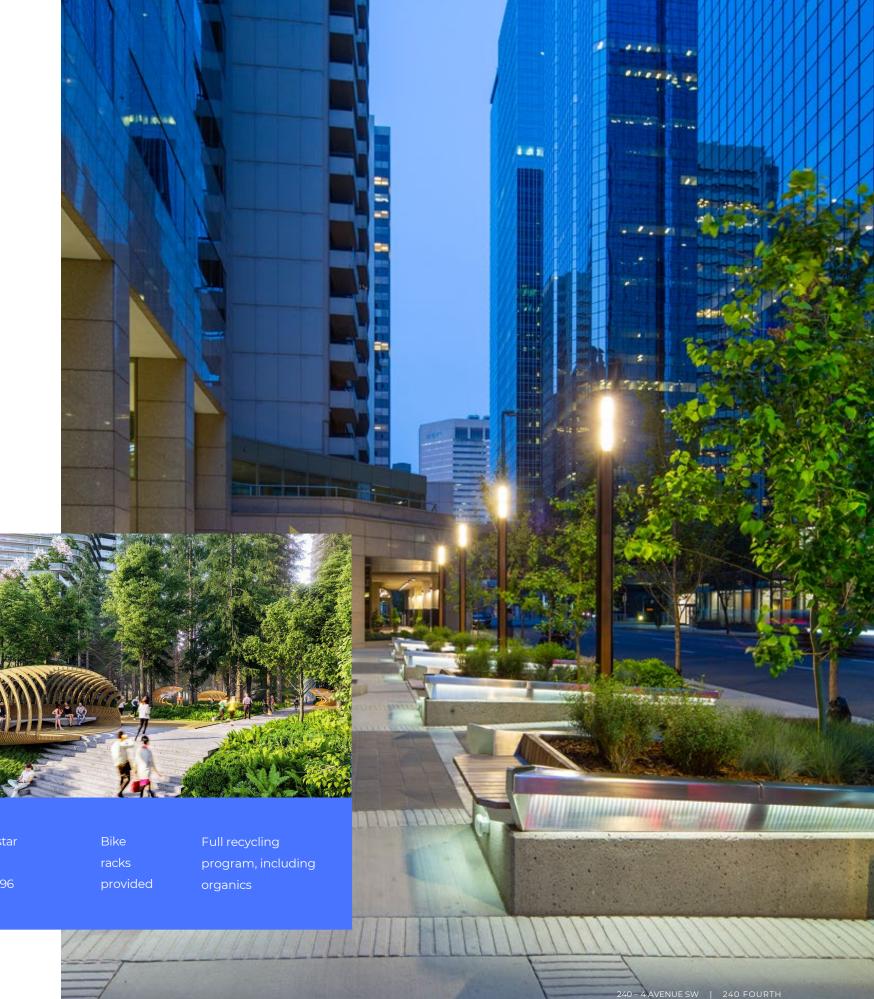
BOMA BEST Gold

certified

Various zero
waste tenant
events

Smart waterin irrigation

Green cleaning program Energy star certified, score of 96



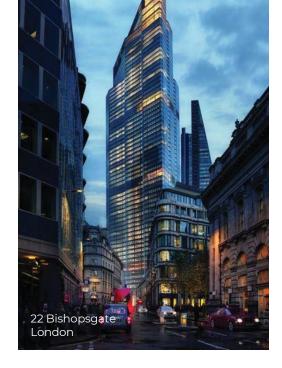
QuadReal: Excellence Lives Here

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.





240 FOURTH 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.

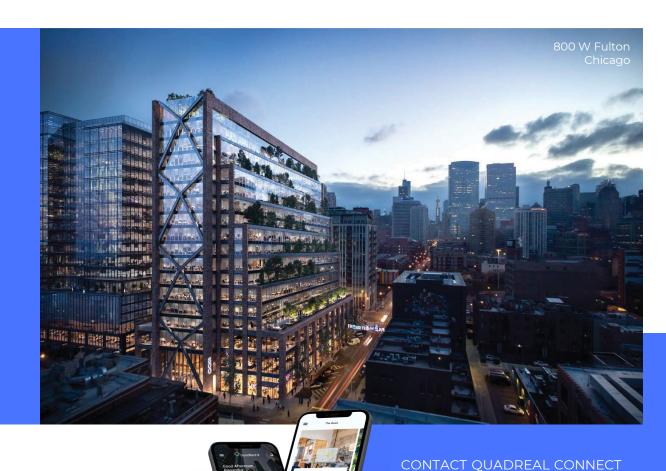
40MSF

CANADIAN COMMERCIAL REAL ESTATE PORTFOLIO

\$73.8B

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

quadreal.com



THROUGH THE QUADREAL+ APP

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quadrealconnect.com

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