



KPMG Tower

240 – 4th Avenue SW

KPMG Tower
Calgary, AB





Building Specifications

Quick Facts

YEAR BUILT
1988

BUILDING SIZE
31 storey
+/- 650,000 SF

TYPICAL FLOORPLATE
23,400 SF
Highly efficient floor plate
Ceiling heights (approx.)
Ground Floor – 11'2"
Floors 3-31 – 9'

ACCREDITATIONS
LEED O+M Platinum Certification (2024)
BOMA BEST Platinum Certification (2024)
BOMA BEST Prestige Award, Canada (2024)
BOMA 360 Certification (2023)
The Outstanding Building of the Year Award, Calgary (2023)
Fitwel 2 Star Rating (2023)
Fitwel Viral Response Certification
Rick Hansen Foundation Accessibility Certification
Pedestring Zone
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: \$20.80 PSF
Realty Tax: \$1.87 PSF
Total: \$22.67 PSF

-  **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

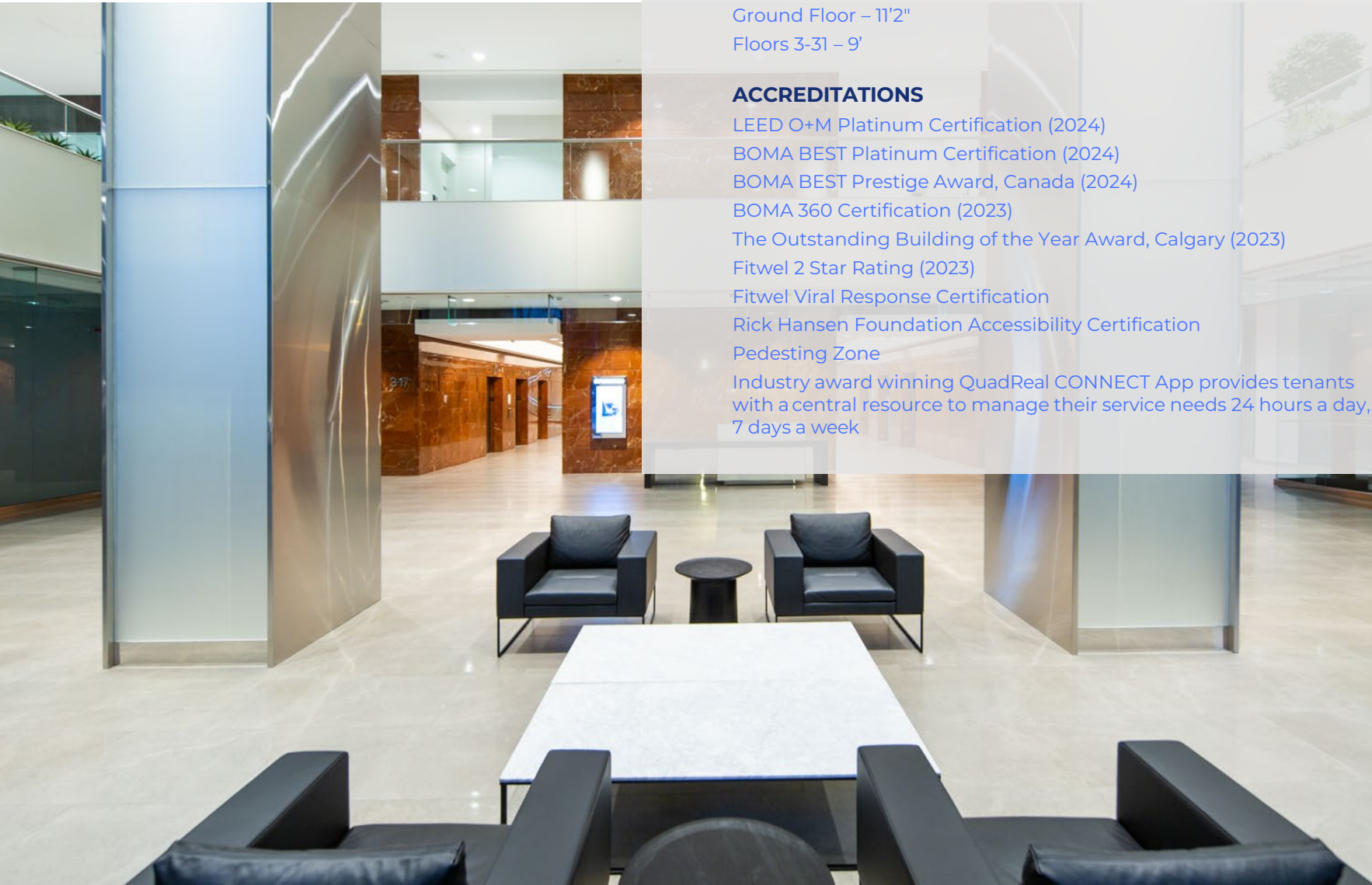
-  **ELEVATORS**
- 12 passenger elevator cars equipped with high-speed door closers
 - 2 parkade shuttles
 - 1 freight elevator
 - 2 escalator units servicing the main and +15 levels

-  **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 parkade

-  **AMENITIES**
- Fitness Centre
 - Conference Centre & Tenant Lounge
 - End of Trip Facility & Bicycle Storage
 - Food Court with Seating in +15 Level
 - 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



KPMG Tower Amenities

KPMG Tower delivers premium amenities, +15 connectivity, and excellent transit access. Highlights include a hospitality-inspired tenant lounge and conference centre, a full fitness centre, Seed n Salt, a +15-level food court, and access to the Courts at the Winter Garden. Nationally recognized with numerous awards, the building sets a high standard for sustainability, accessibility, and tenant experience. With a 97/100 Walk Score and strong pedestrian and cycling links via the Bow River Pathway, it offers an ideal blend of convenience and lifestyle, including secure bike parking, end-of-trip facilities, and free day-use lockers.



On-site food and beverage offering featuring Seed n Salt on the main floor and a +15-level food court with convenient options such as Tim Hortons, A&W, Meat Mi Here, Thai Express, and more.



An 8,000 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.



An 8,000 SF modern, conference centre and event space with flexible room layouts, built-in AV, high-speed internet, and video conferencing.

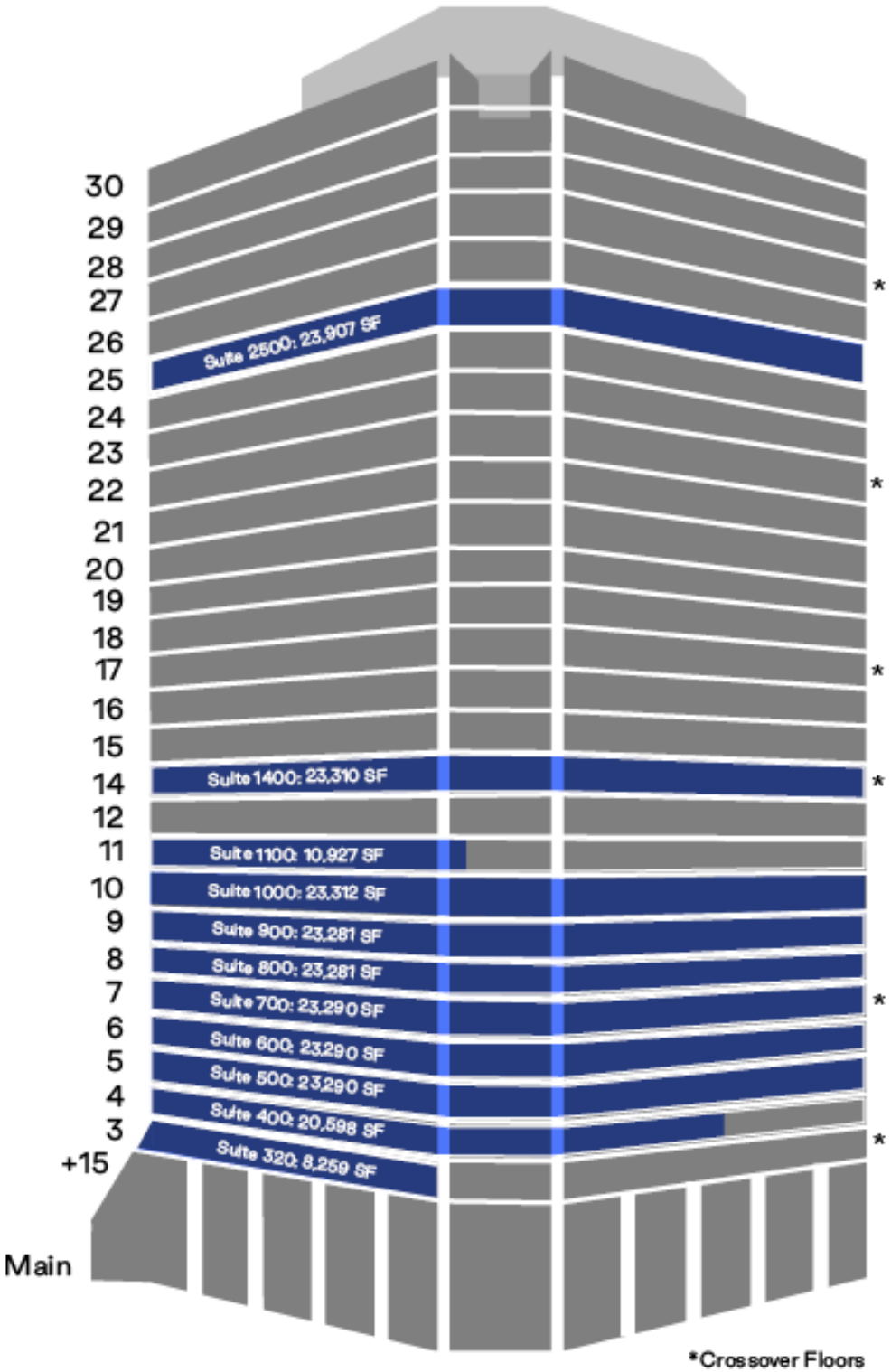
The Courts



THE COURTS AT THE WINTER GARDEN

A 6,000 SF multi-sport facility located at Jamieson Place, exclusively available to tenants of KPMG Tower, Jamieson Place, and Livingston Place. 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



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. KPMG Tower is a short distance from the Bow River and the walking and biking paths that follow the riverbank.

KPMG Tower provides a tenant-exclusive fitness centre with shower facilities and change rooms, underground parking, secure 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 KPMG Tower.



Located a short walk within the +15 system or outside from The CORE shopping centre and Eau Claire Plaza.



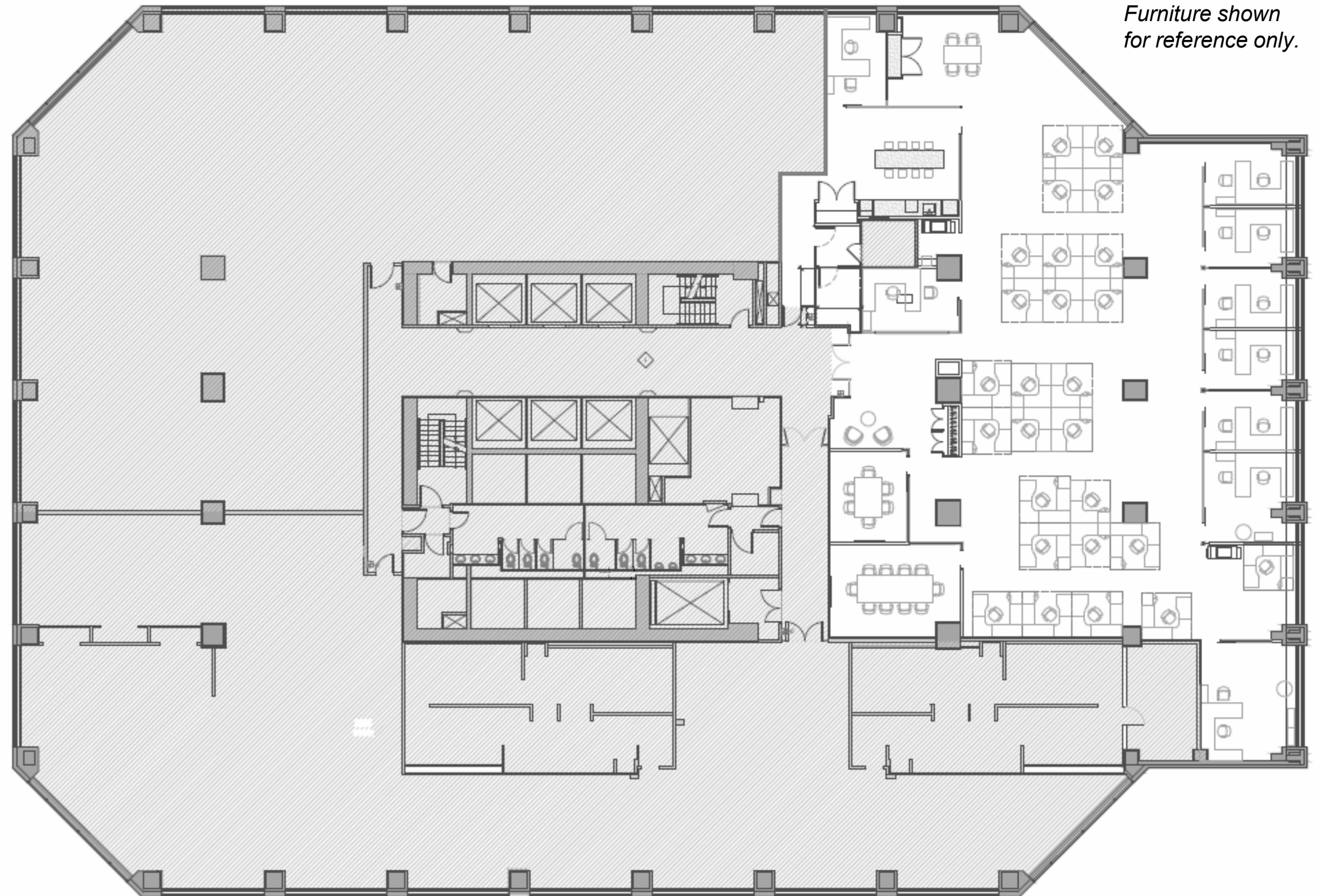
Beautiful year-round river paths located within walking distance. Visitors can also utilize the Jamieson Winter Garden on cooler days.

Suite 320

8,259 SF

Available Immediately

- 9 offices
- Open area for ~26 workstations
- Boardroom
- Meeting room
- Kitchen
- Reception



Suite 400

20,598 SF

Available Immediately

- *Fully white boxed space*
- Floor features open ceilings

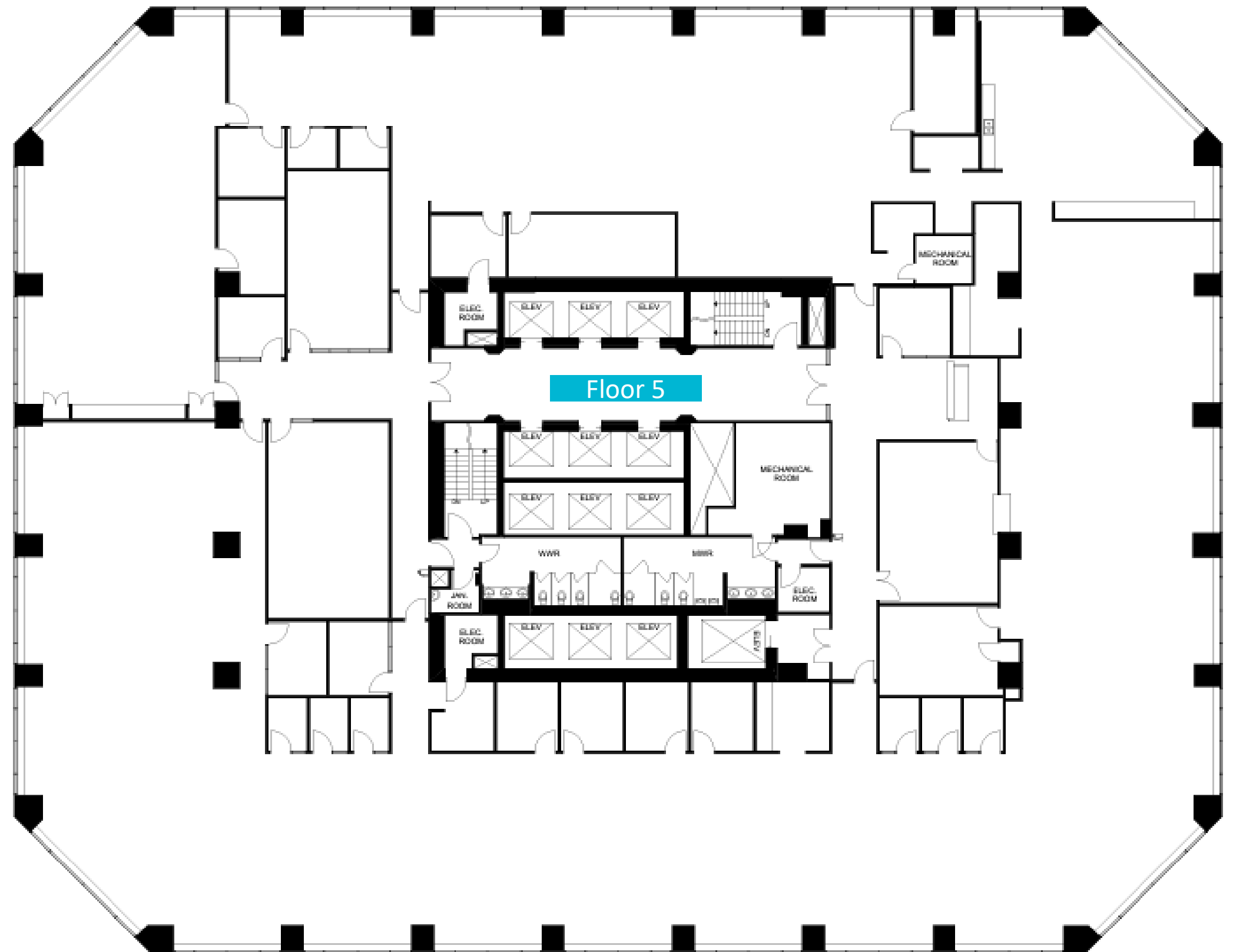


Suite 500

23,290 SF

Available Immediately

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

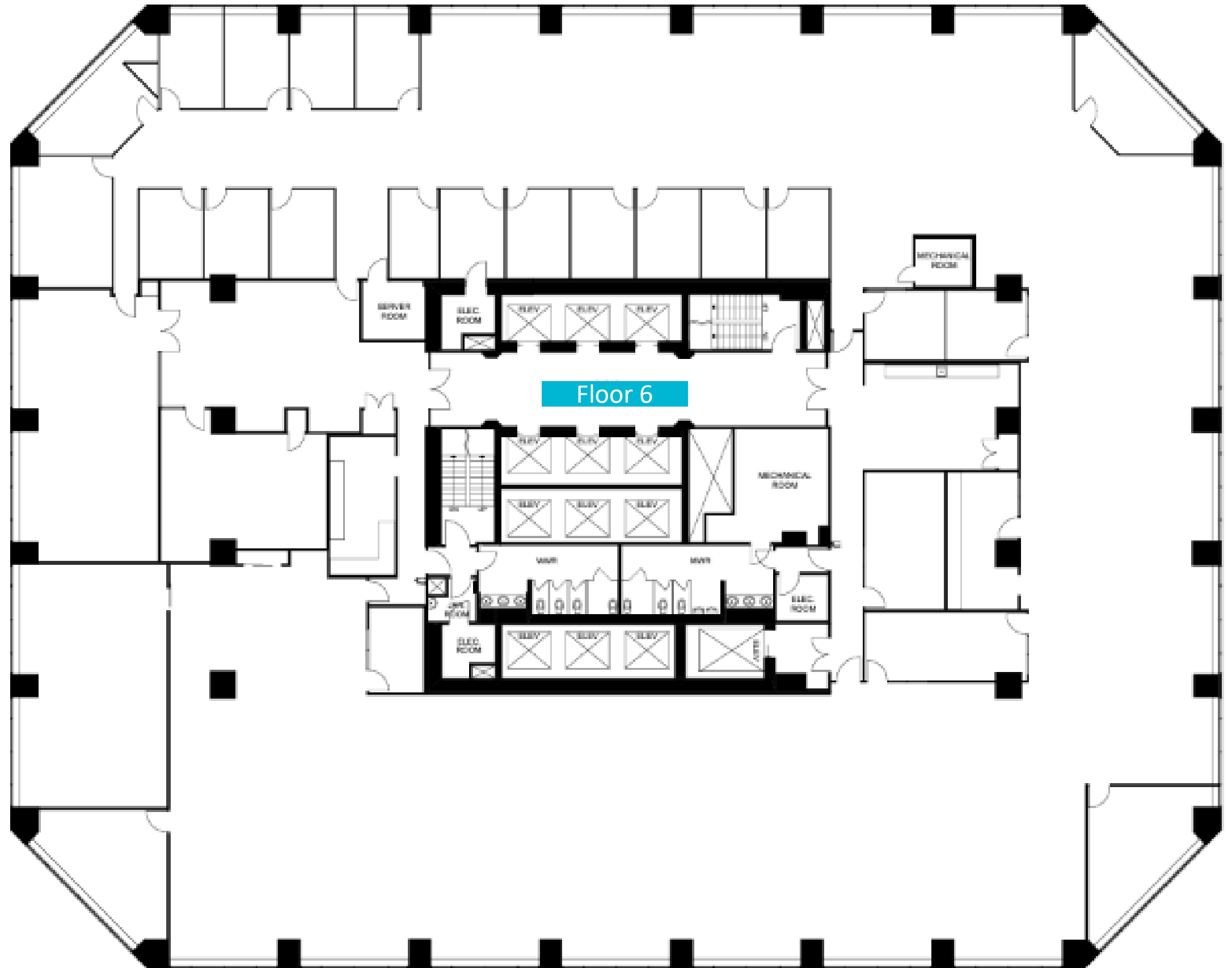


Suite 600

23,290 SF

Available Immediately

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

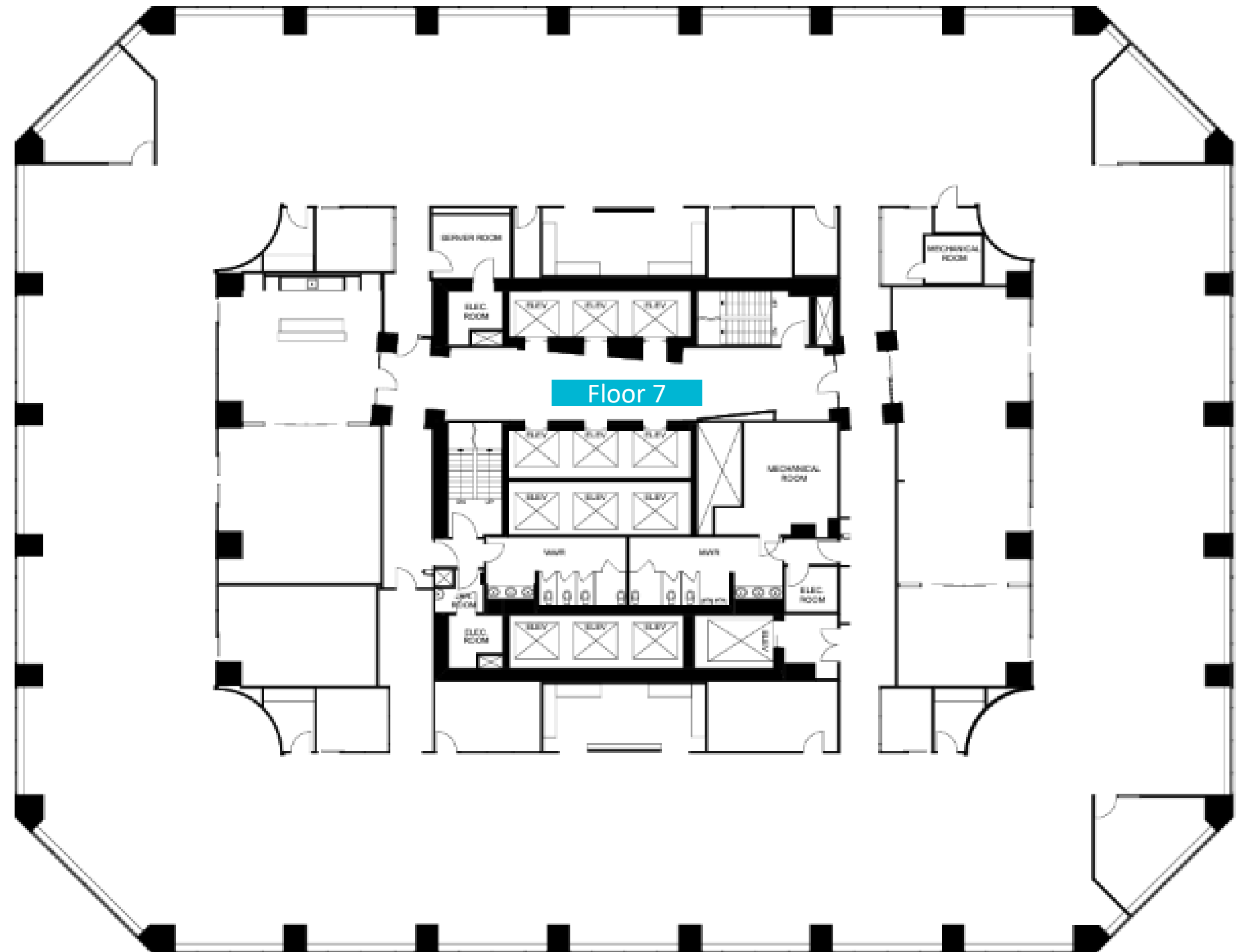


Suite 700

23,290 SF

Available Immediately

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

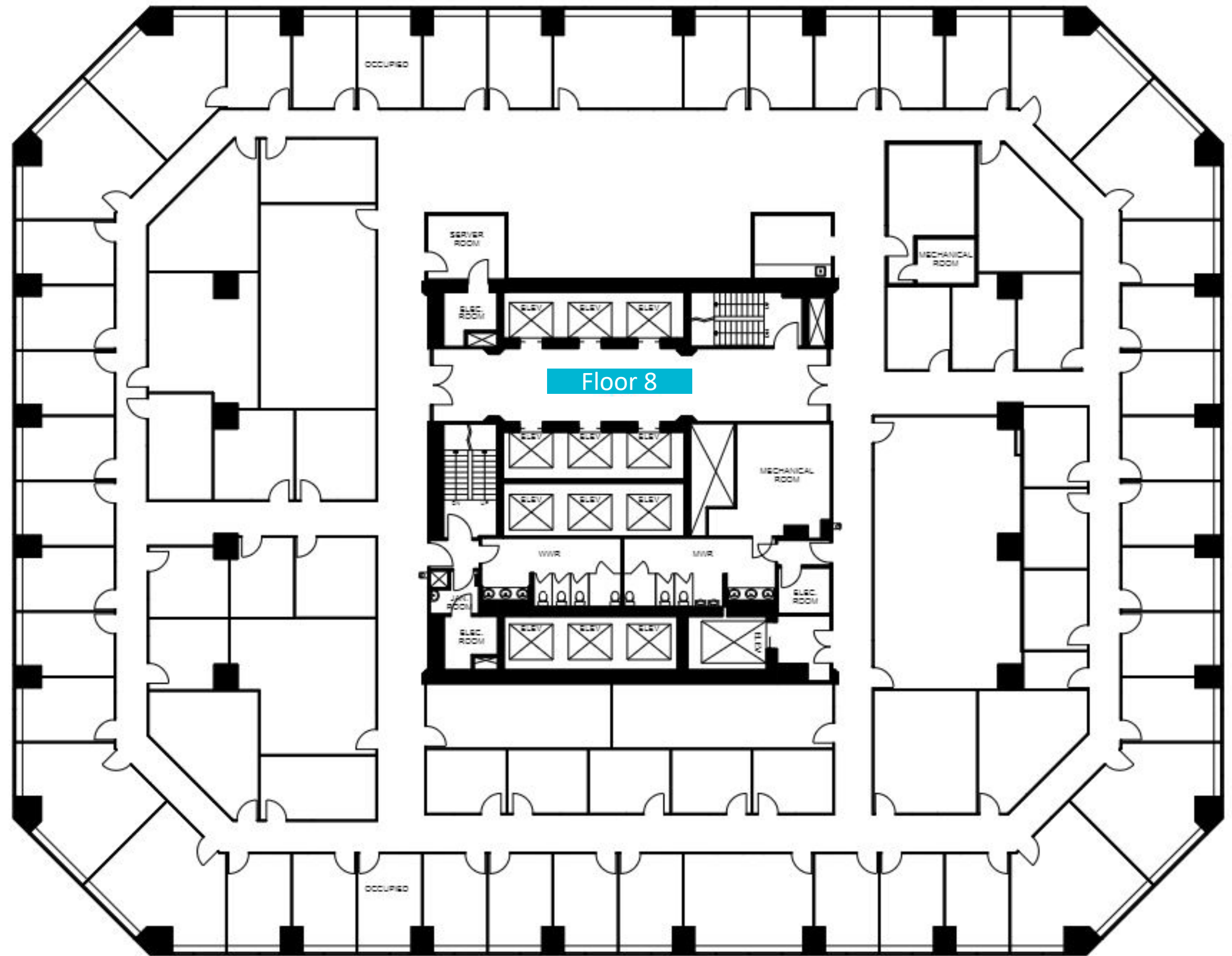


Suite 800

23,281 SF

Available Immediately

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

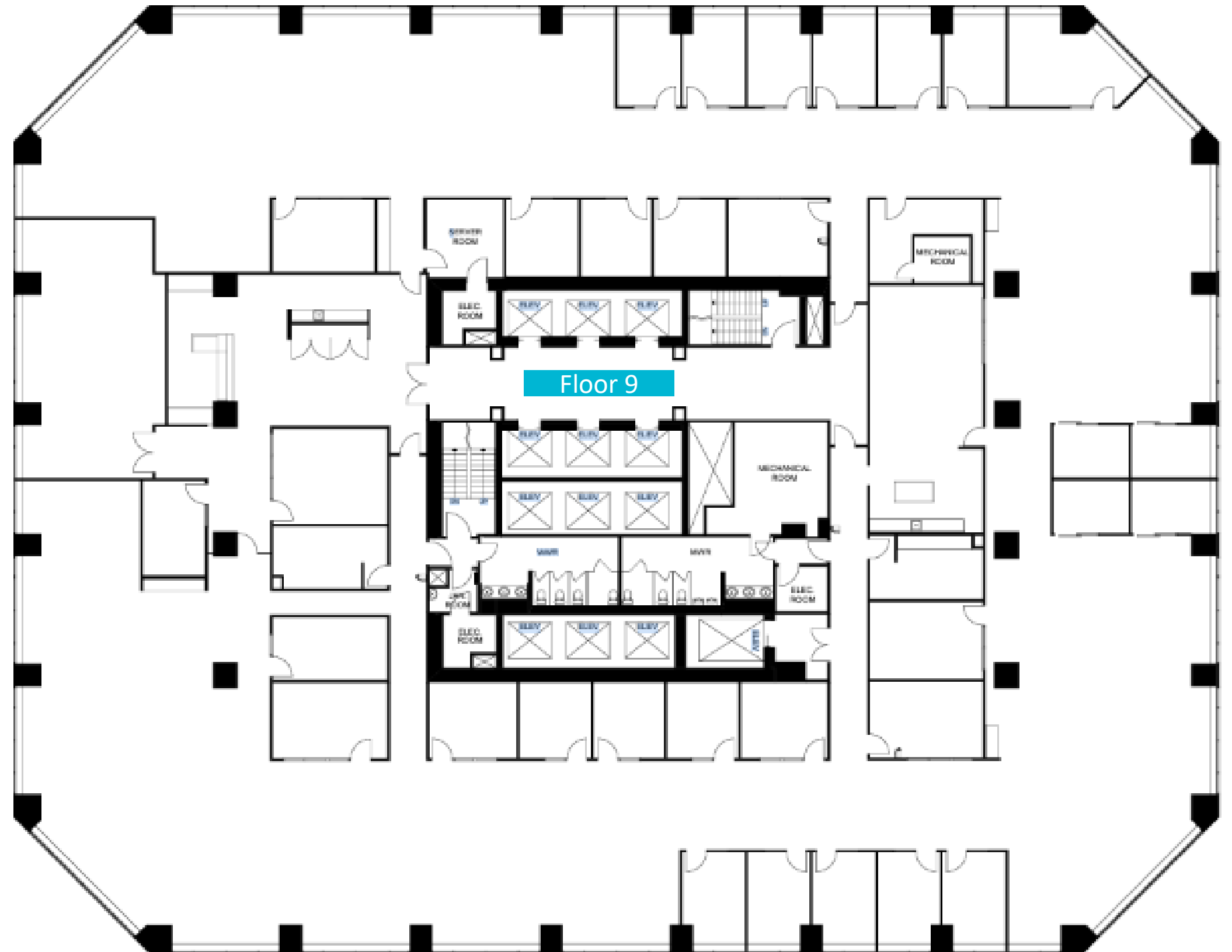


Suite 900

23,281 SF

Available Immediately

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

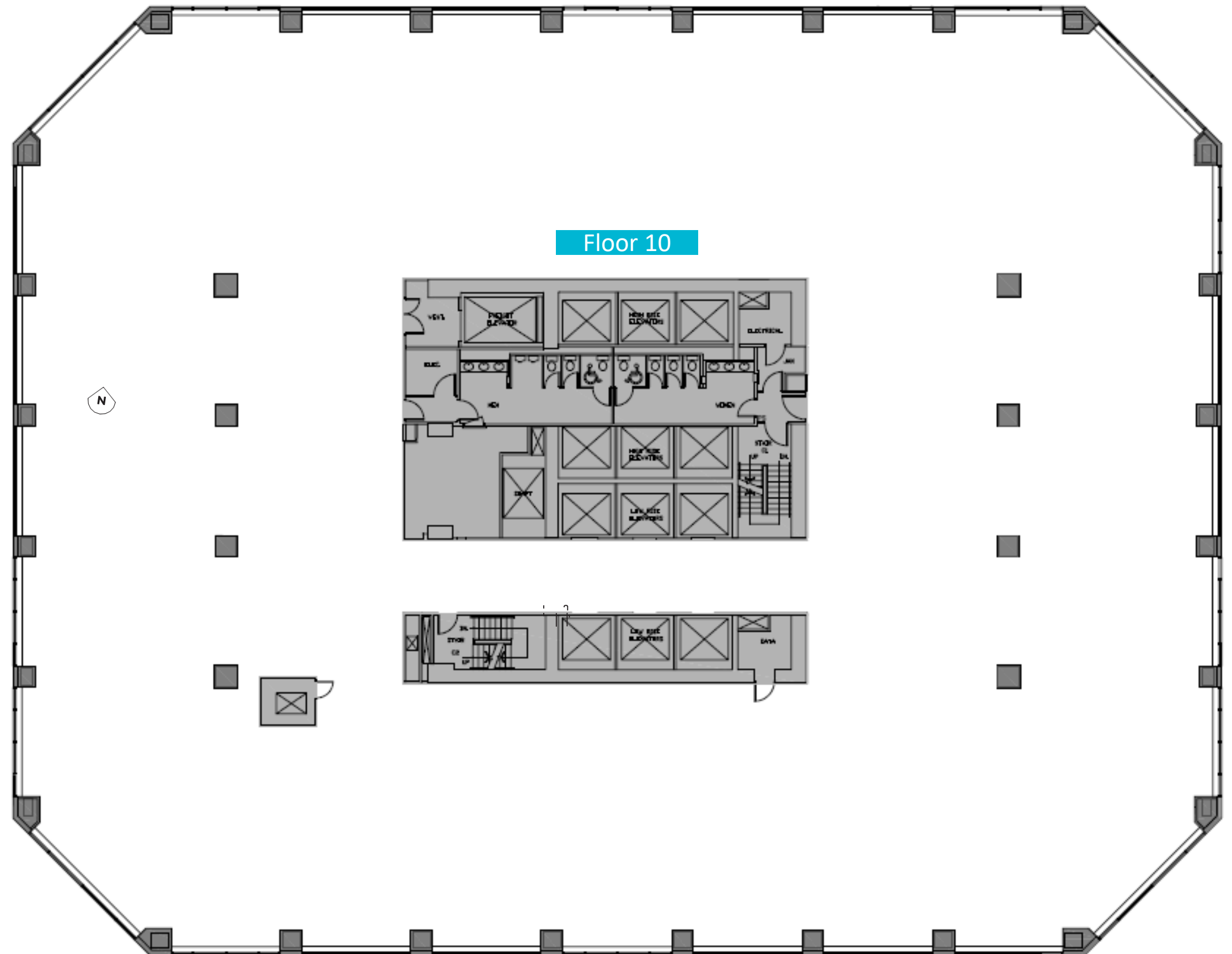


Suite 1000

23,312 SF

Available Immediately

- *Fully white boxed space*
- Ready for tenant improvements

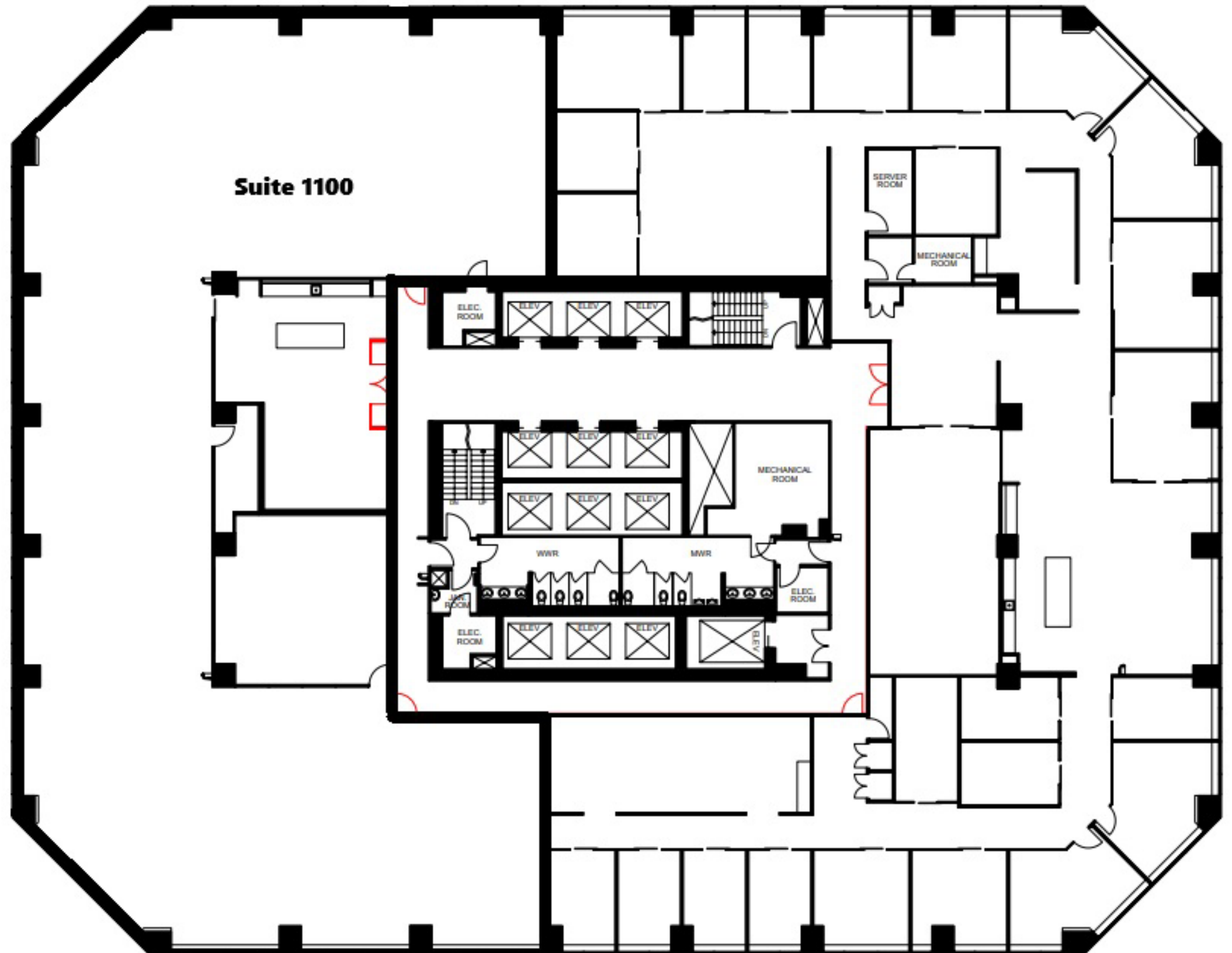


Suite 1100

10,927 SF

Available Immediately

- *Partial show suite*
- Kitchen & staff lounge
- Large interior boardroom
- Open area
- Subject to ROFR



Suite 1100

10,927 SF

Available Immediately

- *Sample test fit: office intensive layout*
- 30 offices
- 12 workstations
- 2 boardrooms
- Kitchen & staff lounge
- Subject to ROFR

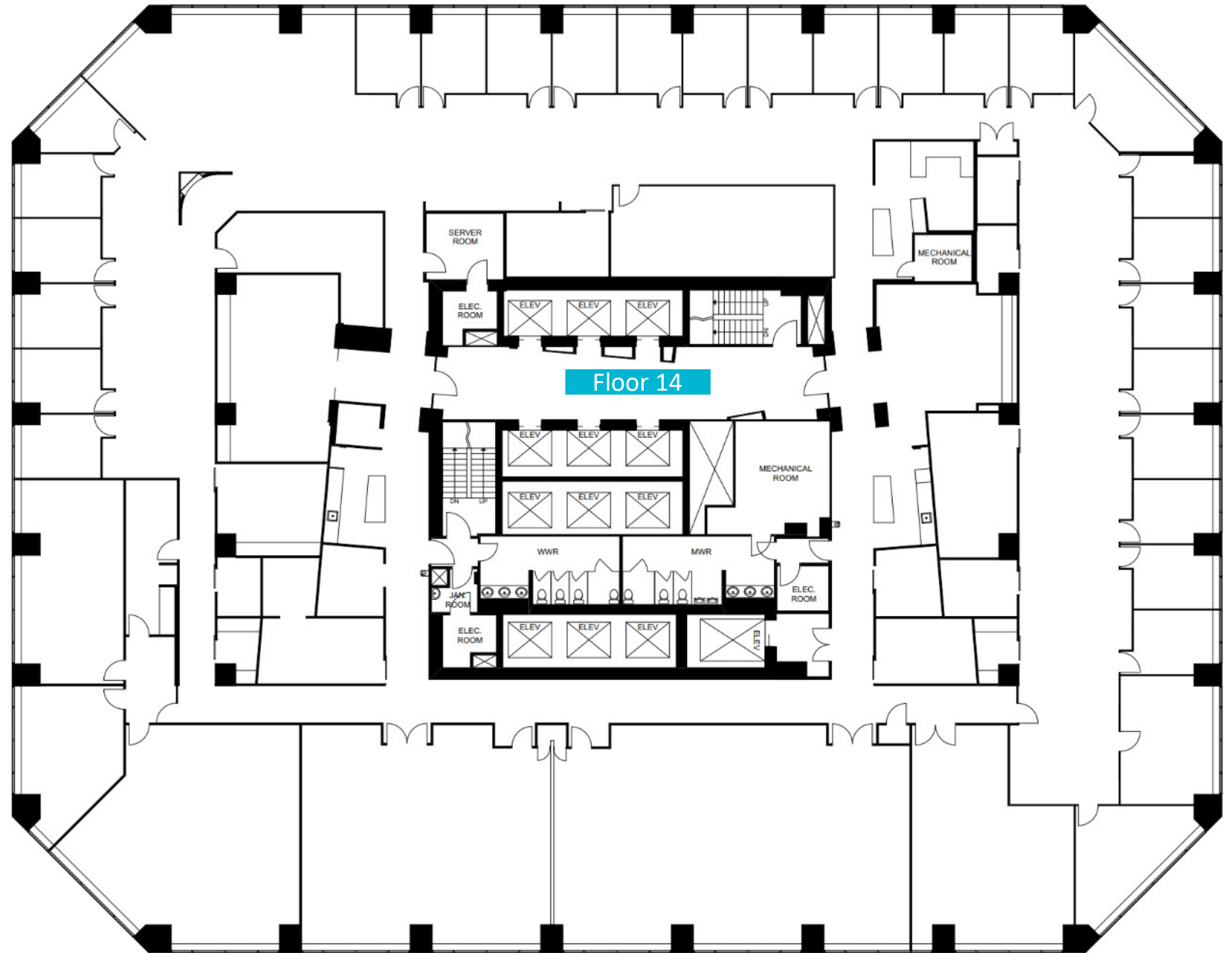


Suite 1400

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

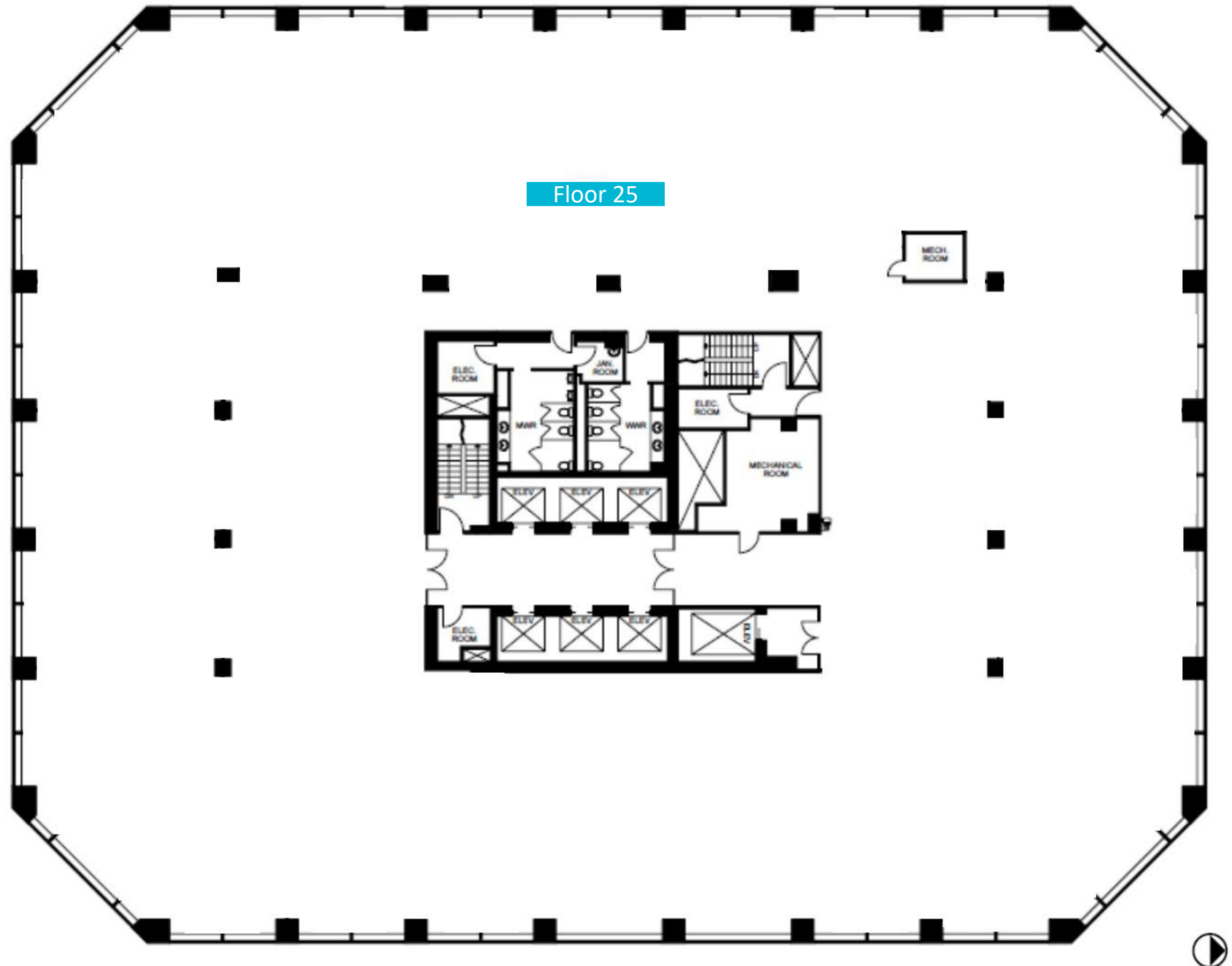


Suite 2500

23,907 SF

Available Immediately

- *Fully white boxed space*
- Ready for tenant improvements
- Subject to ROFR

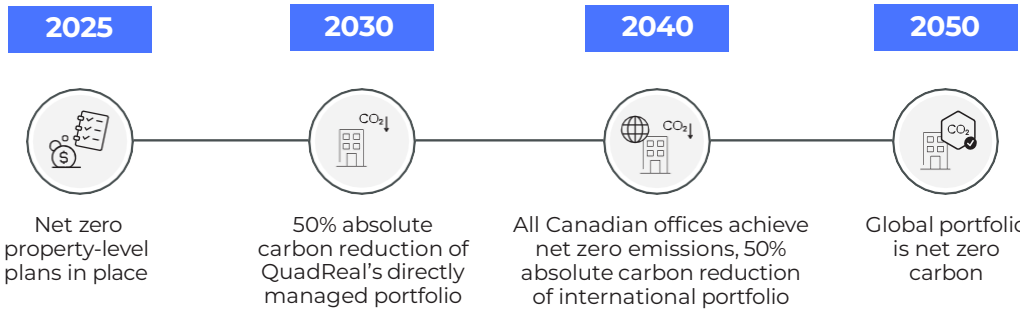


Our Commitment to Wellness & Sustainability

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

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.



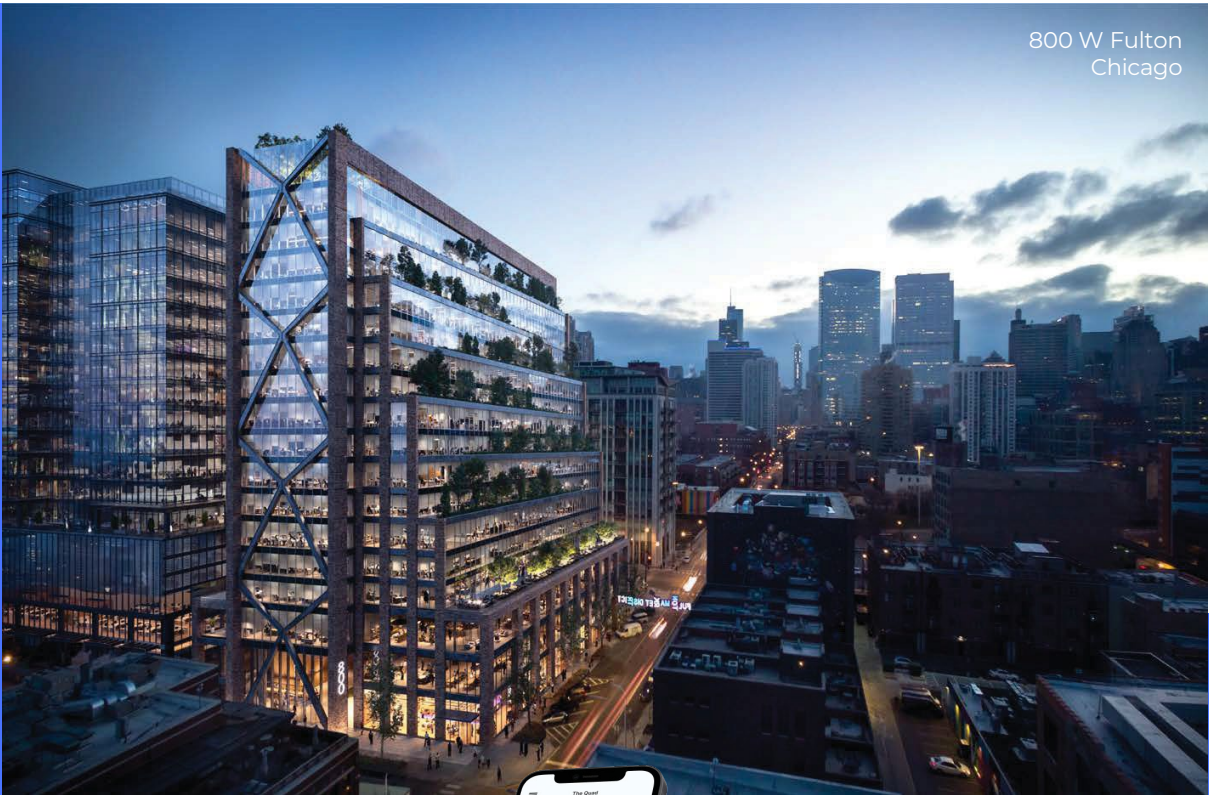
22 Bishopsgate
London

KPMG Tower 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.

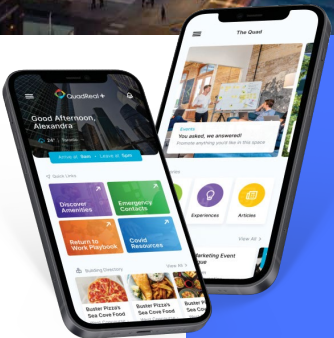
\$98.5B

ASSETS UNDER MANAGEMENT



800 W Fulton
Chicago

quadreal.com



CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP
or
1 877-977-2262
quadrealconnect.com



Commerce Court
Toronto

QUESTIONS? CONTACT:

Albert Tai

SVP, Leasing Office, & Industrial

T 403 202 7545 **E** Albert.Tai@quadreal.com

Ashley Dundas

Director, Leasing

T 403 202 7514 **E** Ashley.Dundas@quadreal.com



QuadRealTM