

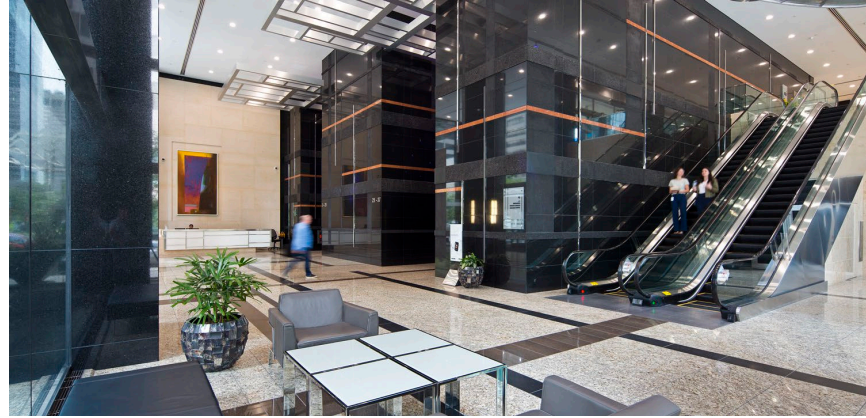


# Jamieson Place

308 – 4<sup>th</sup> Avenue SW

Jamieson Place  
Calgary, AB





# Building Specifications

## Quick Facts

**YEAR BUILT**  
2010

**BUILDING SIZE**  
37 storey  
+/- 800,000 SF

**TYPICAL FLOORPLATE**  
23,400 SF  
Highly efficient floor plate  
Ceiling heights (approx.)  
Ground Floor – 32.8'  
Floors 3-37 – 9'

**AWARDS & ACCREDITATIONS**

LEED O+M Platinum (2025)  
LEED Core & Shell Gold (2010)  
BOMA 360 Certification (2025)  
BOMA BEST Smart Certification (2025)  
BOMA BEST Platinum Certification (2024)  
Outstanding Building of the Year Award, Local (2025)  
Outstanding Building of the Year Award, National (2025)  
Fitwel Viral Response Certification  
Energy Star Certification  
Rick Hansen Foundation Accessibility Certification  
Pedesting Zone

**2026 ADDITIONAL RENT**  
Operating Costs: \$16.93 PSF  
Property Taxes: \$6.87 PSF  
Total: \$23.80 PSF

**HVAC**

- Zoned floor space HVAC control
- Demand control ventilation (CO2 sensors for control), to modulate fresh air supply
- Overhead perimeter radiant heating panels

**PARKING**

- 496 total parking stalls
- 1 per 2,000 SF leased
- Accessible public parking
- 2 EV charging stations
- \$590 /s/m reserved
- \$500 /s/m unreserved

**ELEVATORS**

- 14 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**

- T8 Tube (upgraded to LED lamps) w/ electronic ballast, dual lamp fixture, 4100K 3 phase/4 wire 120V & 277V (distribution panels); single phase / 2 wire (feed to lighting systems/zones) – for office area
- Electrical rooms located on each floor w/ breaker panels to accommodate tenant operations
- 300 Kw emergency life safety back-up generator
- Metering of lighting and plug loads to foster tenant environmental stewardship

**SAFETY & SECURITY**

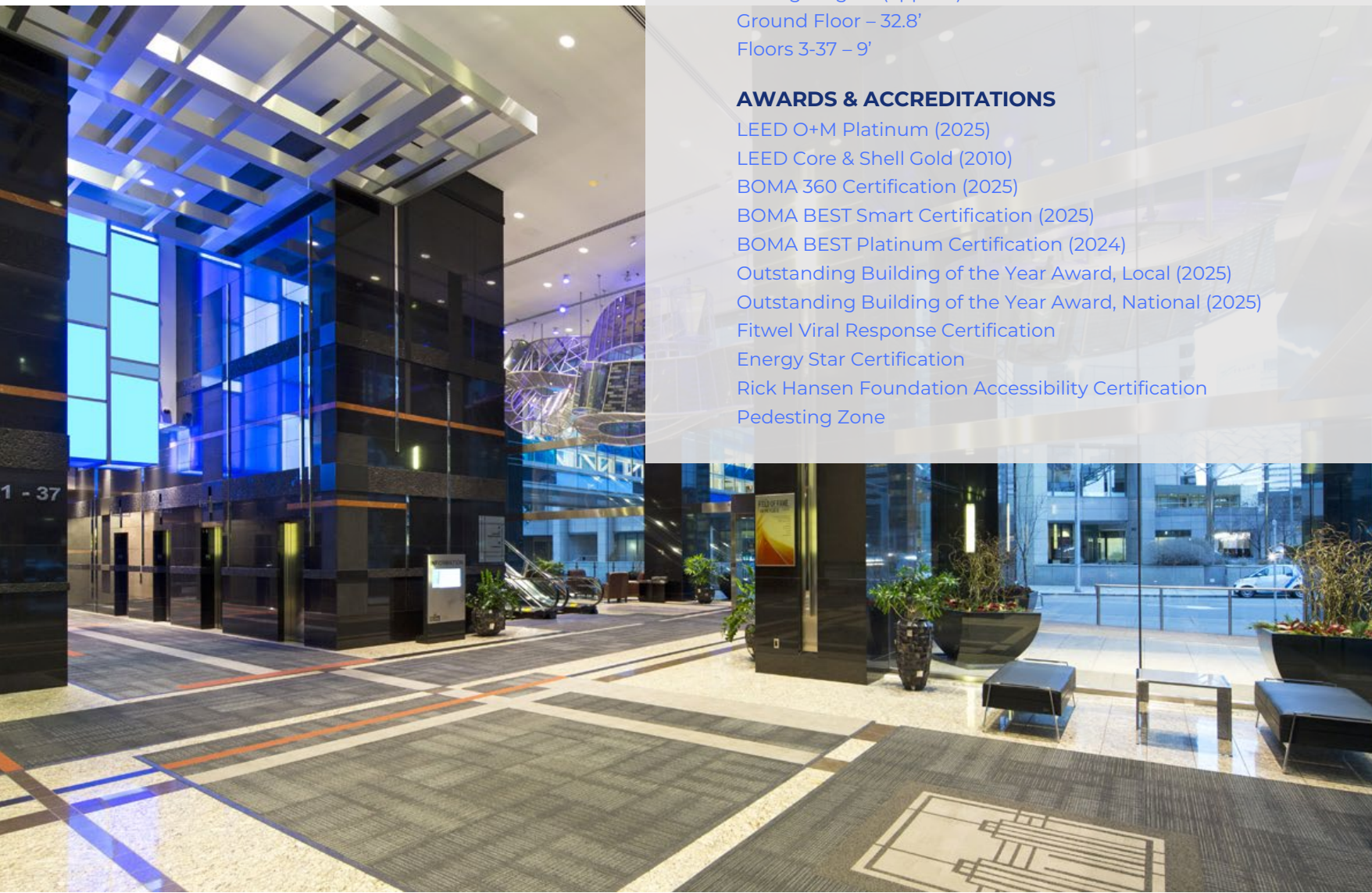
- 24/7 after-hour security card access & patrol on-site
- Fully sprinklered in accordance to NFPA standards
- Fire panel monitored 24/7
- Integrated smoke control system
- CCTV, intercom, and duress stations in common areas and parkade

**AMENITIES**

- World Class Winter Garden
- Fitness Centre & Studio
- Conference Centre
- End of Trip Facility & Bicycle Storage
- Car Wash Facility
- The Courts (Sport Courts, Golf Simulator, Games Lounge)

**SMART BUILDING FEATURES**

- Digital platforms are 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 fibre optics



# Jamieson Place Amenities

Jamieson Place offers premium amenities, +15 connectivity, and excellent transit access. Signature spaces include the Winter Garden with Dale Chihuly glass art, Analog Coffee, and 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, Jamieson Place delivers an ideal mix of convenience and lifestyle, including secure bike parking, end-of-trip facilities, and free day-use lockers.



A 3,500 SF modern, conference centre and event space with flexible room layouts, built-in AV, high-speed internet, and video conferencing.



A 6,400 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.



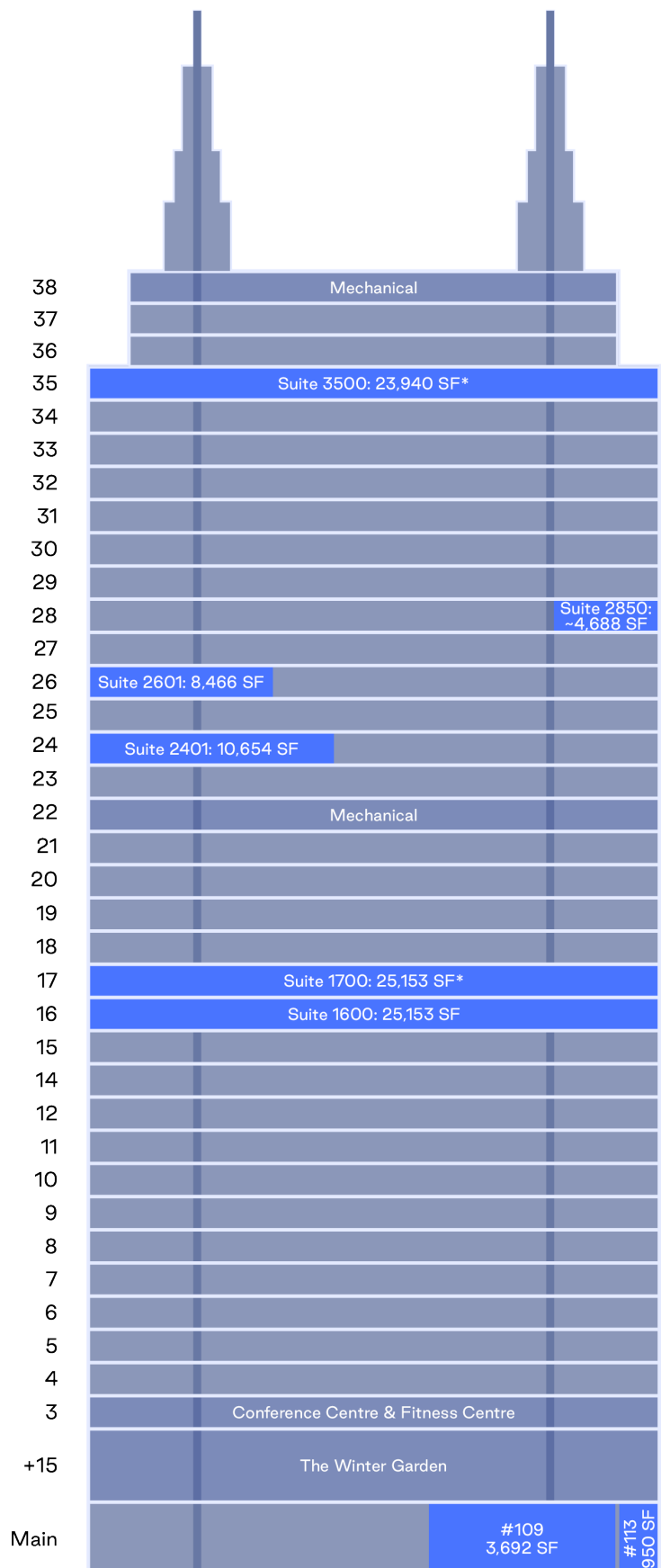
# The Courts



## THE COURTS AT THE WINTER GARDEN

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



\*Demising Options Available



## Where Work-Life Balance is a Reality



Within walking distance to restaurants, Eau Claire Park, cafés and the Core Shopping Centre.

On the corner of 4th Avenue SW and 2<sup>nd</sup> Street SW, with easy access to Calgary Transit LRT and bus routes. Jamieson Place is a short distance from the Bow River and the walking and biking paths that follow the riverbank.

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 Jamieson Place.



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



A restful and relaxing indoor space located on site known as 'Winter Garden' for use of all tenants and visitors.

# Main Floor

## Unit 113: 950 SF

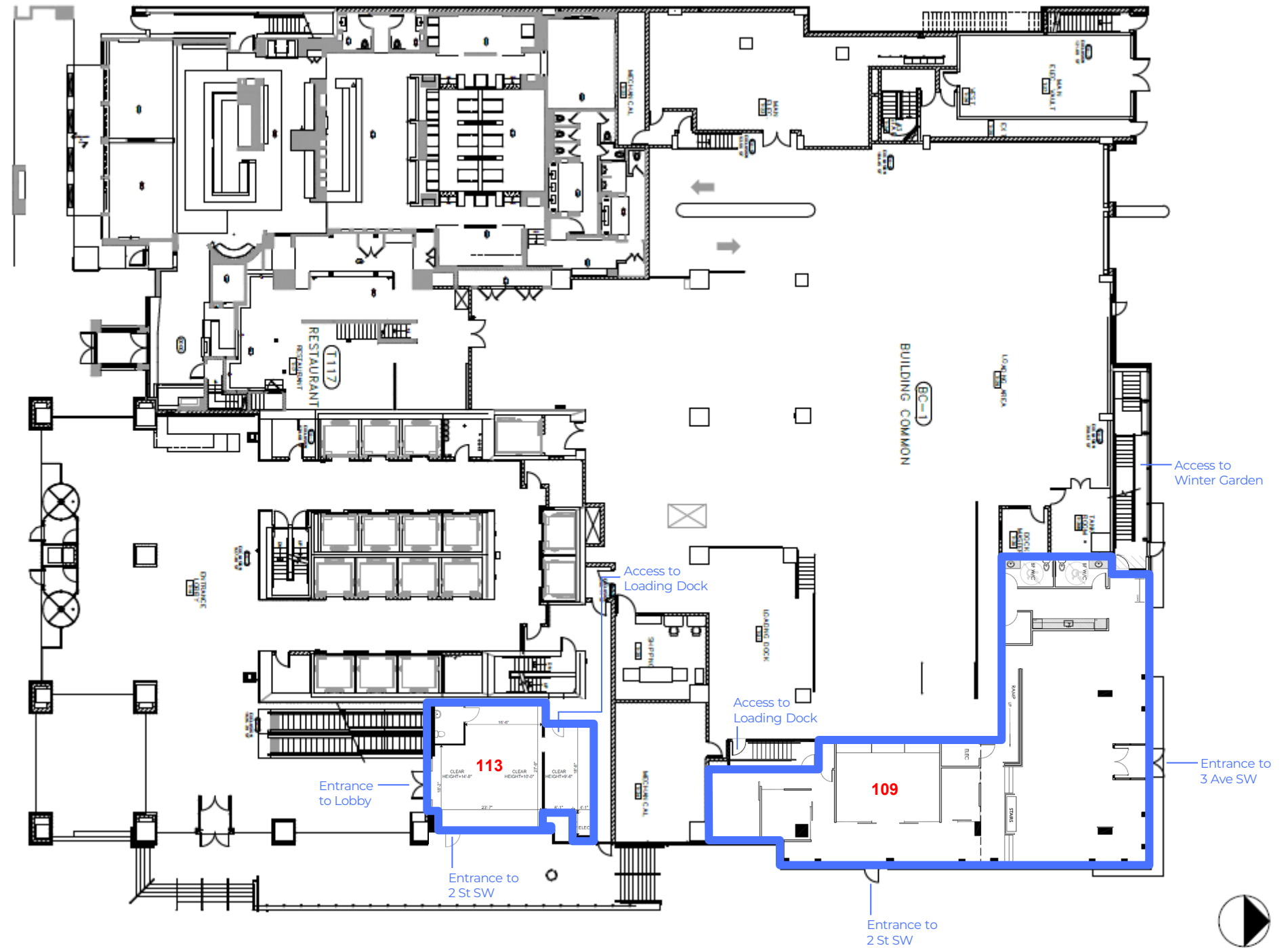
Available Immediately

- Main floor retail with exposure to lobby and 2<sup>nd</sup> Street SW

## Unit 109: 3,692 SF

Available June 1, 2026

- Main floor office or retail with exposure to 2<sup>nd</sup> Street SW and 3<sup>rd</sup> Avenue SW
- Boardroom
- 3 meeting rooms
- Open area
- Kitchen
- 2 accessible washrooms
- Reception
- Storage

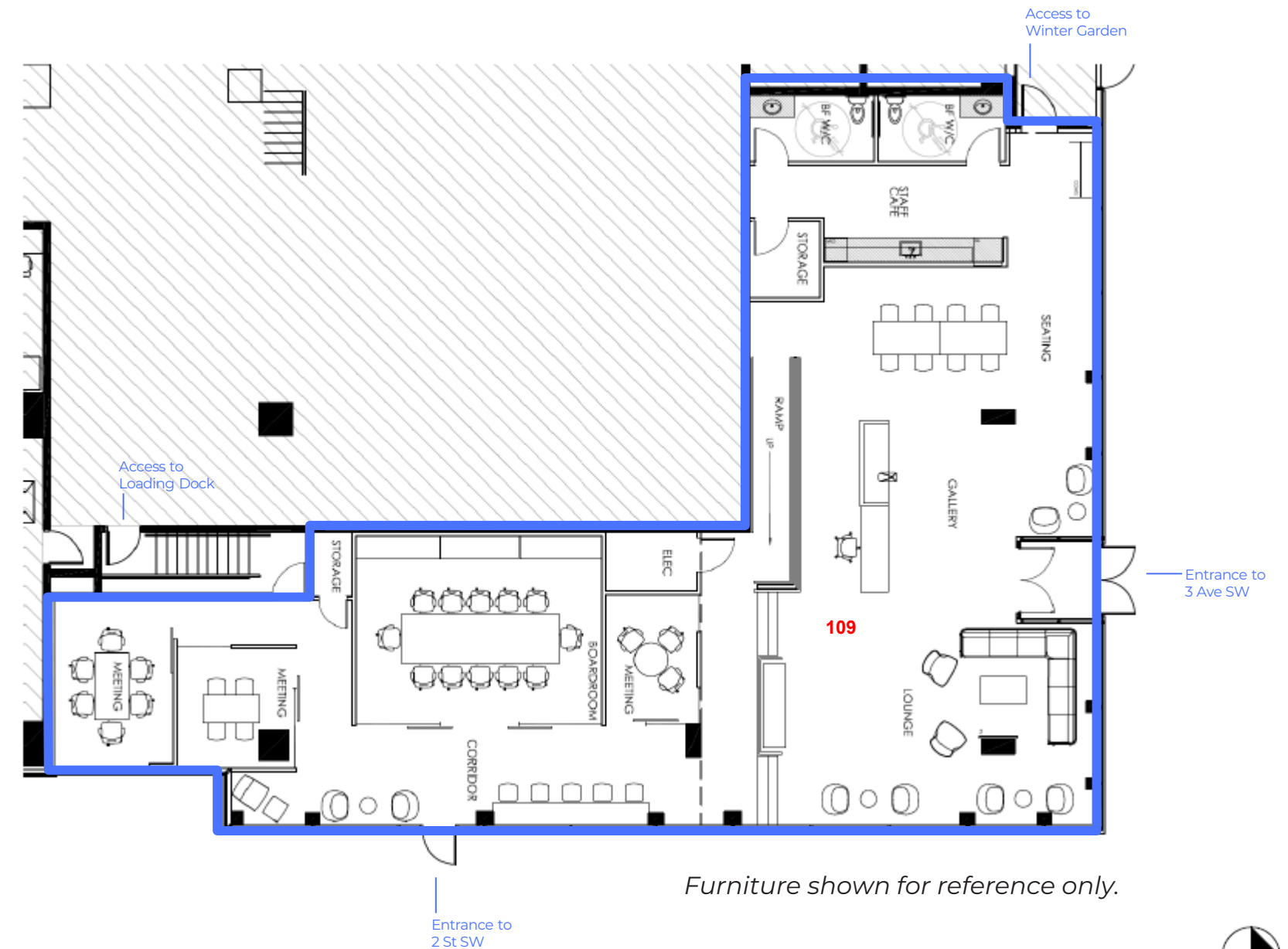


# Unit 109 (Office or Retail)

## Unit 109: 3,692 SF

Available June 1, 2026

- Main floor office or retail with exposure to 2<sup>nd</sup> Street SW and 3<sup>rd</sup> Avenue SW
- Boardroom
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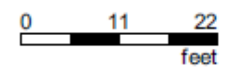
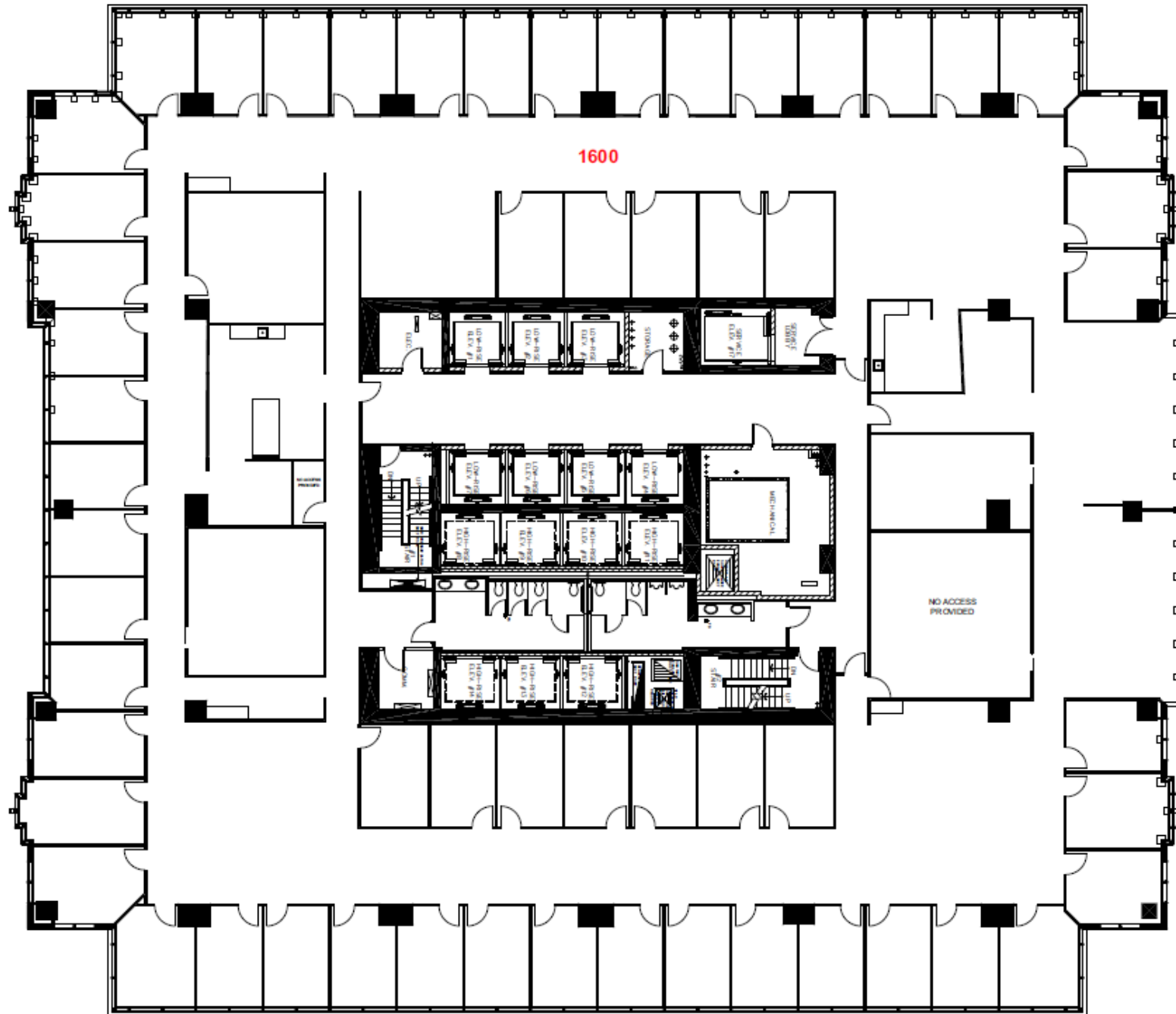


# Suite 1600

**25,153 SF**

Available Immediately

- 59 offices
- 2 kitchens
- 2 large boardrooms
- Copy area
- Small open areas

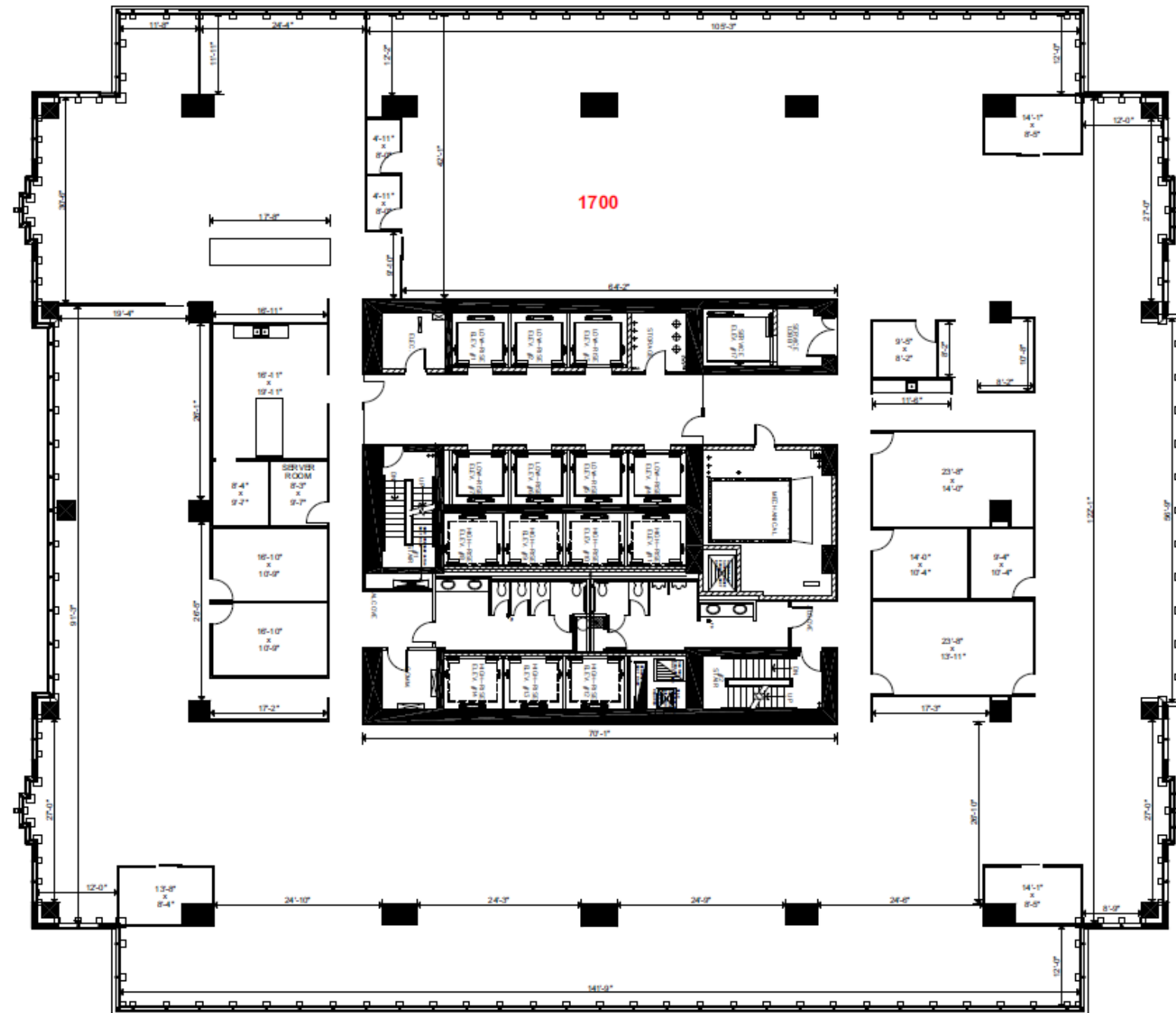


# Suite 1700

**25,153 SF**

Available Immediately

- Mainly open plan
- Large staff lounge
- Kitchen
- Copy areas
- Small open areas
- 3 offices
- 3 breakout rooms
- 5 call rooms
- *Demising options available from 12,000 SF*



0 11 22  
feet

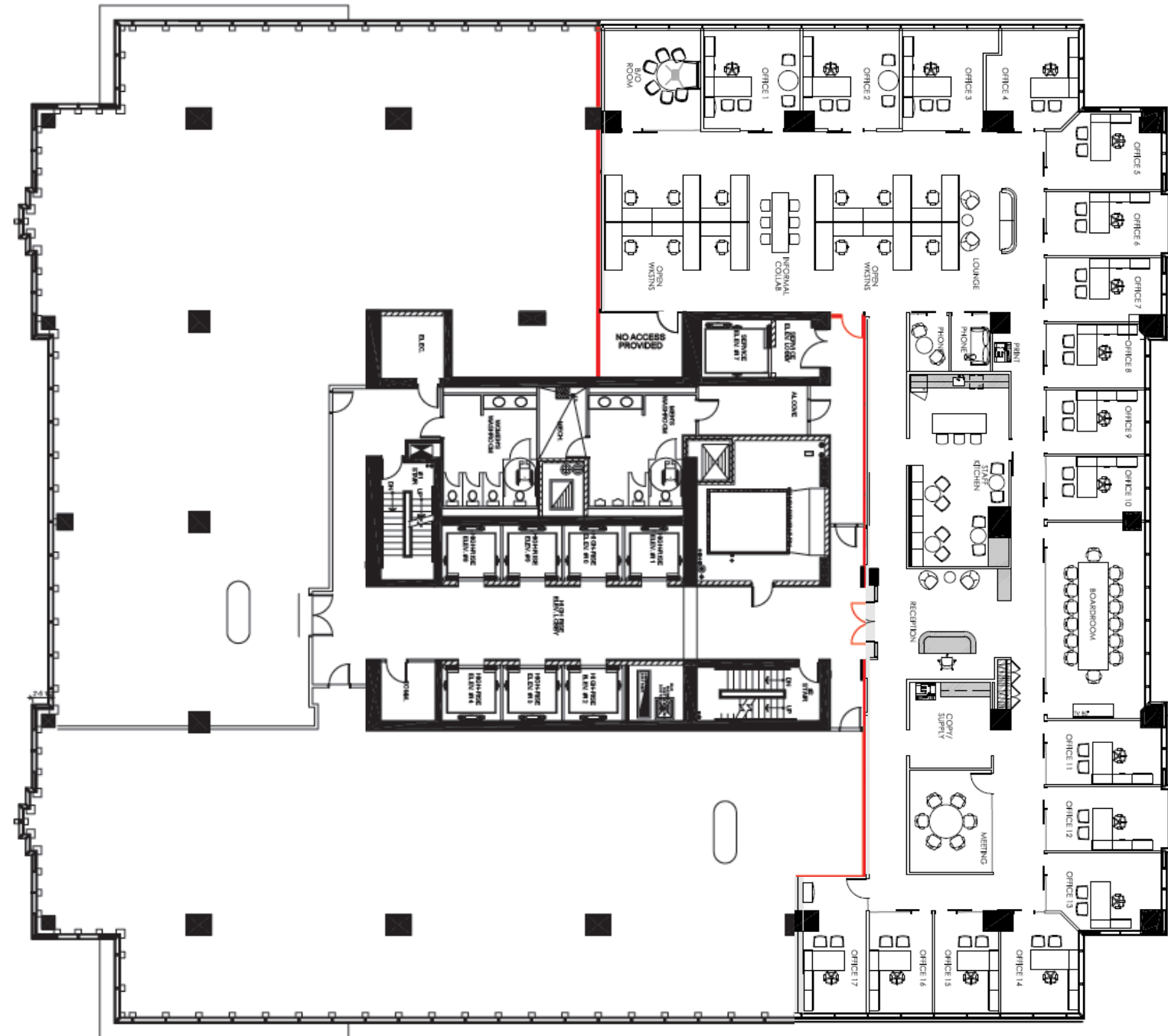


# Suite 2401

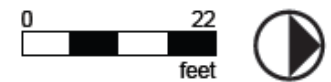
**10,654 SF**

**Show Suite & New Elevator Lobby**

- Reception
- 17 offices
- 1 boardroom
- 2 meeting rooms
- 2 phone rooms
- Kitchen/storage
- Open area for 12 workstations



*Furniture shown for reference only.*

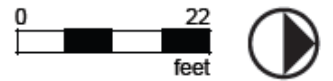
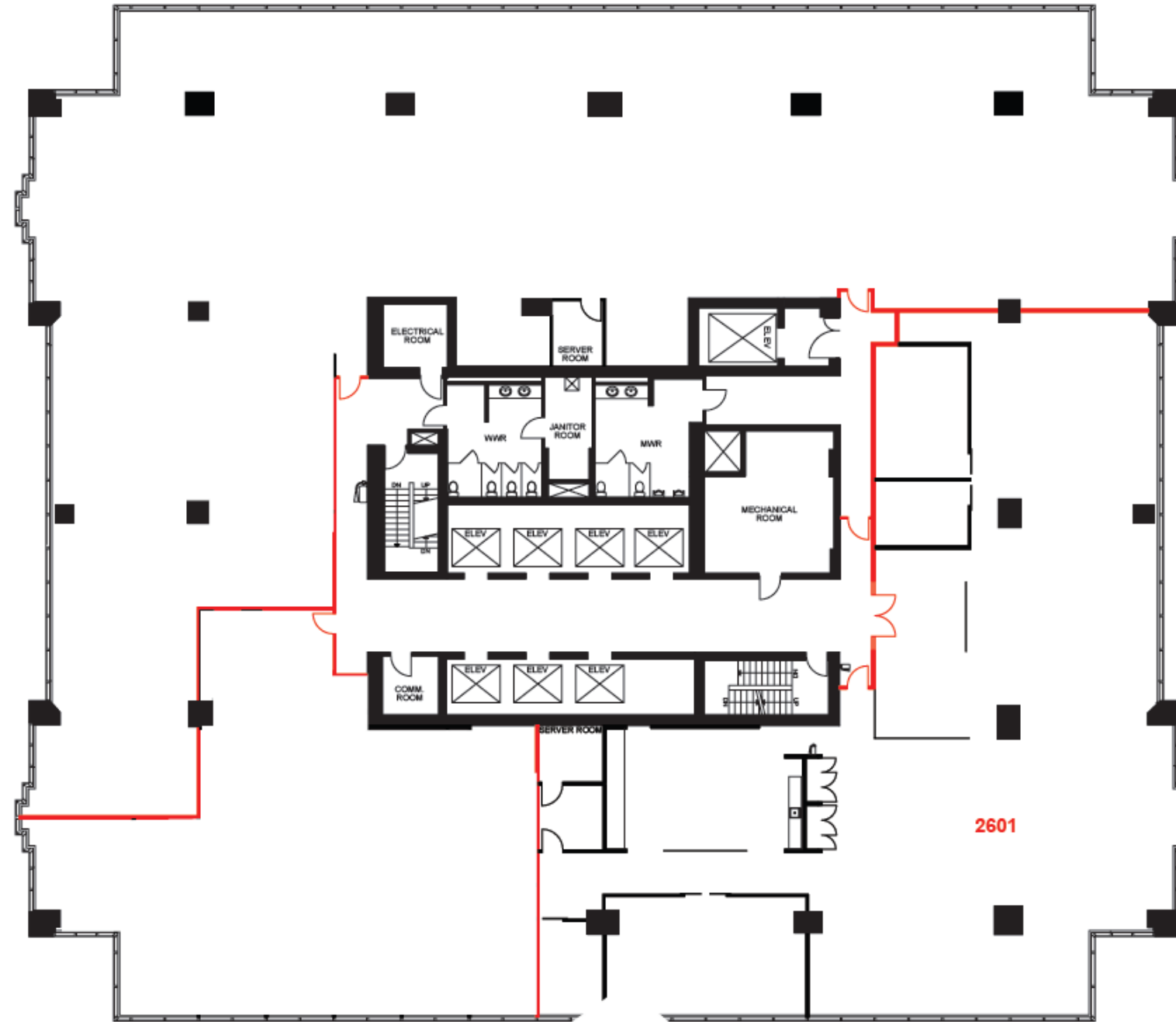


# Suite 2601

**8,466 SF**

Available Immediately

- Reception
- 2 offices
- 2 boardrooms
- Staff lounge
- Large open work area

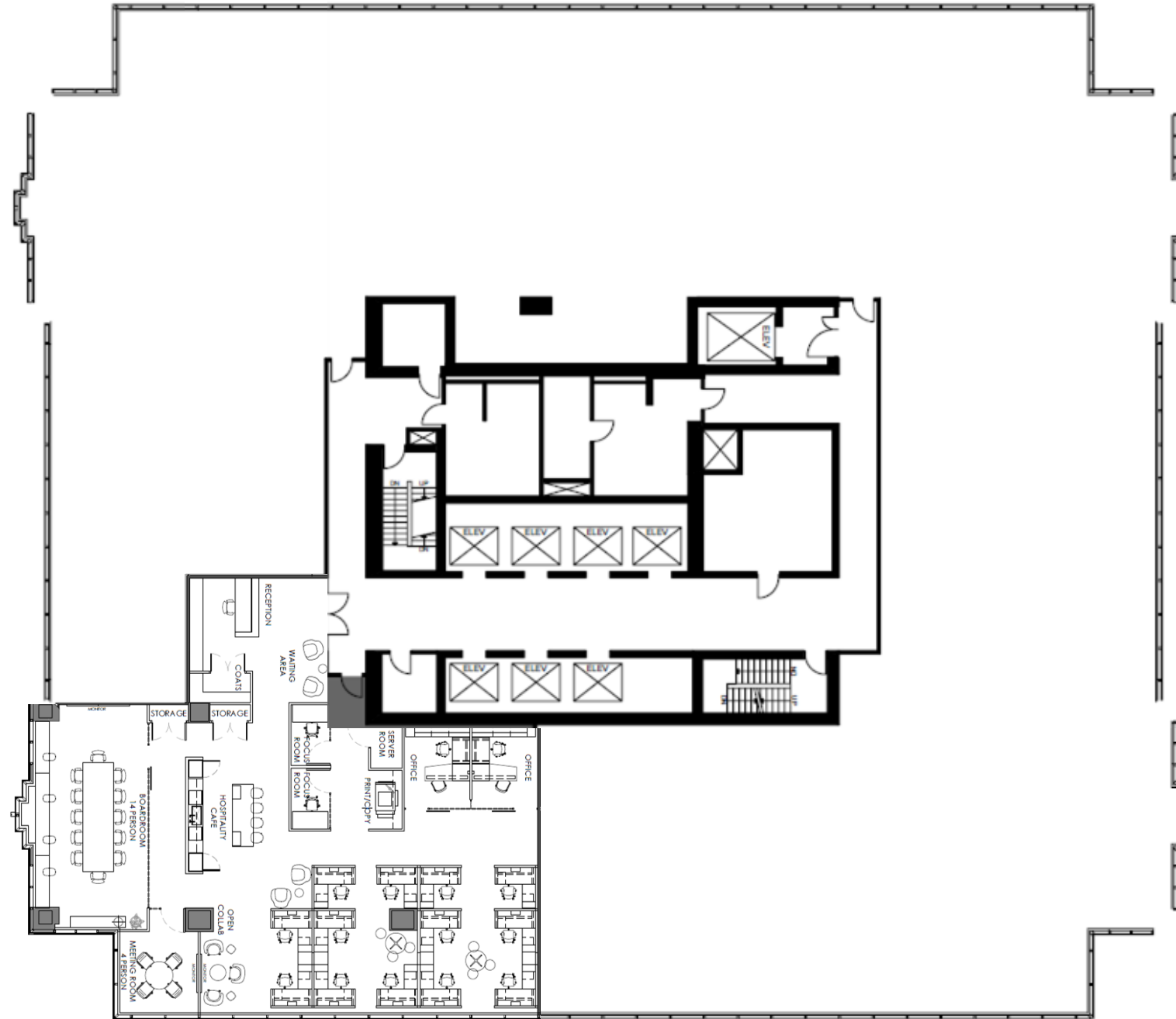


# Suite 2850

~4,688 SF

Show Suite Under Construction

- 2 offices
- Open area for 13 workstations
- 1 boardroom
- 1 meeting room
- 2 focus rooms
- Kitchen
- Reception
- *Subject to ROFR*



Furniture shown for reference only.

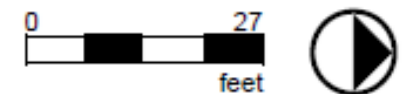
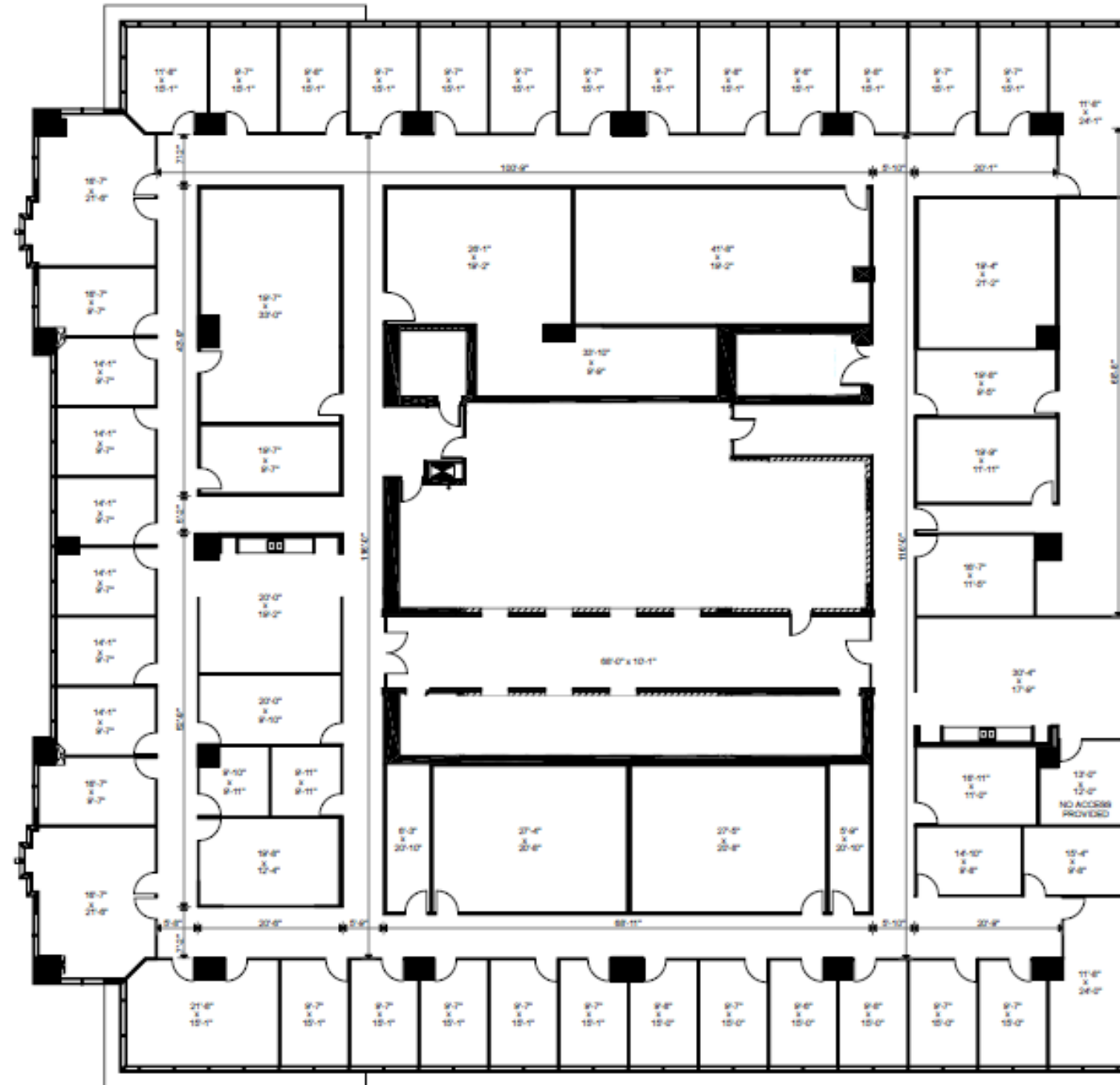


# Suite 3500

**23,940 SF**

Available Immediately

- 44 offices
- 2 kitchens
- Large boardroom
- 4 meeting rooms
- Large file storage
- Storage and copy areas
- *Demising options available from 12,000 SF*



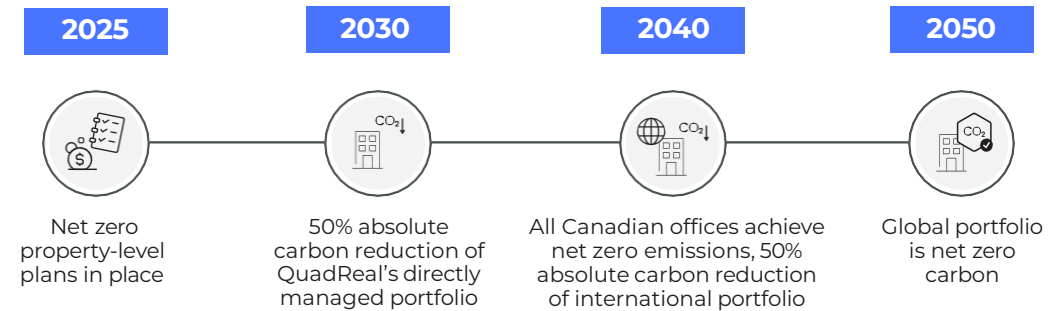
# Our Commitment to Wellness & Sustainability

At QuadReal, we integrate sustainable practices into every stage of our work. From how we design and operate our buildings to how we collaborate with tenants and communities, we're focused on creating spaces that support long-term health, prosperity, and resilience.

Our approach extends well beyond reducing carbon emissions. We prioritize environmental responsibility, community well-being, and strong governance as part of our commitment to a more sustainable future. It's about building for the needs of today while ensuring future generations can thrive.



## QUADREAL'S PATH TO NET ZERO



## KEY NOTABLES

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

Jamieson Place is certified LEED O+M Platinum, BOMA 360, BOMA Best Platinum, and more.

# QuadReal: Excellence Lives Here



22 Bishopsgate  
London

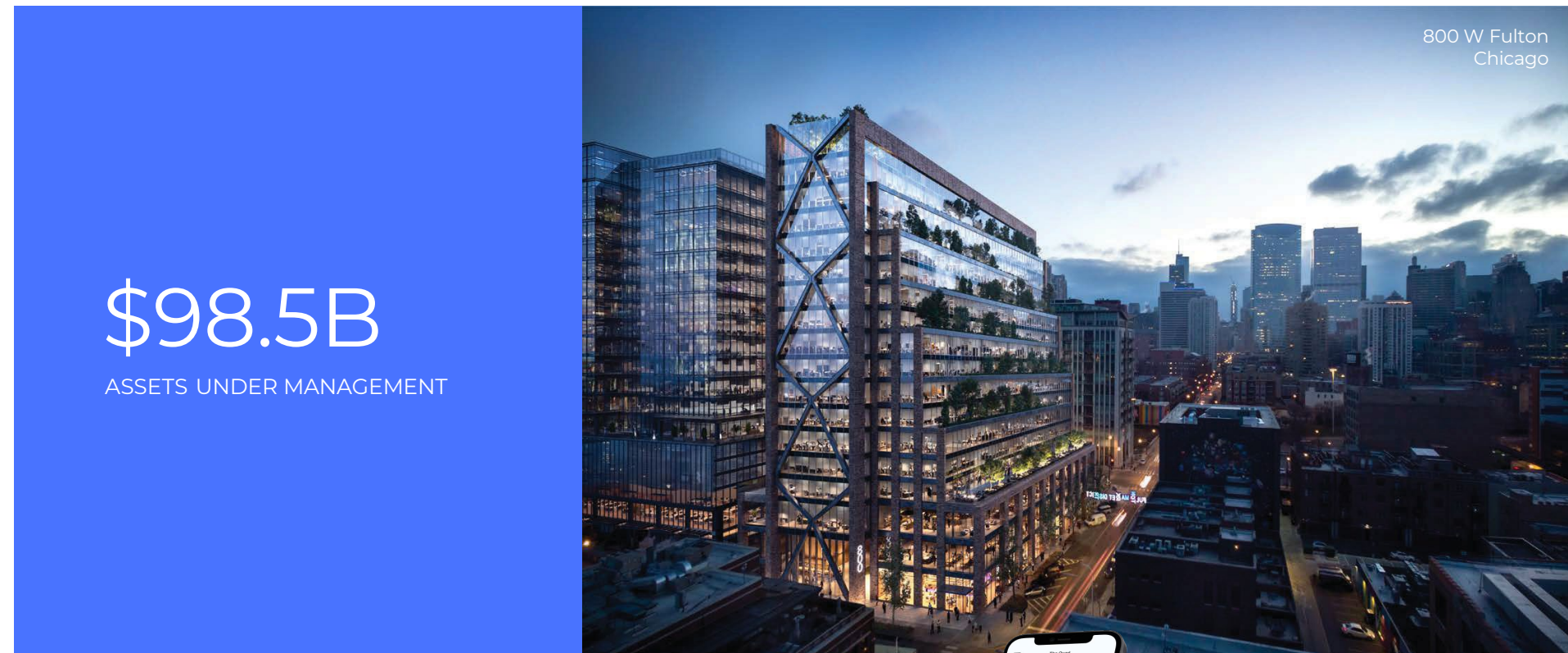
Jamieson Place is proudly managed by QuadReal Property Group — a team committed to exceptional service, operational excellence, and meaningful tenant experiences.

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

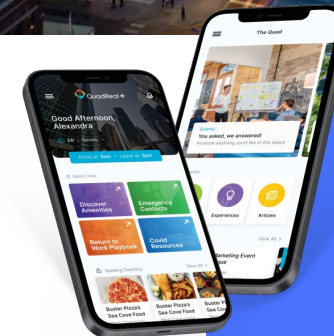
# \$98.5B

ASSETS UNDER MANAGEMENT



Commerce Court  
Toronto

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



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

QUESTIONS? CONTACT:

**Albert Tai**

SVP, Leasing Office & Industrial  
QuadReal Property Group, Brokerage

**T** 403 202 7545 **E** [Albert.Tai@quadreal.com](mailto:Albert.Tai@quadreal.com)

**Ashley Dundas**

Director, Leasing

**T** 403 202 7514 **E** [Ashley.Dundas@quadreal.com](mailto:Ashley.Dundas@quadreal.com)



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