

Intact Place

311/321 – 6th Avenue SW

Intact Place Calgary, AB





Quick Facts

YEAR BUILT 1980

BUILDING SIZE

18 storey +/- 465,000 SF

TYPICAL FLOORPLATE

13.700 SF Highly efficient floor plate Ceiling heights (approx.)

Ground Floor – 12' Floors 3-18 - 9'

ACCREDITATIONS

LEED® Platinum Certification 2024 **BOMA BEST**

Energy Star Certification in Canada achieving a score of

Fitwel 2 Star Rating 2022

Industry award winning QuadReal CONNECT provides tenants with a central resource to manage their service needs 24 hours a day, 7 days a week

Building Specifications

₩ HVAC

- Zoned perimeter hot water heating
- · Central fan system, VAV distribution
- Fresh air intake



- 189 total parking stalls
- 1/2,514 SF leased
- \$500 s/m reserved
- \$425 s/m unreserved



ELEVATORS

- 8 passenger elevator cars equipped with high-speed door closers
- 2 parking shuttles
- 2 freight elevators
- 2 escalator units servicing the main and +15 levels

(G) 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 system/zone) for office area
- Electrical rooms located on each floor equipped w/ breaker panels to accommodate office tenants
- Back-up generator power for critical base building systems
- Metering of lighting and plug loads on each floor to foster tenant environmental stewardship



SAFETY & SECURITY

- 24/7 after-hour security card access; after-hour mobile security patrol
- Fully sprinklered in accordance with NFPA standards
- Fire panel monitored 24/7
- Integrated smoke control system

AMENITIES

- Change room with showers
- Conference Centre
- Bicycle Storage
- Underground Parkade



- 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 realtime building conditions and more through our tenant app
- TELUS, Bell and Zayo fibre optics

ENVIRONMENTAL/ SUSTAINABILITY



BOMA BEST



EB Platinum



ENERGY STAR Fitwell Viral Certified with Response

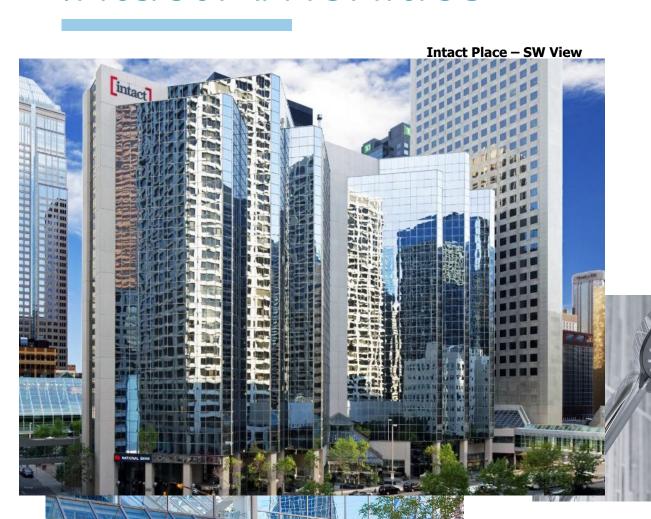


a score of 96 Certification



LEED®

Intact Amenities



intact place



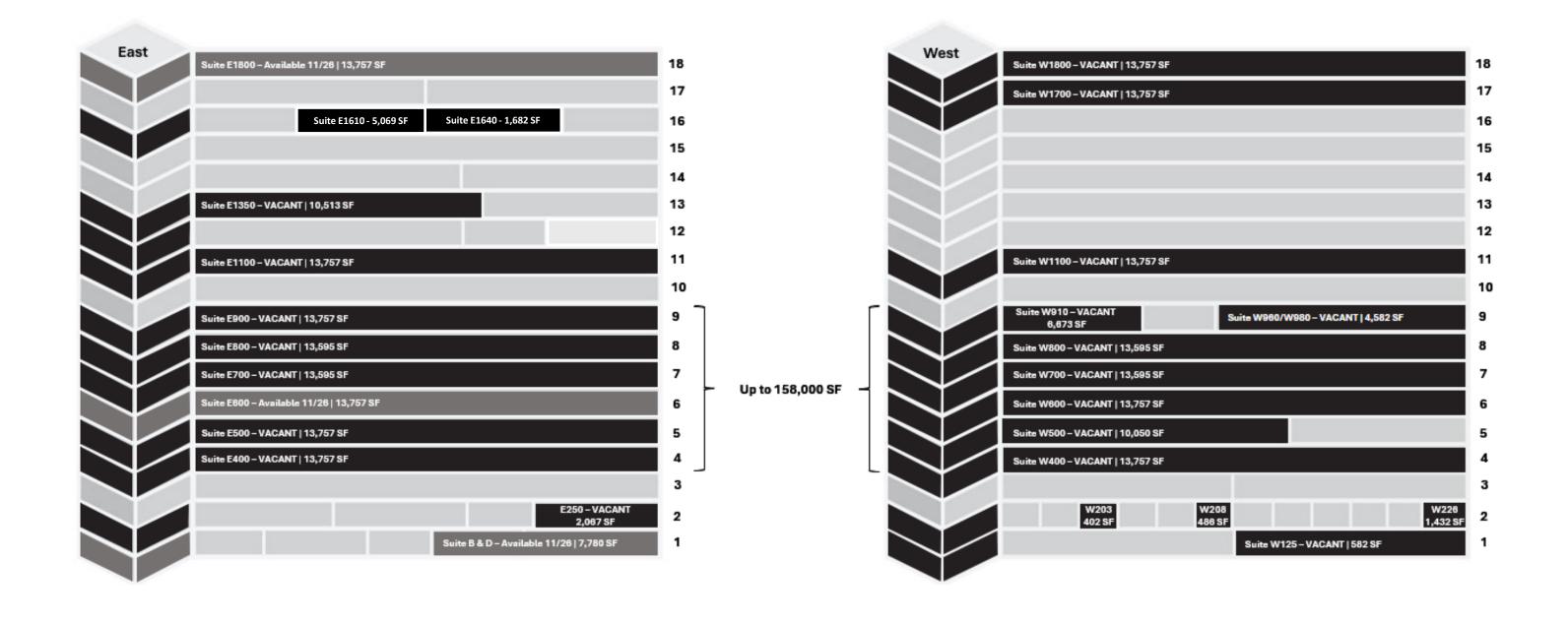
Secured Bicycle Storage & End of Trip Facility



Conference Centre

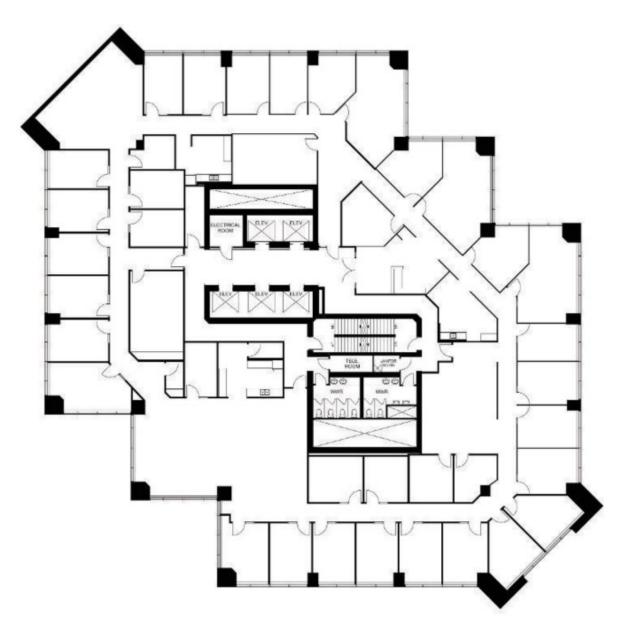
321 – 6 AVENUE SW | INTACT PLACE

Availability at a Glance



O5 321 – 6 AVENUE SW | INTACT PLACE

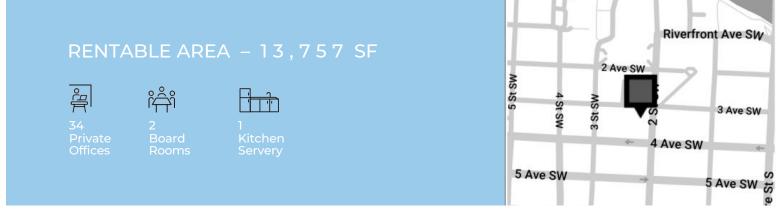
Available Immediately



Key Features:

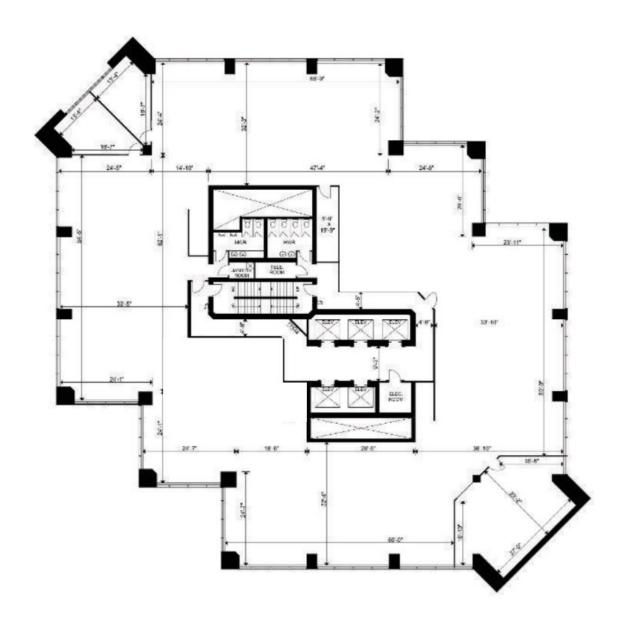
Reception, 34 offices, 2 boardrooms, kitchen, 2 coffee/copy areas, rolling files and storage.







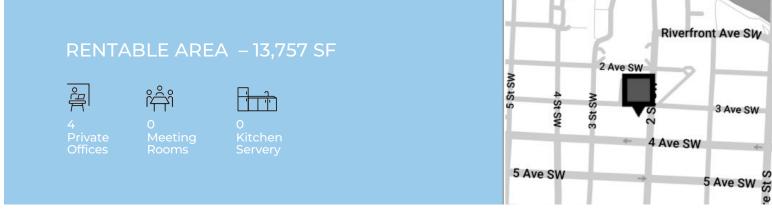
Available October 2025



Key Features:

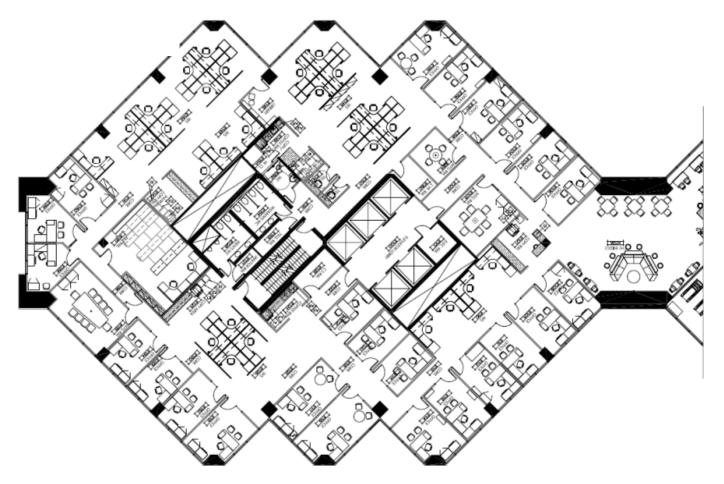
Fully white boxed space.







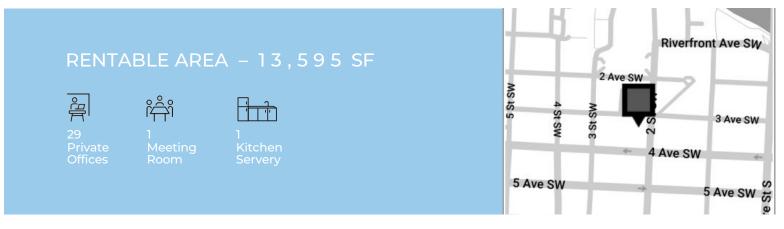
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Key Features:

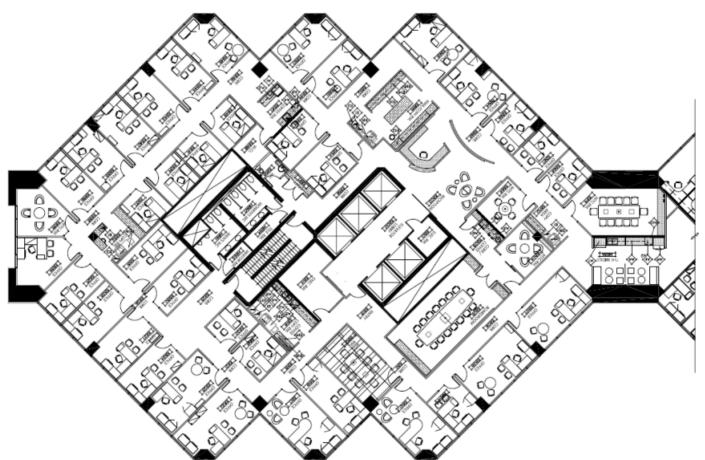
Crossover floor – up to 27,514 SF open between both towers. East Tower has 29 offices, staff lounge, meeting room, and rolling files/storage.







Available Immediately





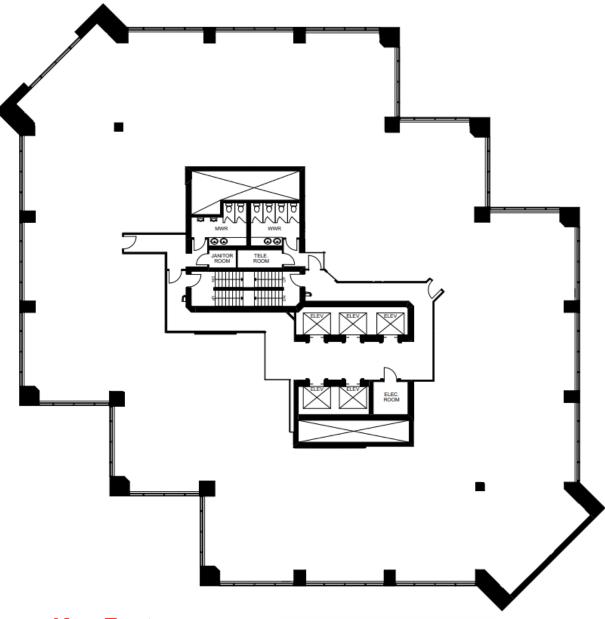


Key Features:

Crossover floor – up to 27,514SF open between both towers. Featuring 36 offices, 3 boardrooms, kitchen/copy areas, 2 meeting rooms and storage.



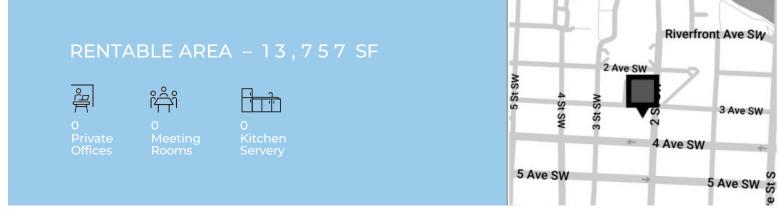
Available Immediately



Key Features:

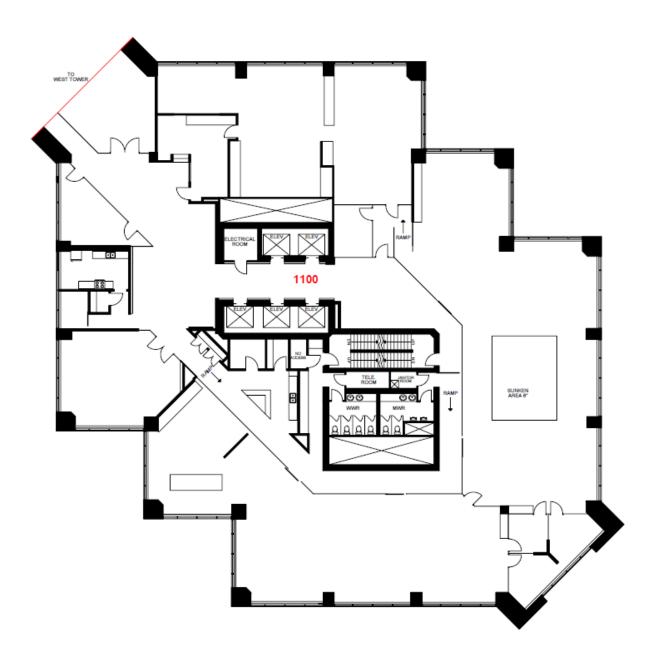
Fully white boxed space. Newly updated elevator lobby.







Available Immediately



Key Features:

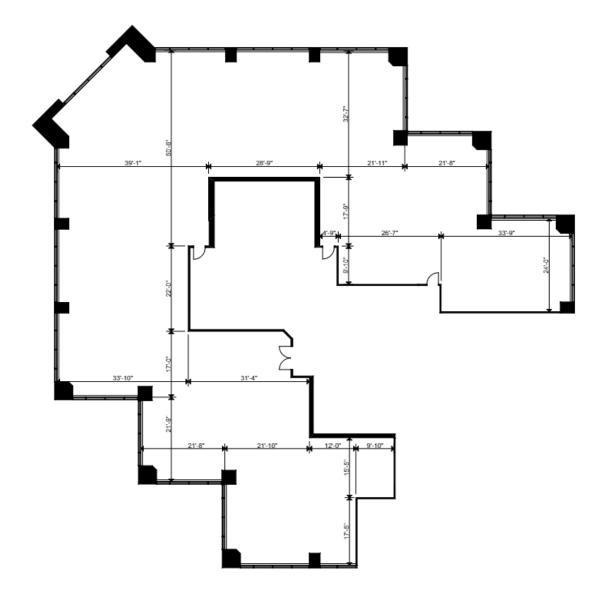
Up to 27,514SF as floor is open between both towers. East Tower features reception, kitchen, boardrooms, and open areas with raised flooring.







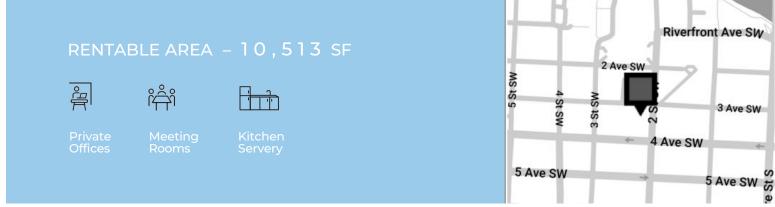
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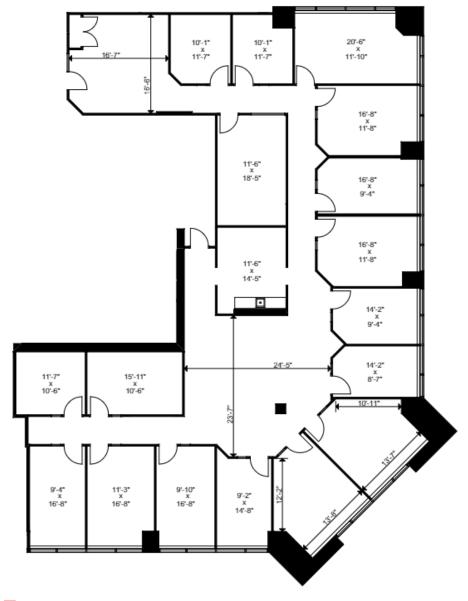
Fully white boxed space and ready for tenant build out.





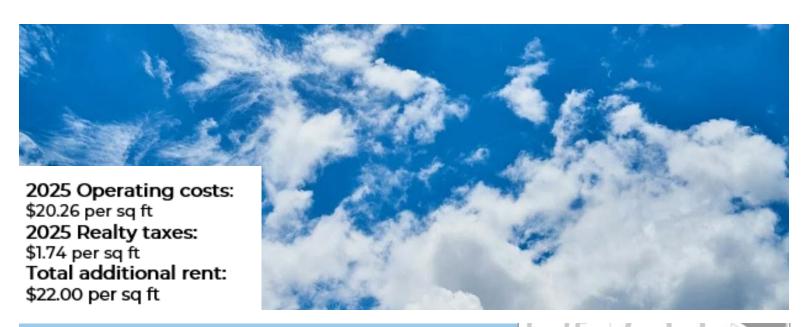


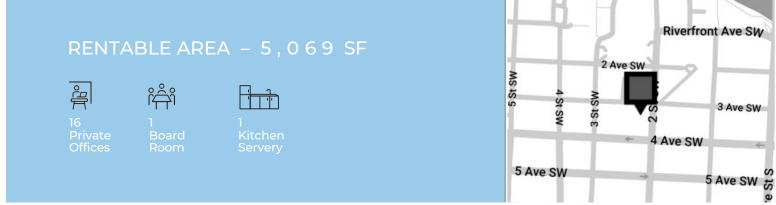
Available Immediately



Key Features:

Reception, 16 offices, boardroom and kitchen.







Available Immediately



Key Features:

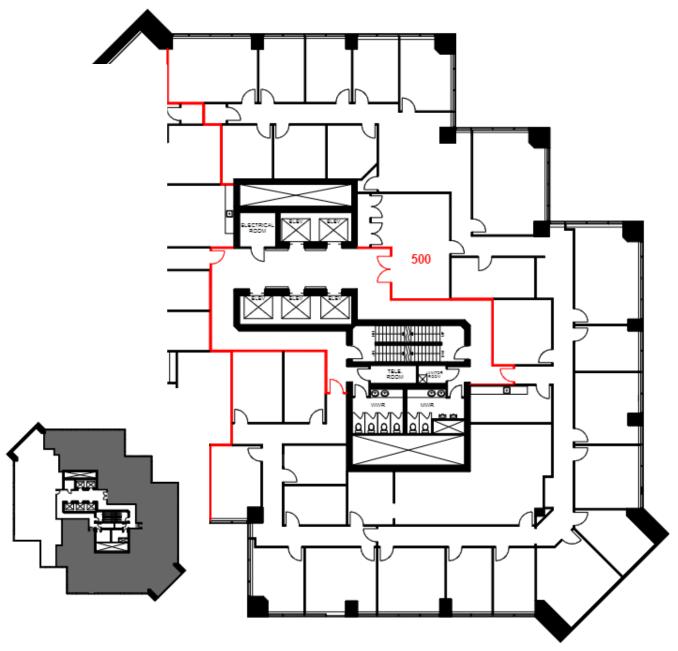
Reception, 2 boardrooms, 34 offices, meeting room, kitchen, copy areas.







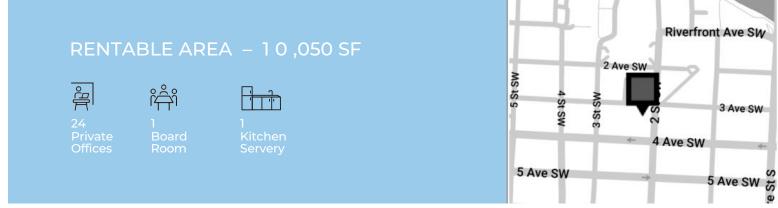
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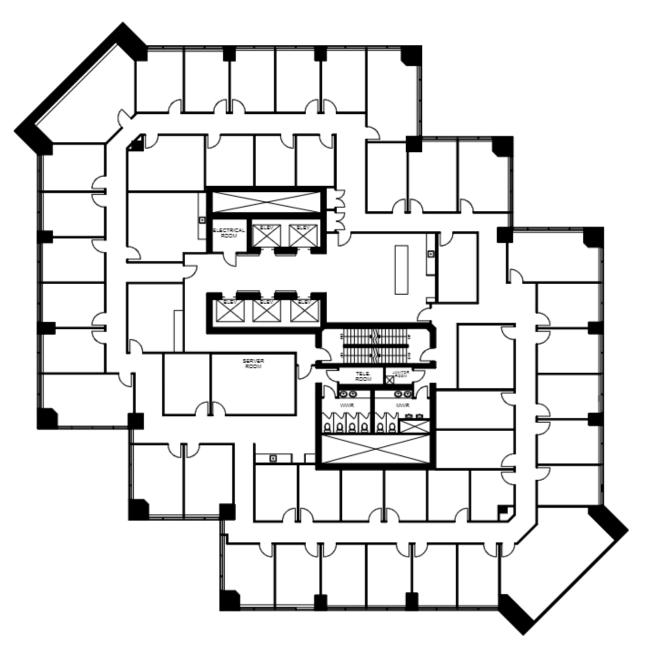
Reception, kitchen, 24 offices, boardroom, large storage area. Floor features upgraded lobby.







Available Immediately



Key Features:

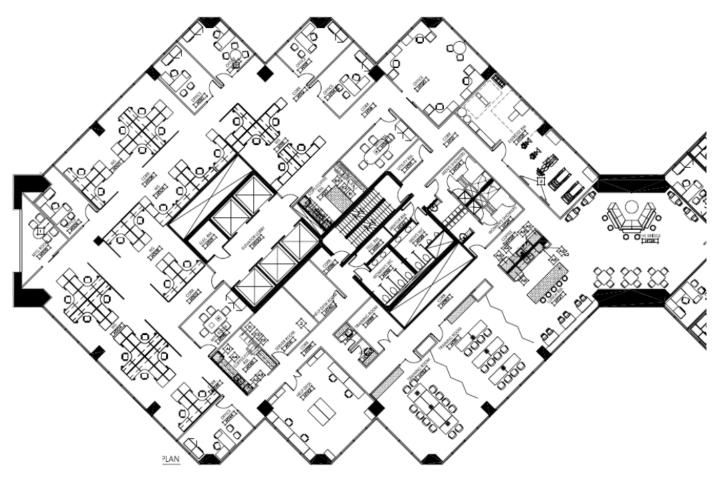
40 offices, kitchen, 2 boardrooms, copy areas.







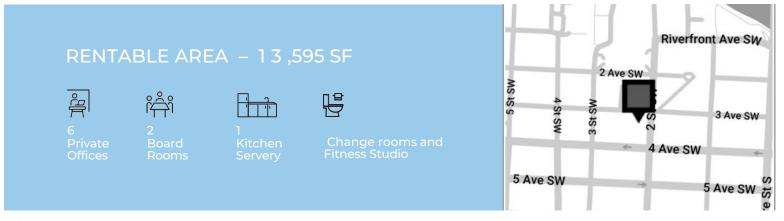
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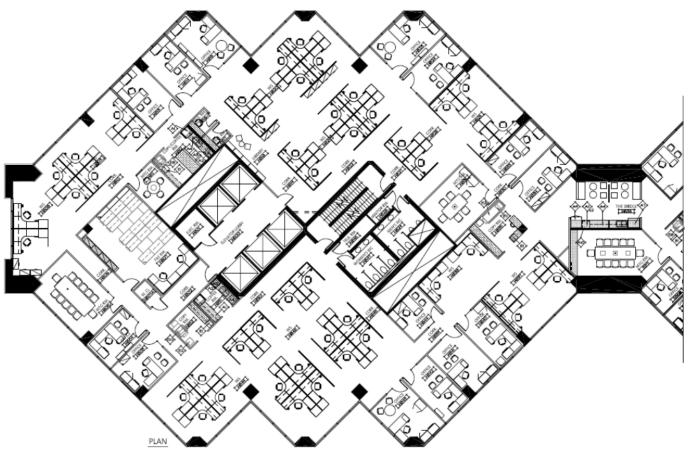
Up to 27,514SF available as floor is open between both towers. West Tower features staff lounge, boardrooms with retractable walls, fitness studio, shared shower/change rooms, 6 offices and large open areas.





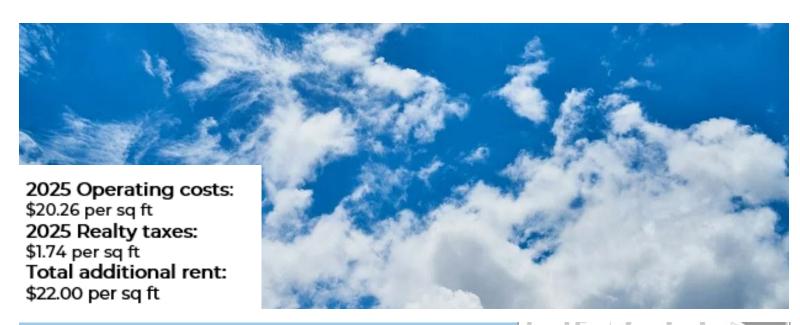


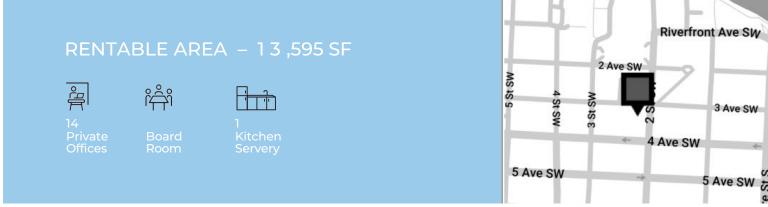
Available Immediately



Key Features:

Up to 27,514SF as full floor is open to both towers. West Tower features 14 offices, kitchen, copy areas, meeting room, boardroom, rolling files and large open areas.

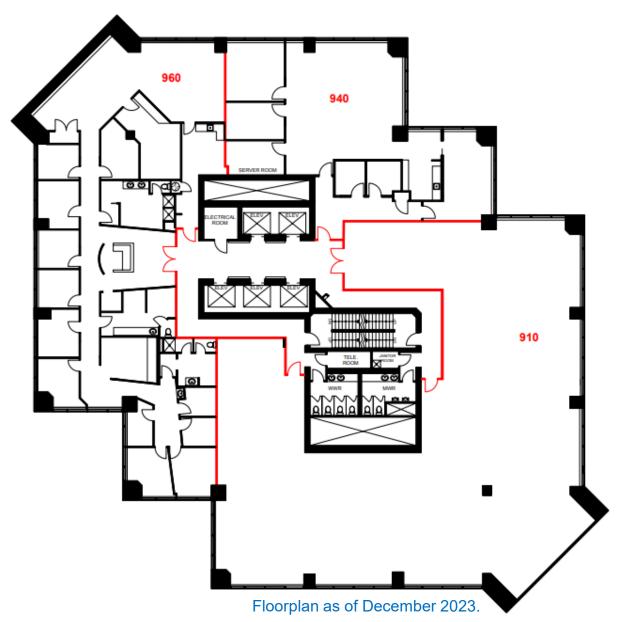






Suite W910/W960

Available Immediately





910 – Fully white boxed space, ready for tenant improvement. 960 – Former medical space, featuring reception, 12 offices, meeting rooms, kitchen.

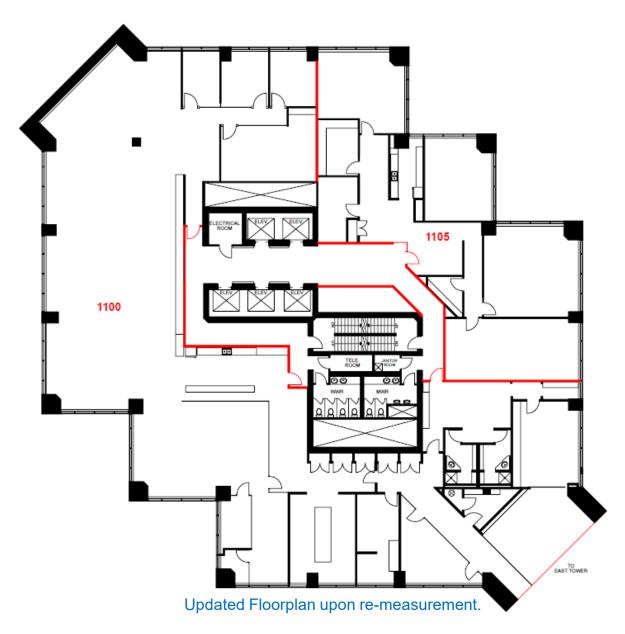
Updated lobby and washrooms.







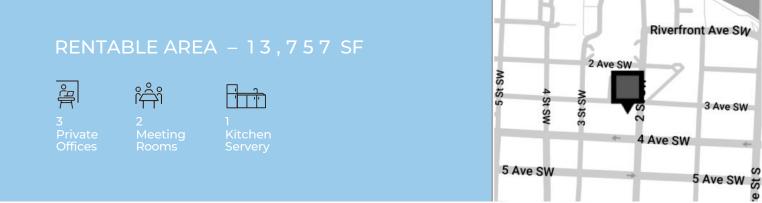
Available Immediately



Key Features:

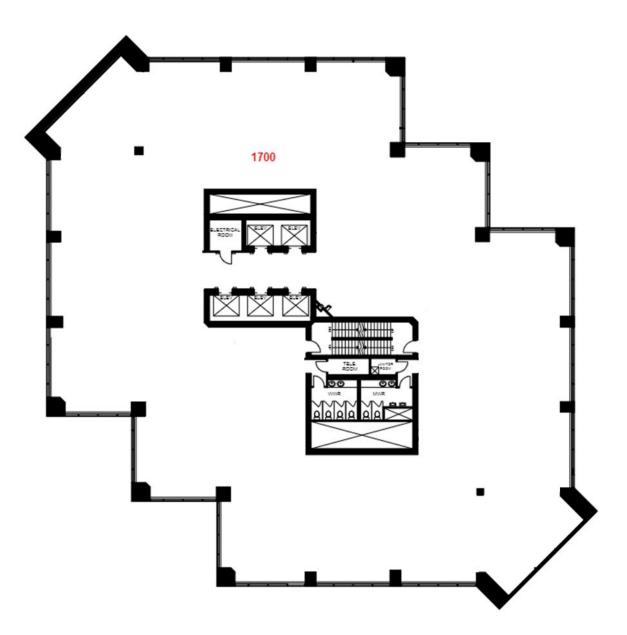
Up to 27,514SF as floor is open between both towers. West Tower features kitchen, shower/change rooms, meeting rooms, and large open areas with raised flooring.







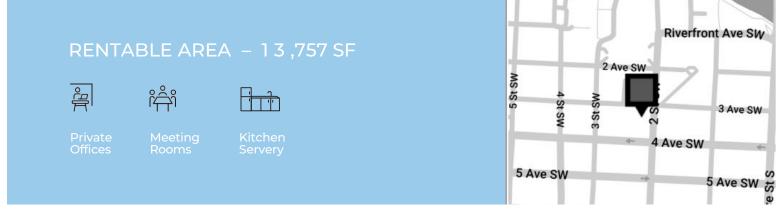
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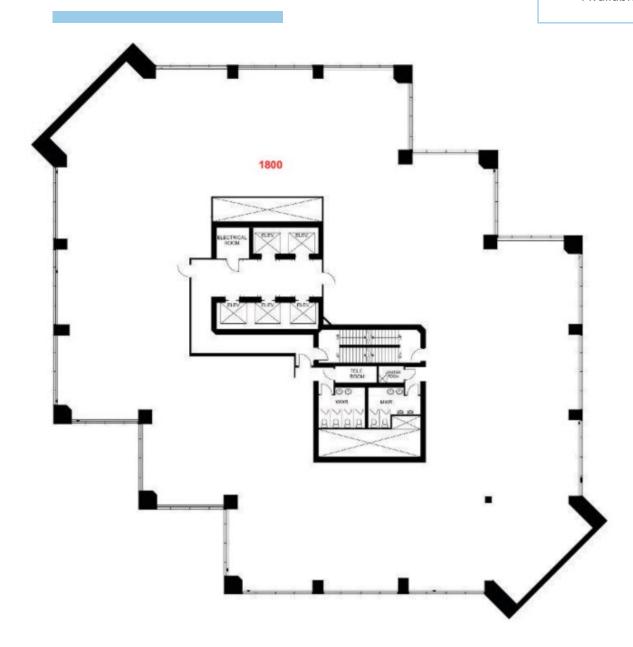
Fully white boxed space, ready for tenant improvements.







Available Immediately





Fully white boxed space, ready for tenant improvements. Washrooms have been updated.







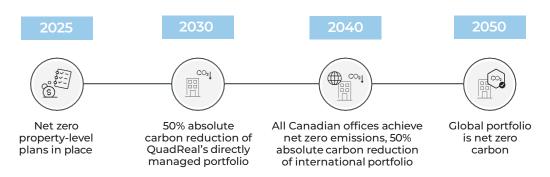


Our Commitment to Wellness & Sustainability

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

BOMA BEST Gold

Various zero
waste tenant

Smart watering irrigation

cleaning program Energy sta certified, score of 96

racks
provided

Full recycling
program, includin



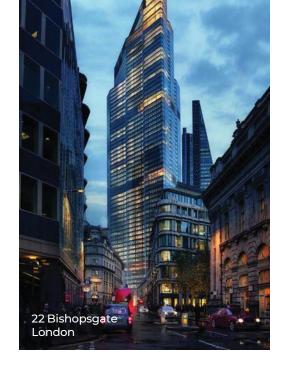
QuadReal: Excellence Lives Here

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.





Intact Place 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.

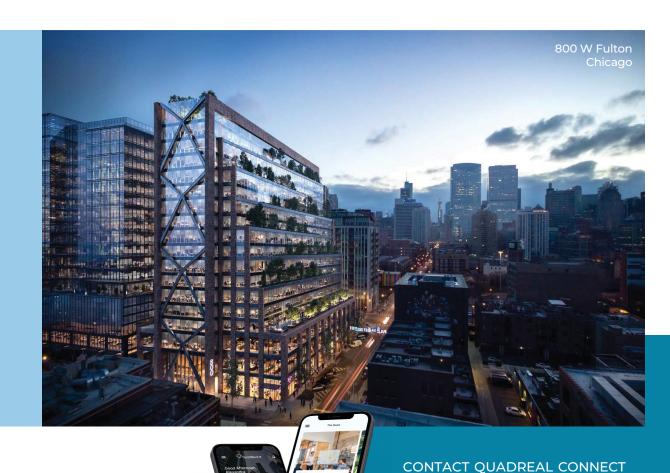
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THROUGH THE QUADREAL+ APP

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