



Intact Place

311/321 – 6th Avenue SW

Intact Place
Calgary, AB





Building Specifications

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 96
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

HVAC

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

PARKING

- 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

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

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, Bell and Zayo fibre optics

 ENVIRONMENTAL/
SUSTAINABILITY



BOMA BEST



LEED®
EB
Platinum



ENERGY STAR
Certified with
a score of 96



Fitwell Viral
Response
Certification

Intact Amenities

Intact Place – SW View

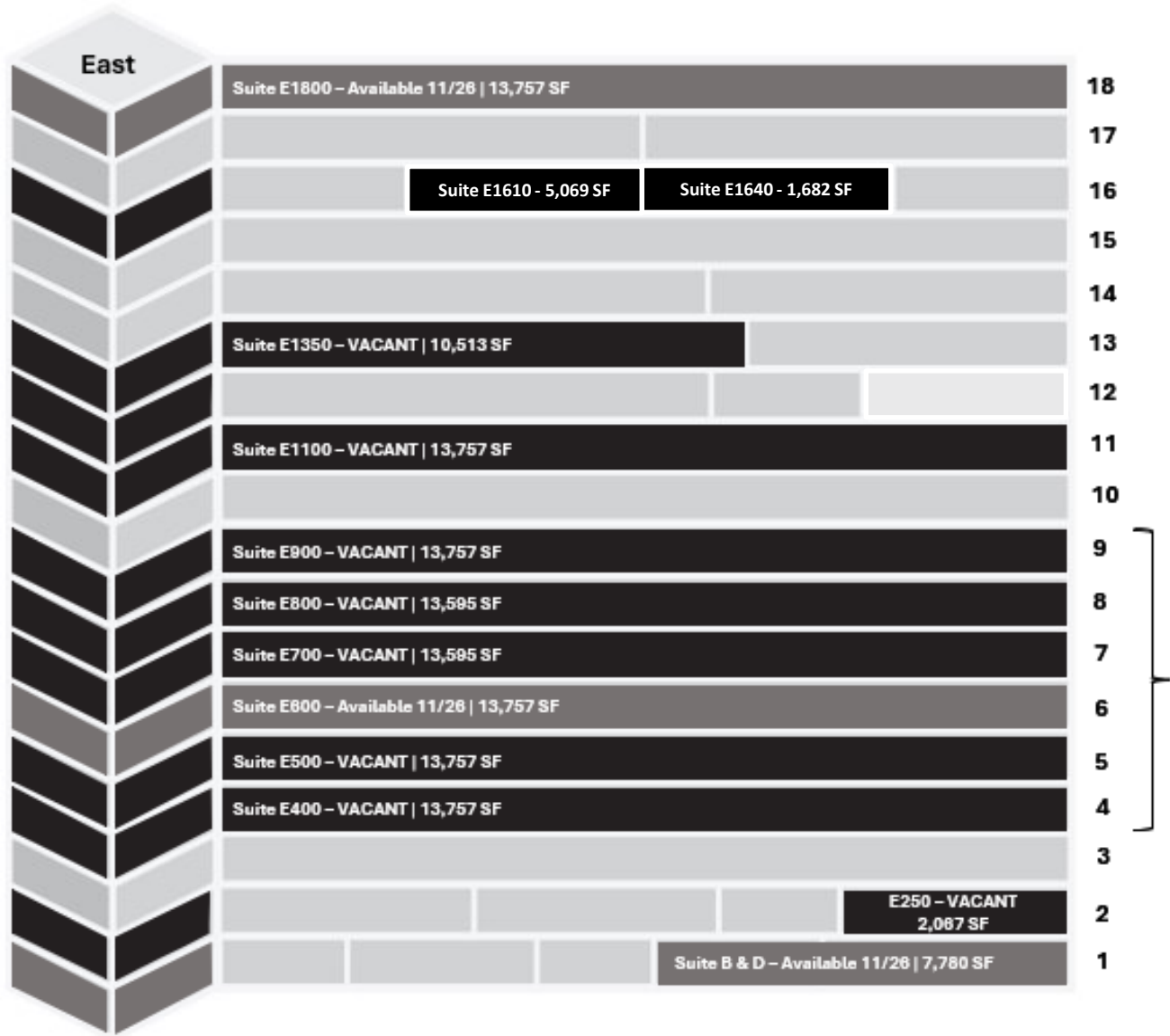


Secured Bicycle Storage & End of Trip Facility

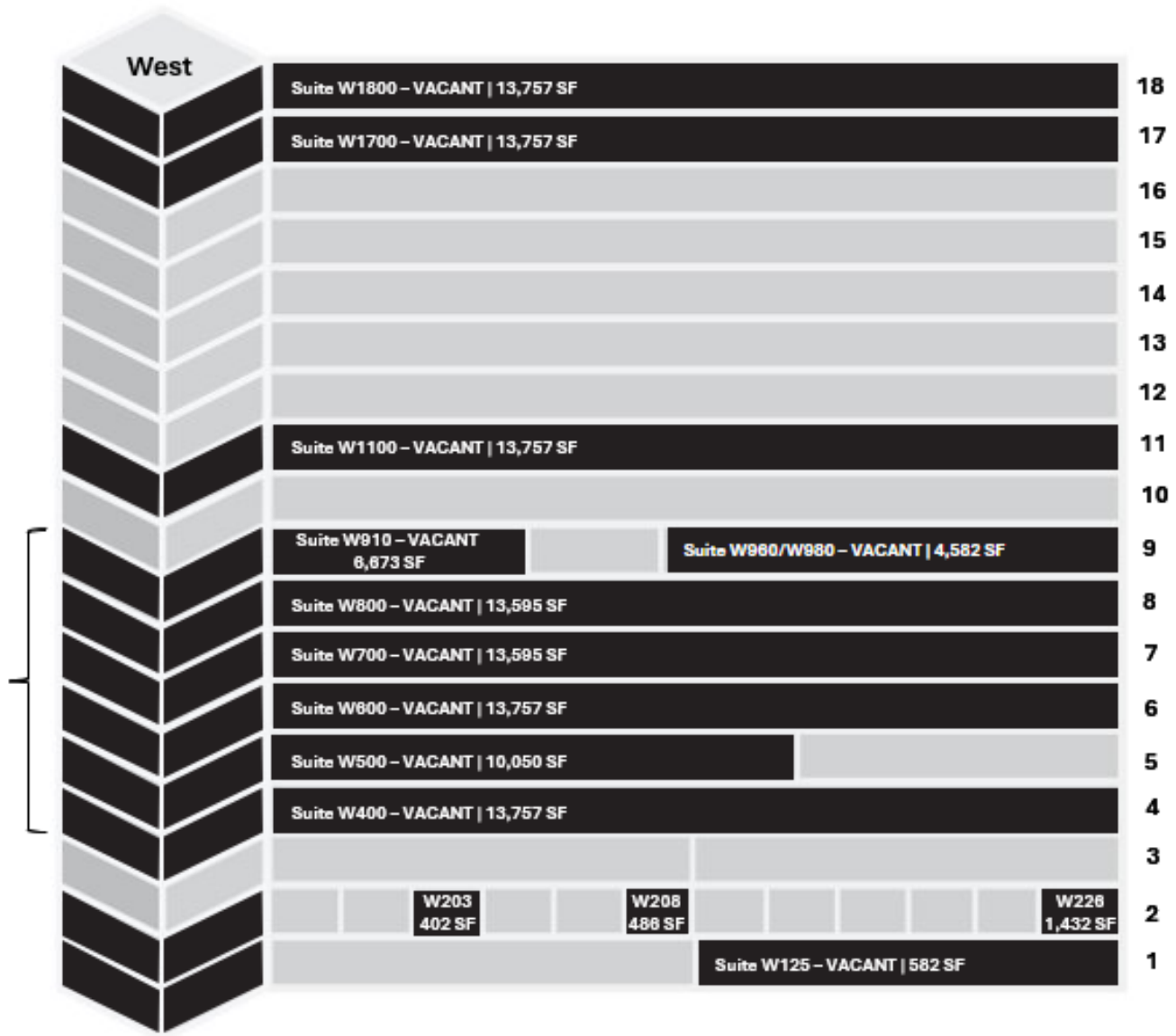


Conference Centre

Availability at a Glance



Up to 158,000 SF



Suite E400

Available Immediately



Key Features:

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




2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft


RENTABLE AREA – 13,757 SF




34
Private
Offices



2
Board
Rooms



1
Kitchen
Servery

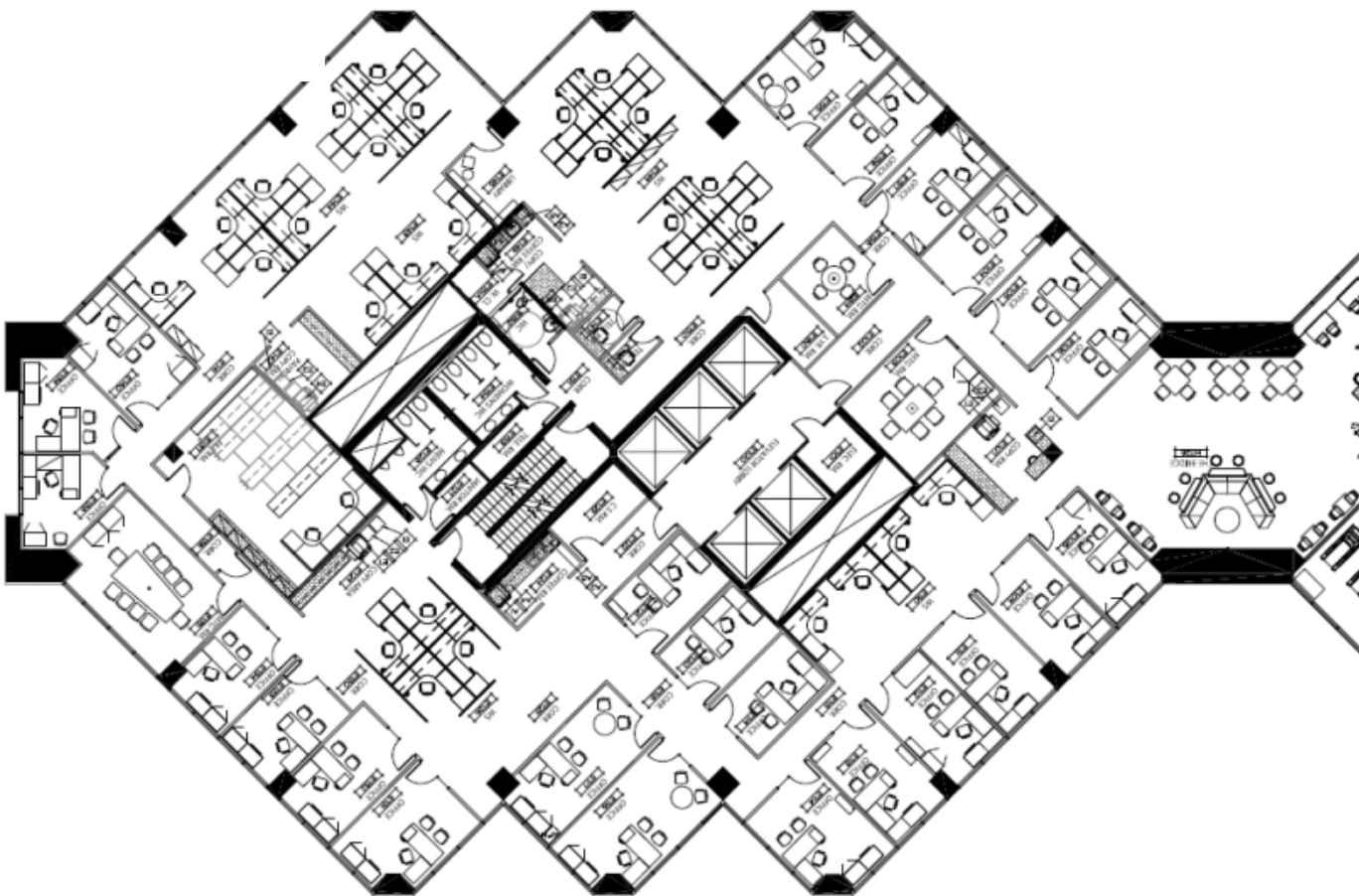




INTACT
PLACE

Suite E700

Available Immediately



2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft

RENTABLE AREA – 13,595 SF


29
Private
Offices


1
Meeting
Room


1
Kitchen
Servery



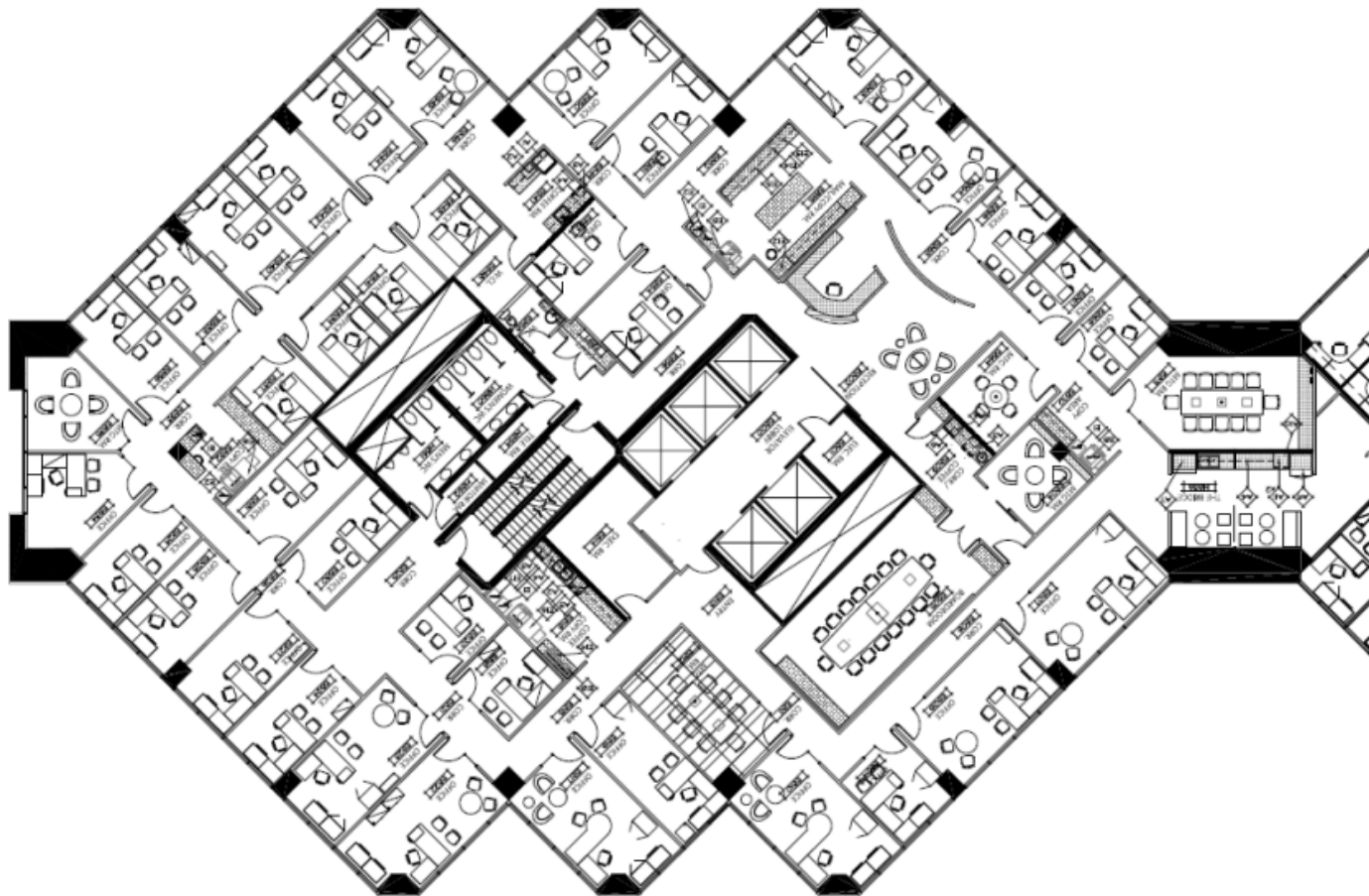
INTACT PLACE

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.


Suite E800

Available Immediately



2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft

RENTABLE AREA – 13,595 SF


36
Private
Offices


3
Meeting
Rooms


1
Kitchen
Servery



Key Features:

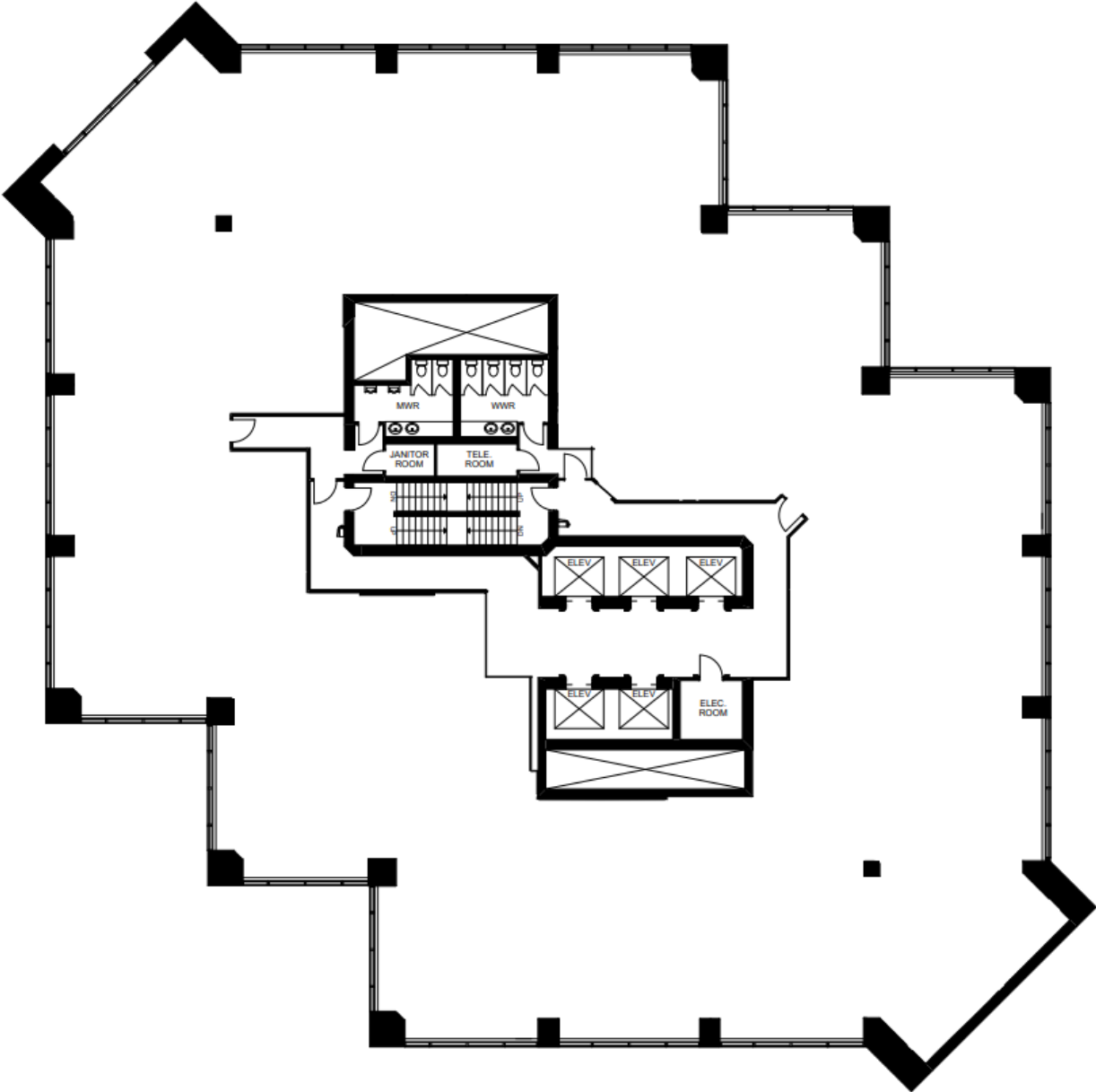
Crossover floor – up to 27,514SF open between both towers. Featuring 36 offices, 3 boardrooms, kitchen/copy areas, 2 meeting rooms and storage.



INTACT PLACE

Suite E900

Available Immediately



Key Features:
Fully white boxed space.
Newly updated elevator lobby.




2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft


RENTABLE AREA – 13,757 SF



0 Private Offices



0 Meeting Rooms



0 Kitchen Server


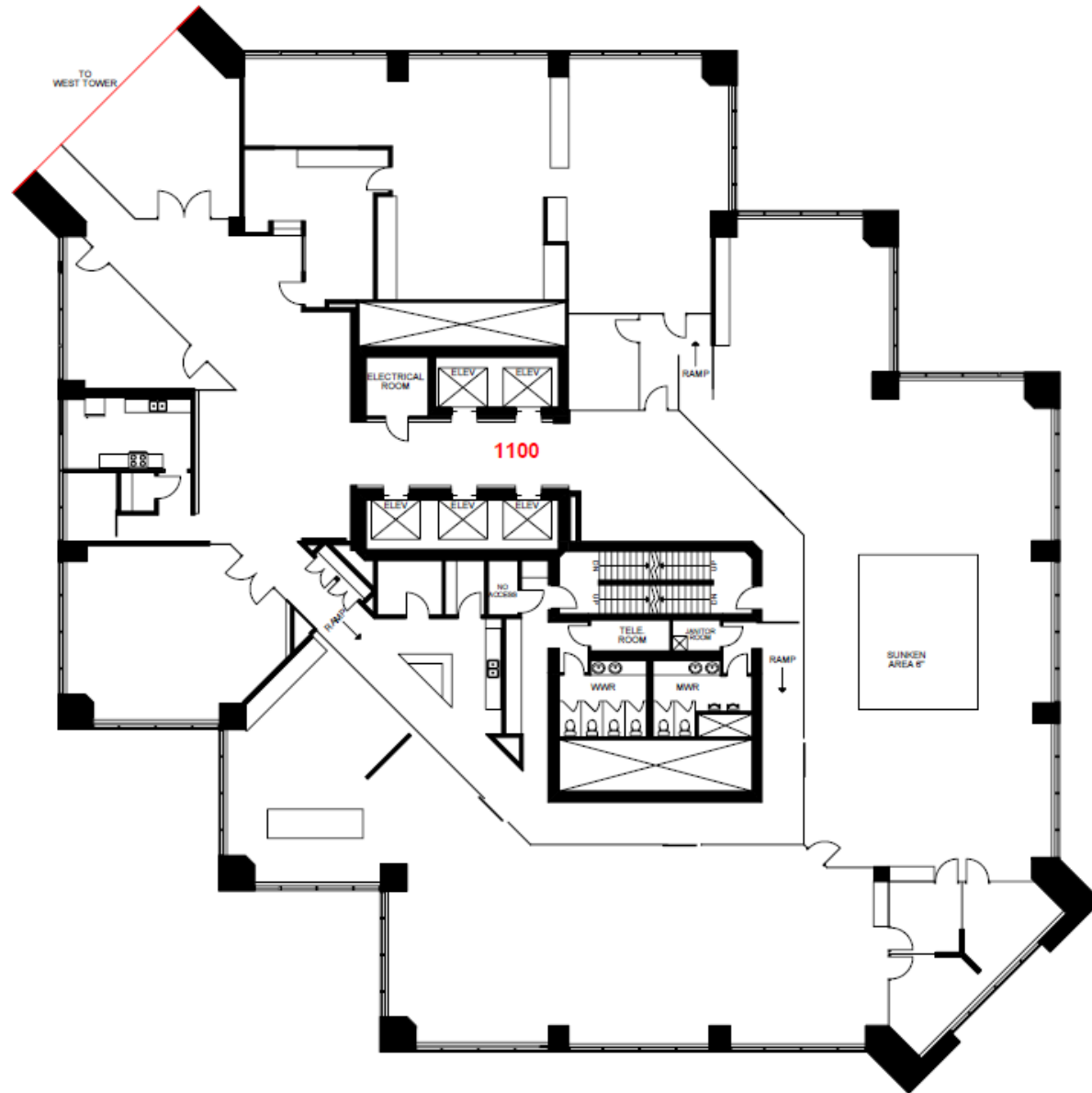




INTACT PLACE

Suite E1100

Available Immediately



2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft

RENTABLE AREA – 13,757 SF



Private
Offices



Meeting
Rooms



Kitchen
Servery



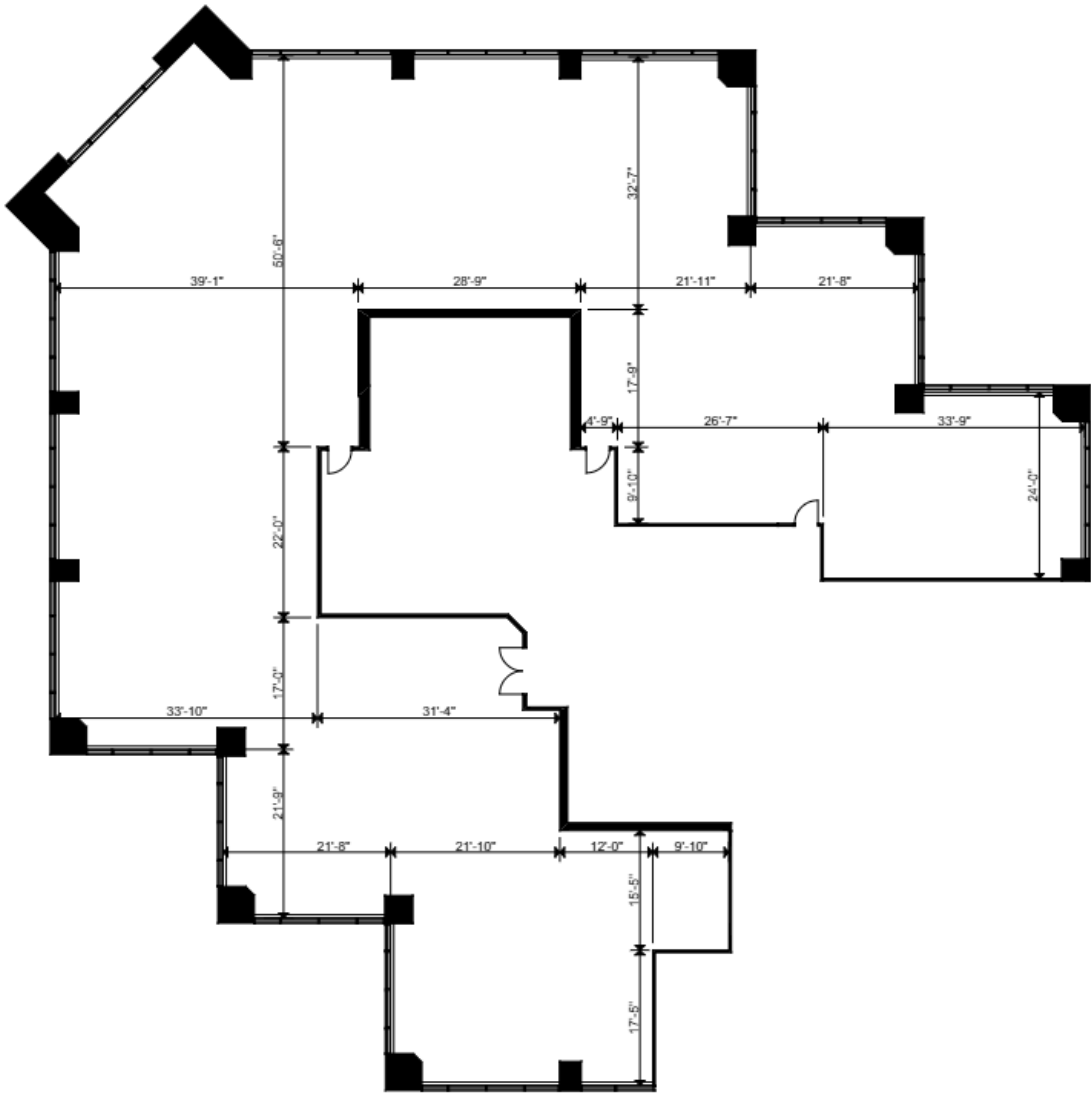
INTACT PLACE

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.


Suite E1350

Available Immediately




2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft


RENTABLE AREA – 10,513 SF




Private
Offices



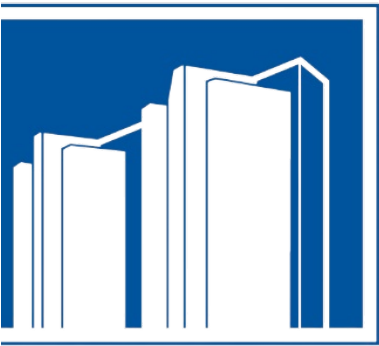
Meeting
Rooms



Kitchen
Servery



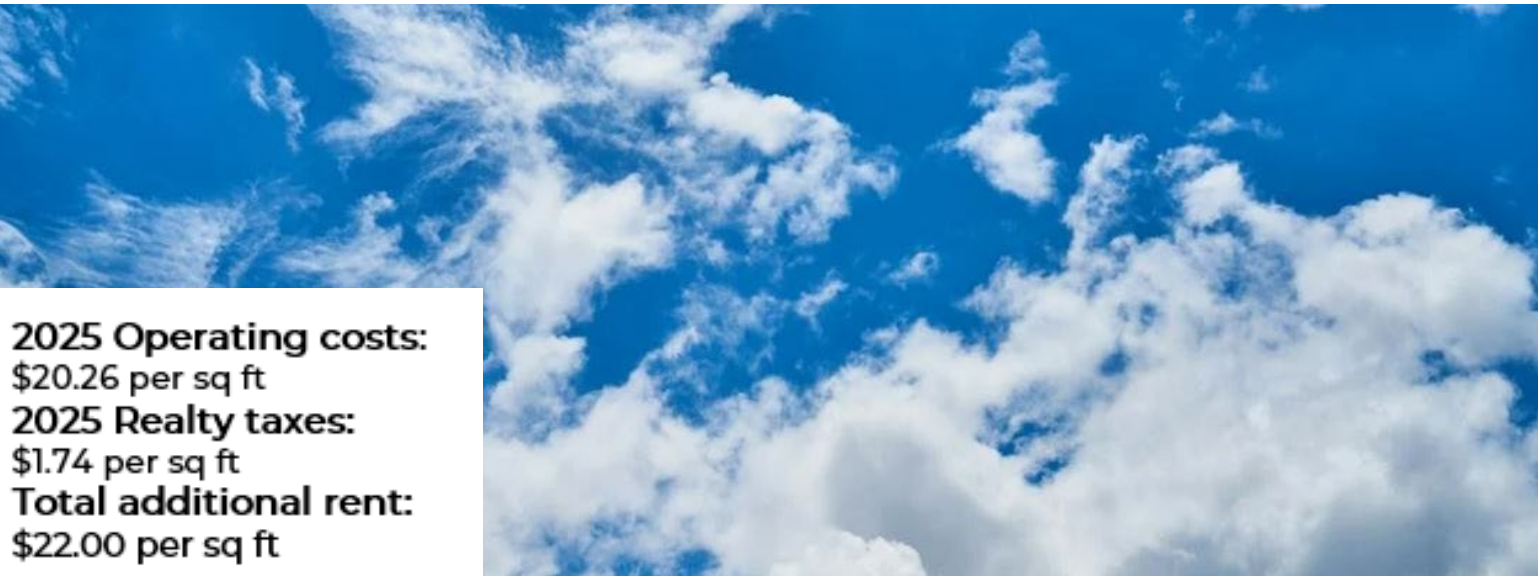
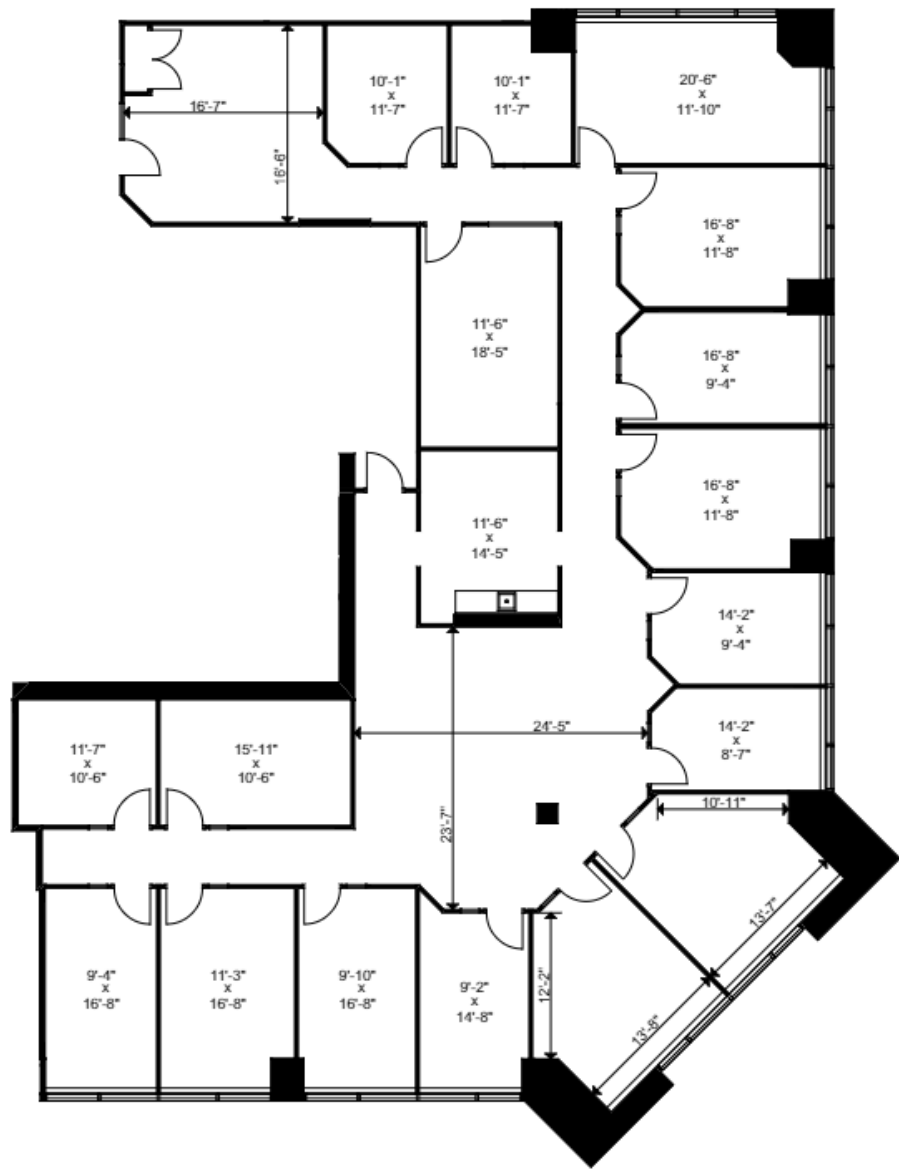
Key Features:
Fully white boxed space and ready for tenant build out.



INTACT
PLACE

Suite E1610

Available Immediately



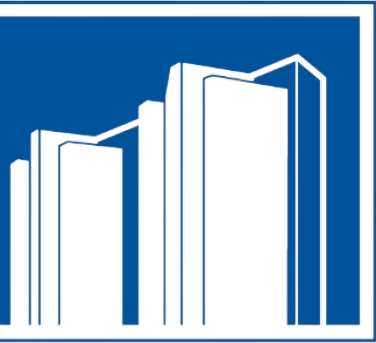
2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft

RENTABLE AREA – 5,069 SF

16 Private Offices
1 Board Room
1 Kitchen Servery



Key Features:
Reception, 16 offices, boardroom and kitchen.



INTACT PLACE




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




2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft


RENTABLE AREA – 13,757 SF




34
Private
Offices



2
Meeting
Rooms



1
Kitchen
Servery



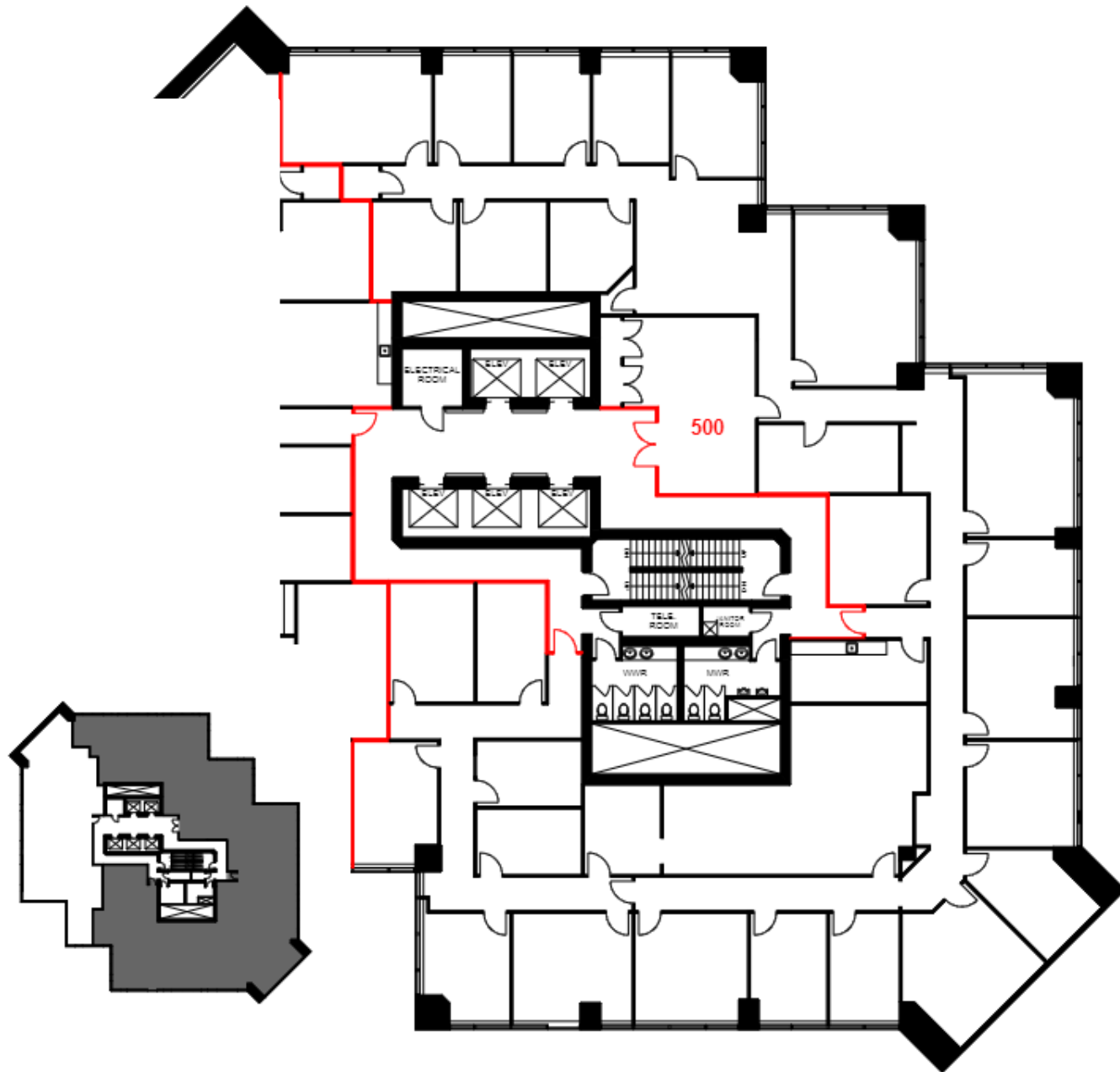


1 Kitchen Served



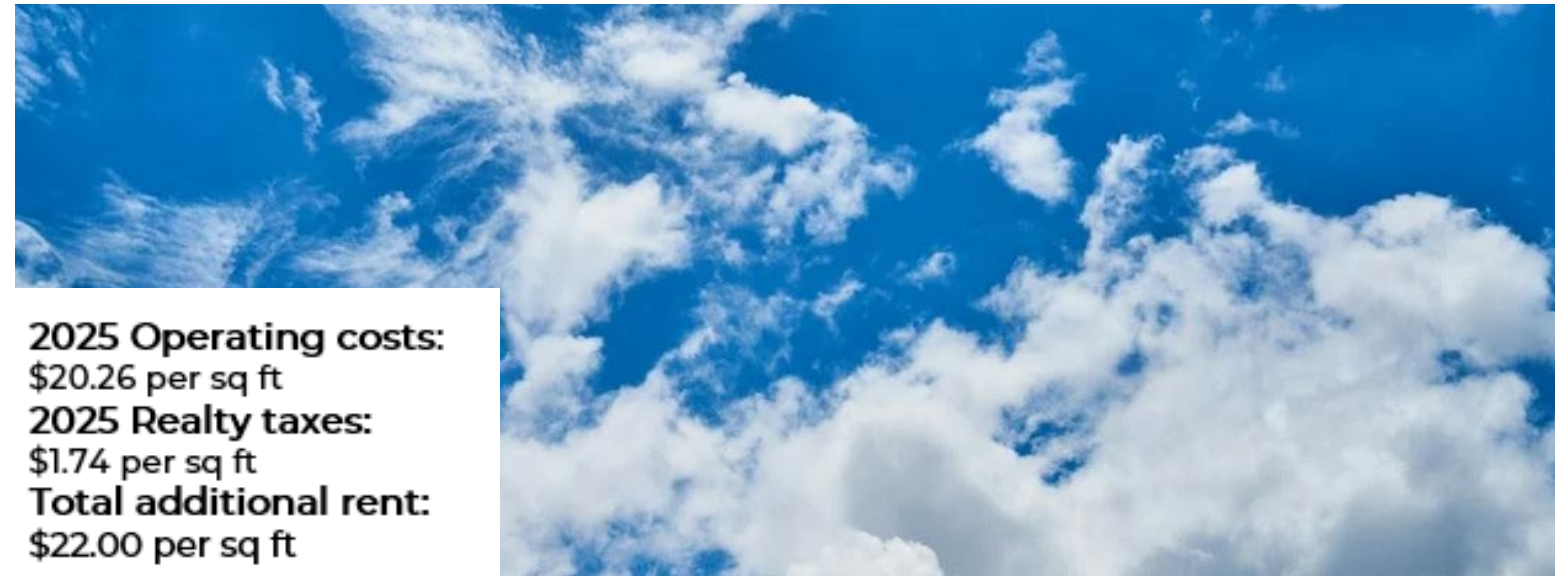
Suite W500

Available Immediately



Key Features:

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



RENTABLE AREA – 10,050 SF

24
Private
Offices

1
Board
Room

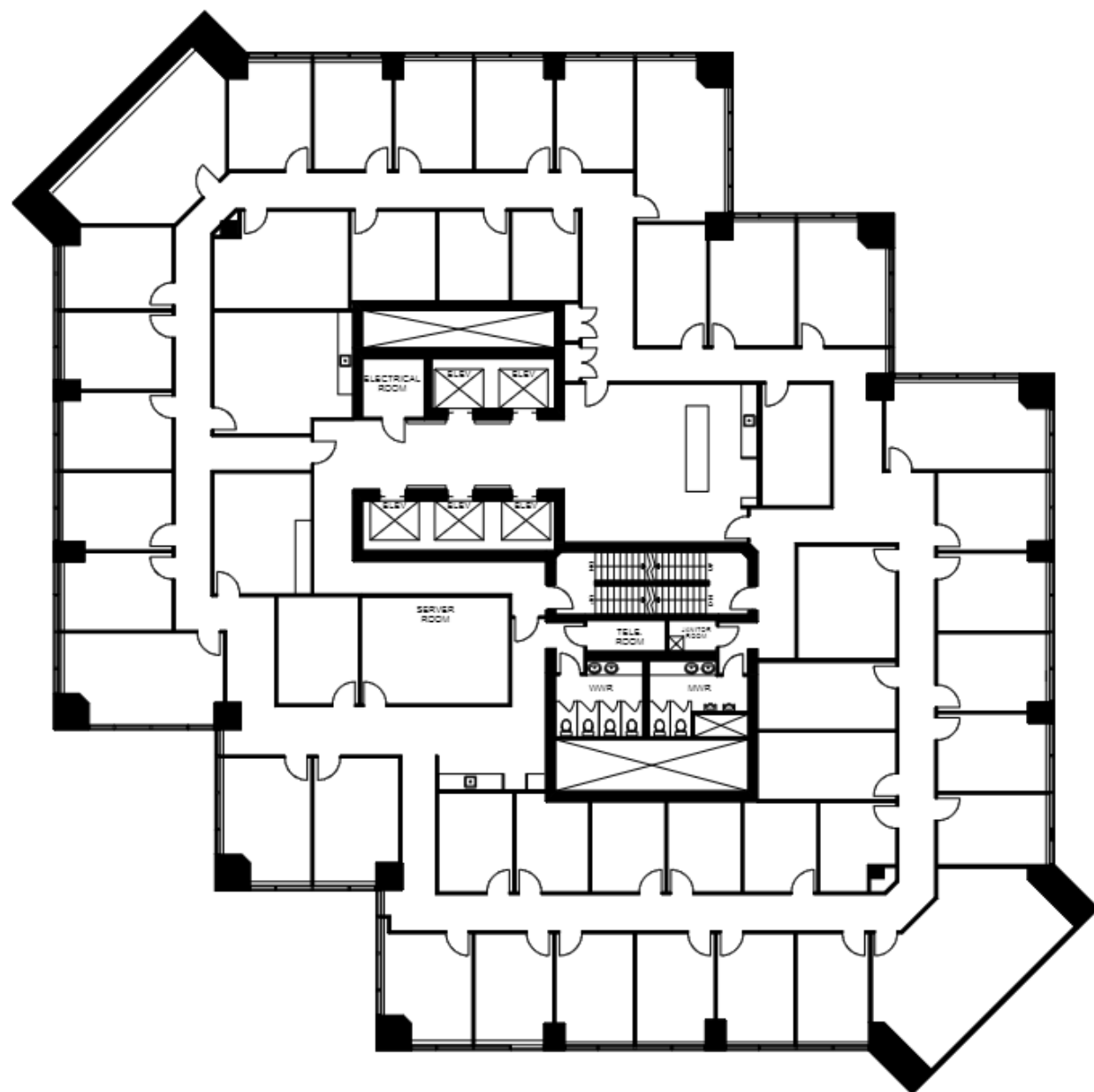
1
Kitchen
Servery



INTACT PLACE

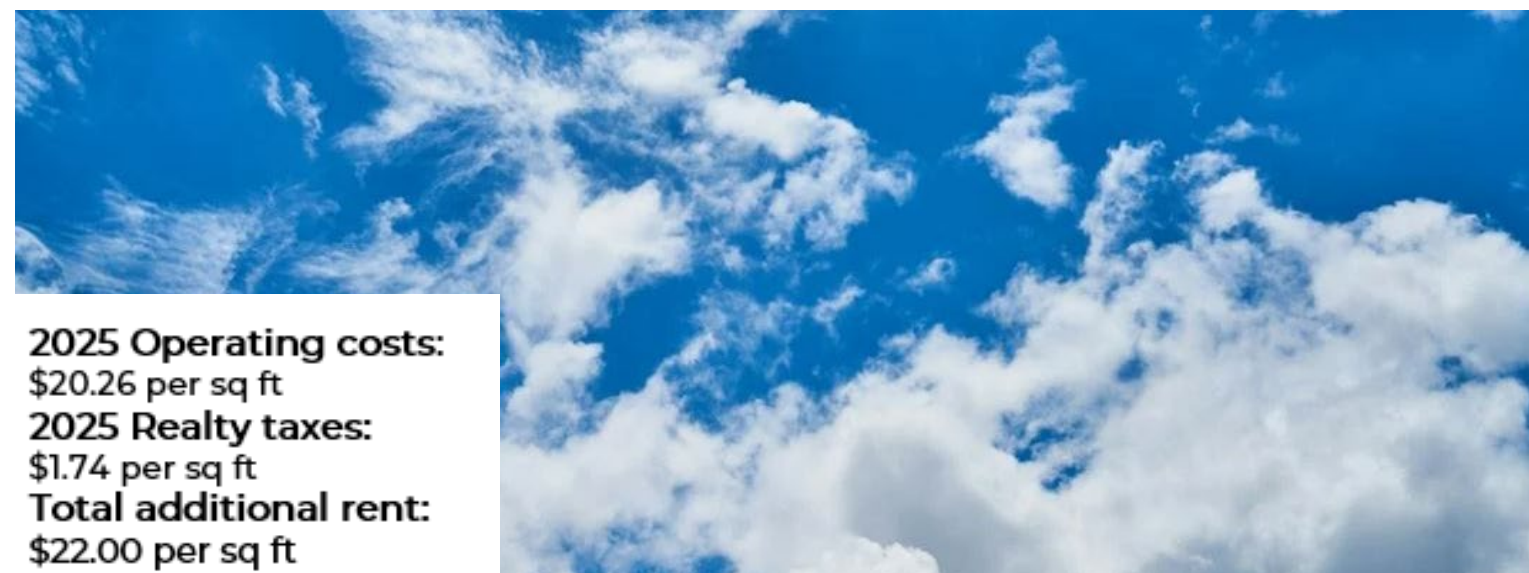
Suite W600

Available Immediately



Key Features:

40 offices, kitchen, 2 boardrooms, copy areas.



2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft

RENTABLE AREA – 13,757 SF


40
Private
Offices


2
Board
Rooms

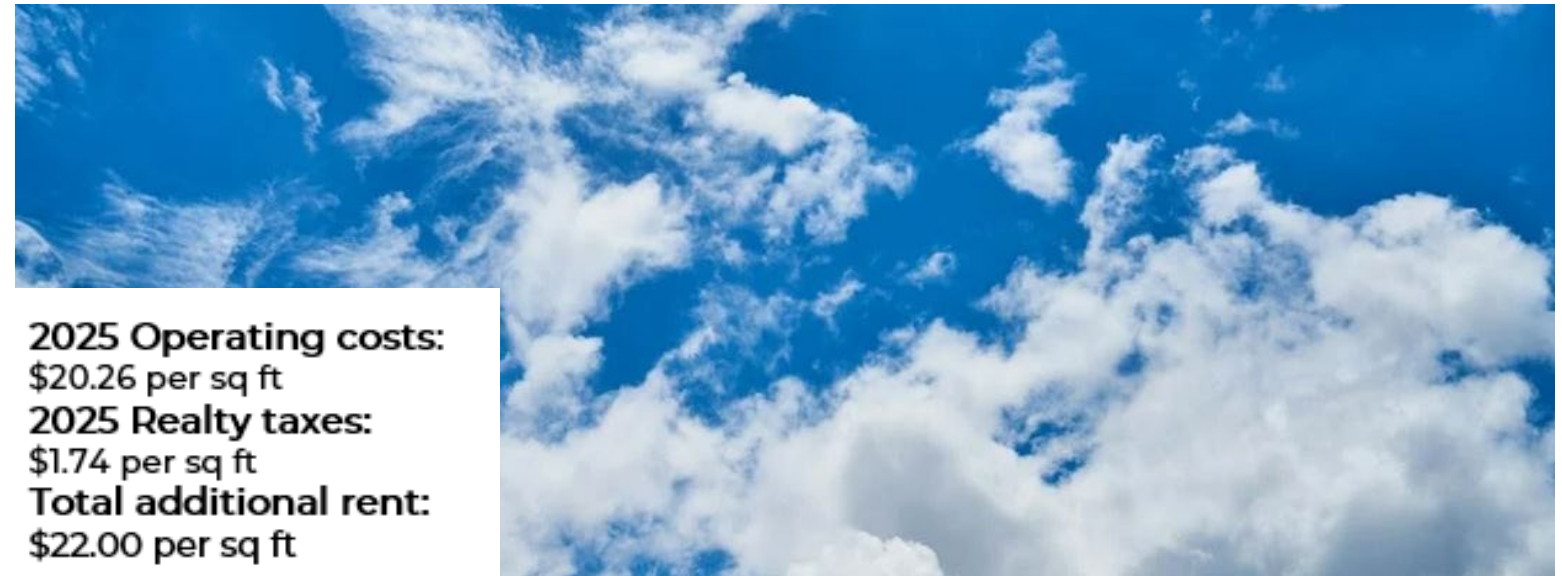

1
Kitchen
Servery



INTACT PLACE





Suite W700

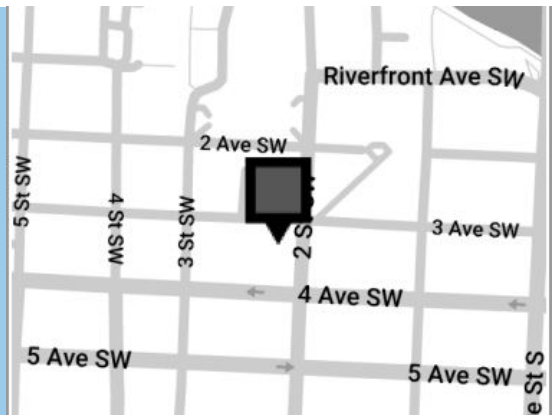
Available Immediately



2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft

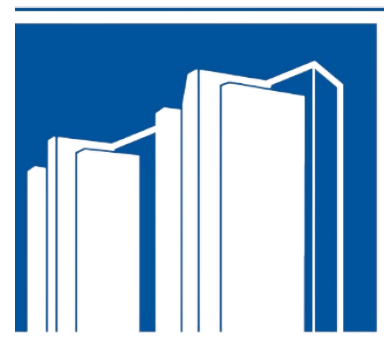
RENTABLE AREA – 13,595 SF

 6 Private Offices	 2 Board Rooms	 1 Kitchen Servery	 Change rooms and Fitness Studio
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Key Features:

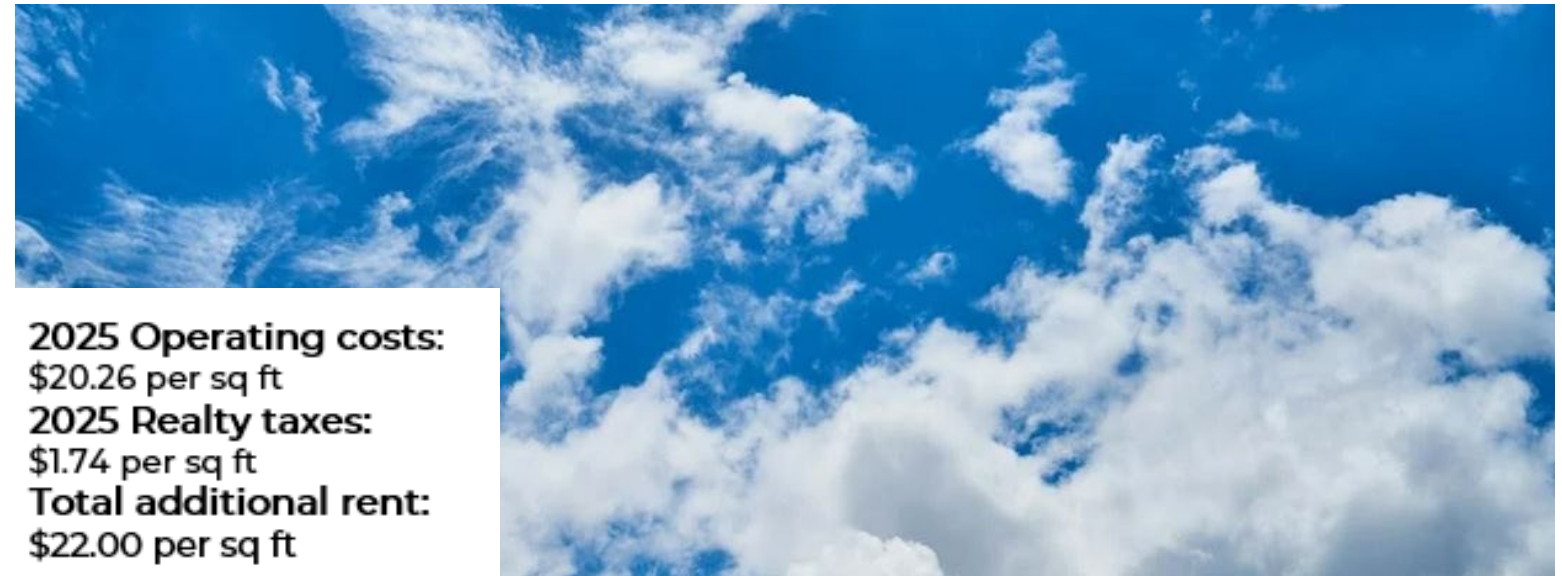
Up to 27,514SF available as floor is open between both towers. West Tower features staff lounge, boardrooms with retractable walls, fitness studio, shared shower/change rooms, 6 offices and large open areas.



INTACT PLACE




Suite W800

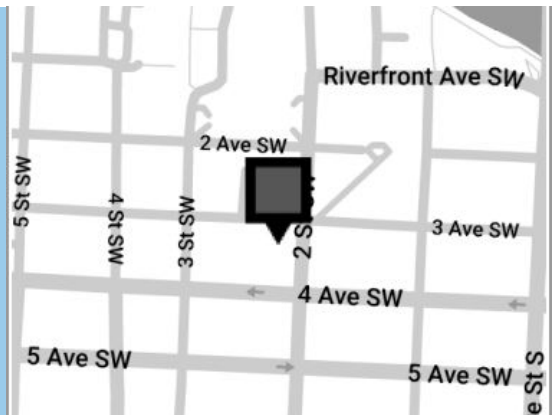
Available Immediately



2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
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Total additional rent:
\$22.00 per sq ft

RENTABLE AREA – 13,595 SF

 14 Private Offices	 Board Room	 1 Kitchen Servery
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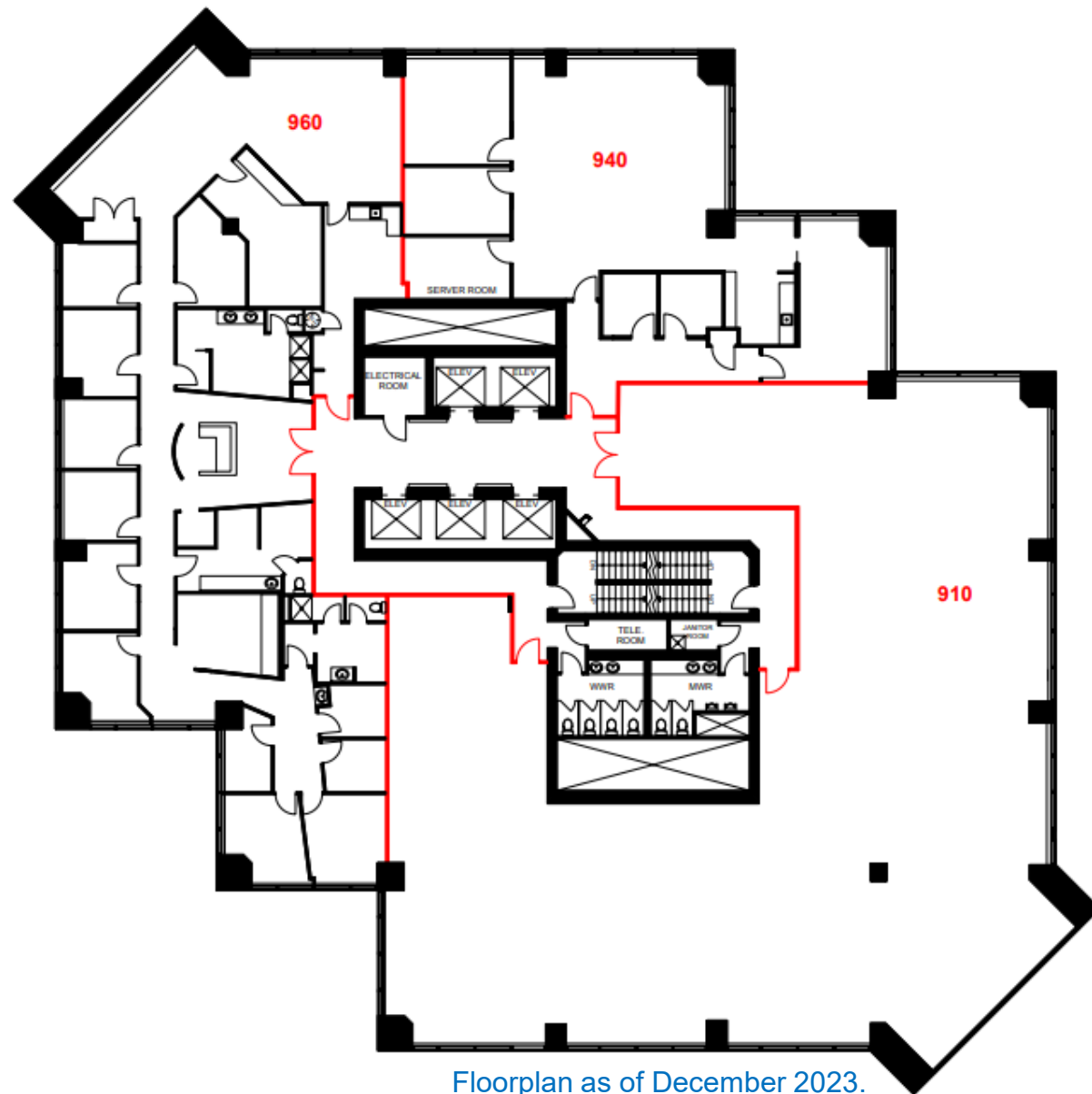
INTACT PLACE

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.

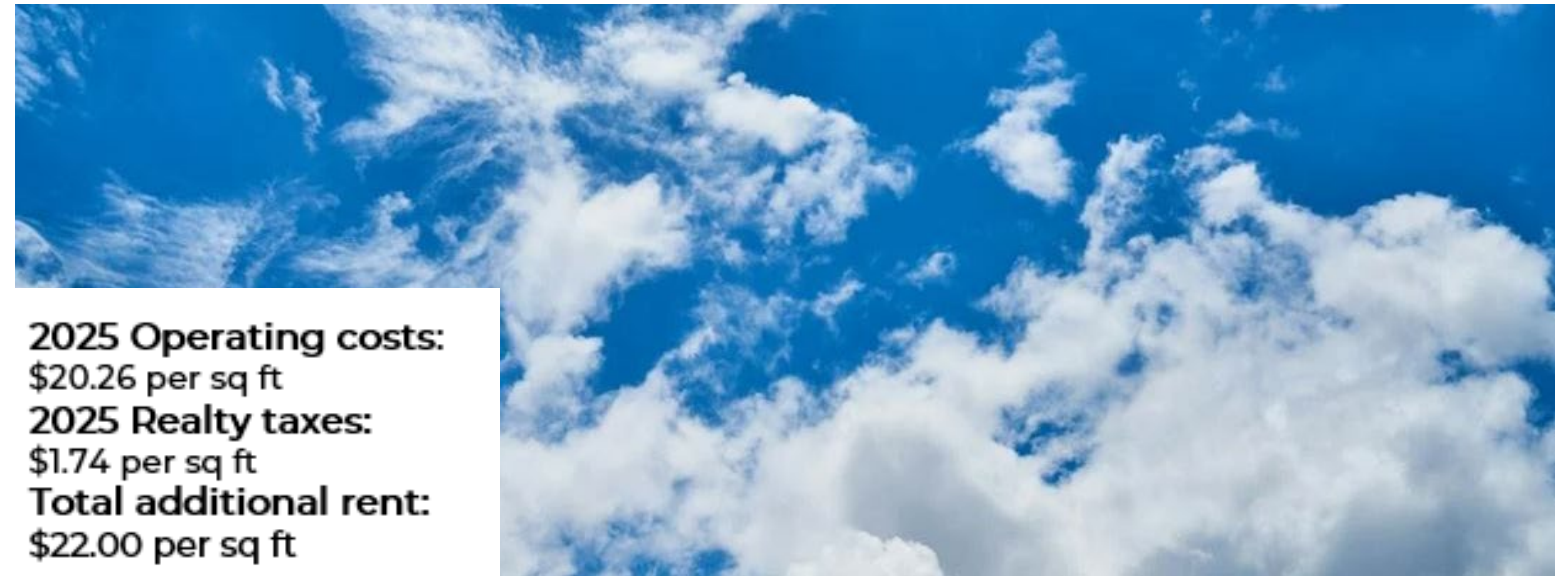
Suite W910/W960

Available Immediately



Key Features:

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



2025 Operating costs:
 \$20.26 per sq ft
 2025 Realty taxes:
 \$1.74 per sq ft
 Total additional rent:
 \$22.00 per sq ft

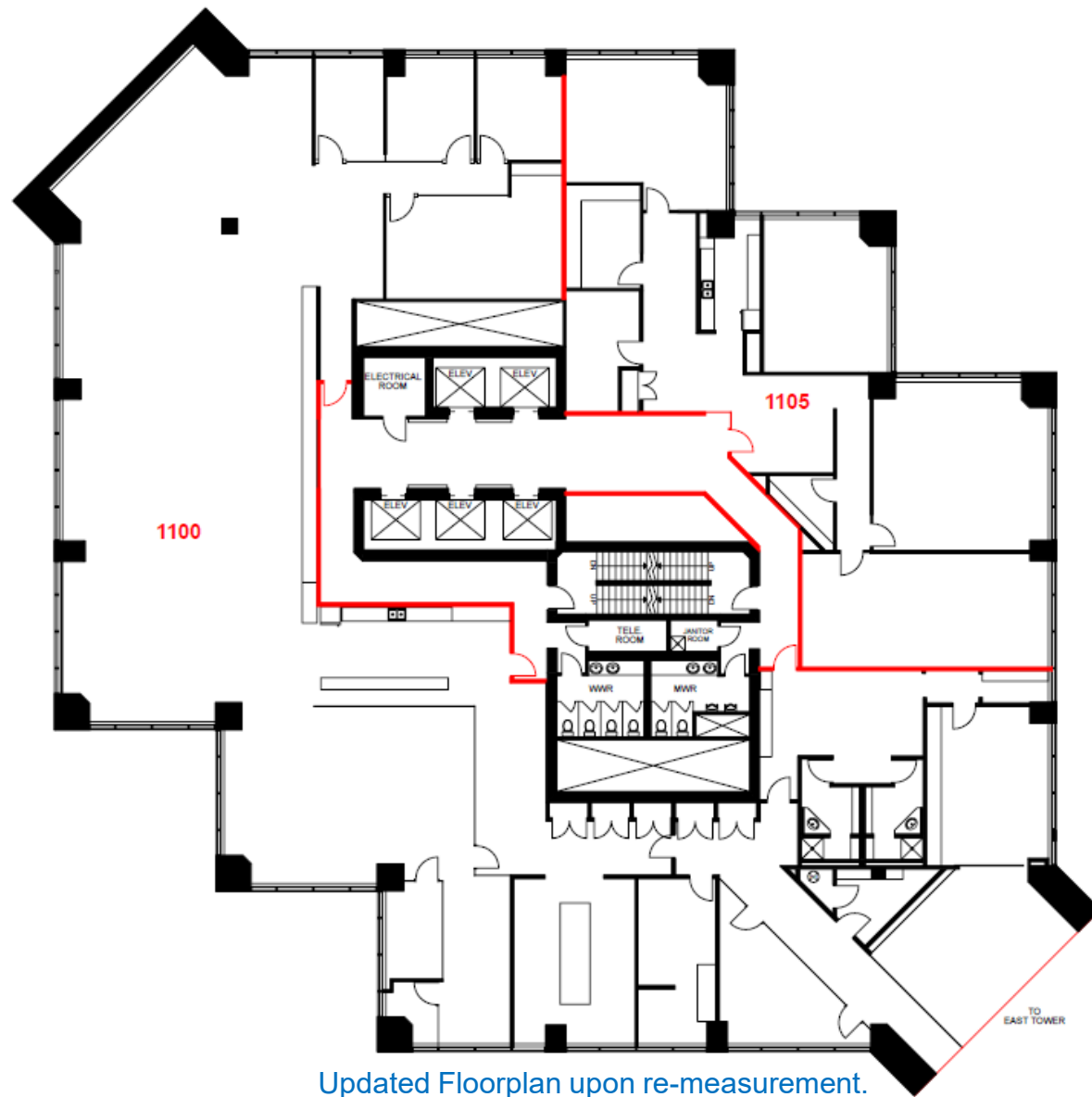
RENTABLE AREA –
 910 W 6,556 SF
 960 W 4,559 SF



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Suite W1100

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.



2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
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Total additional rent:
\$22.00 per sq ft

RENTABLE AREA – 13,757 SF


3
Private
Offices


2
Meeting
Rooms

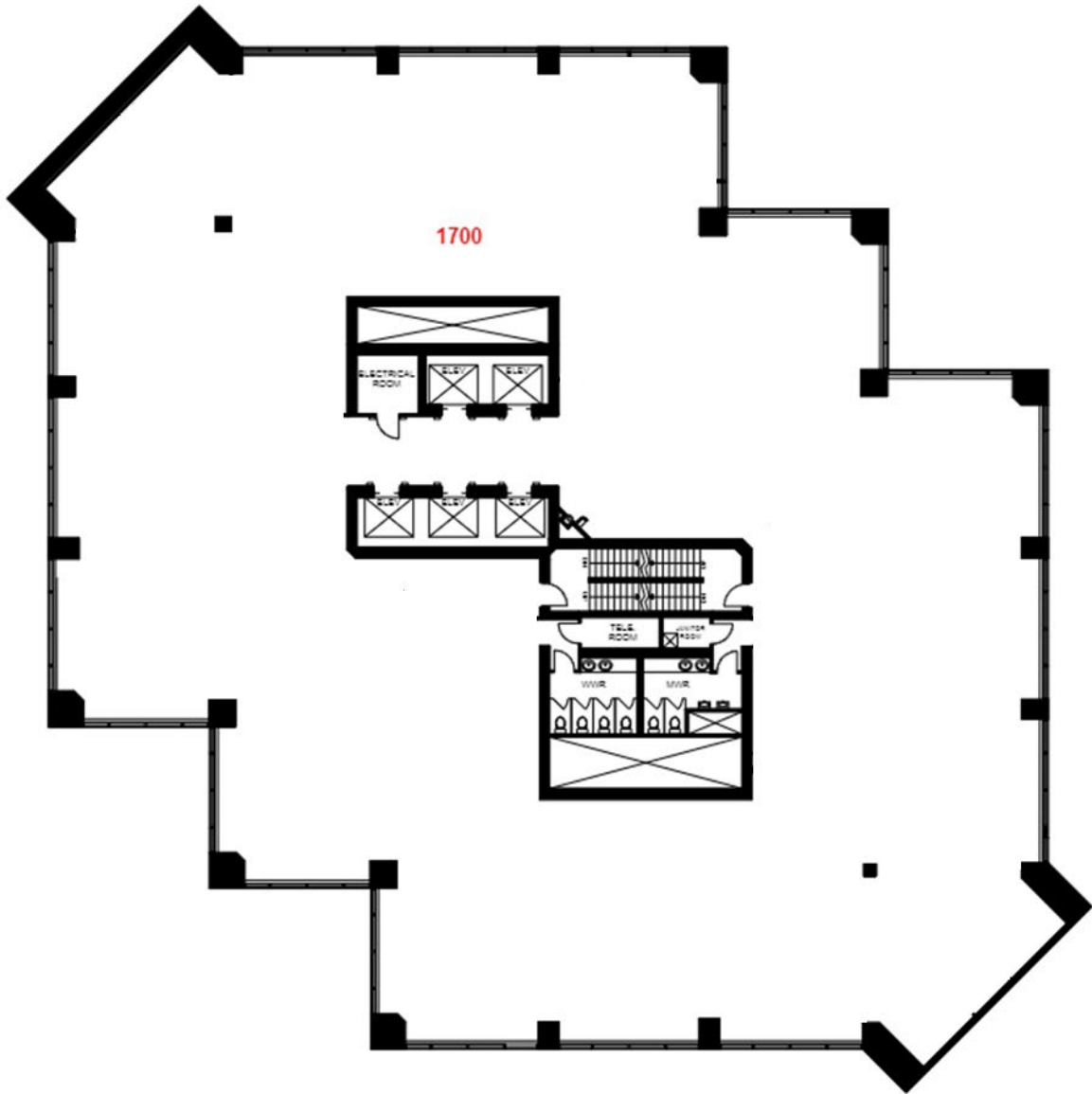

1
Kitchen
Servery



INTACT PLACE

Suite W1700

Available Immediately




Key Features:
Fully white boxed space, ready for tenant improvements.




2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft


RENTABLE AREA – 13,757 SF




Private
Offices



Meeting
Rooms



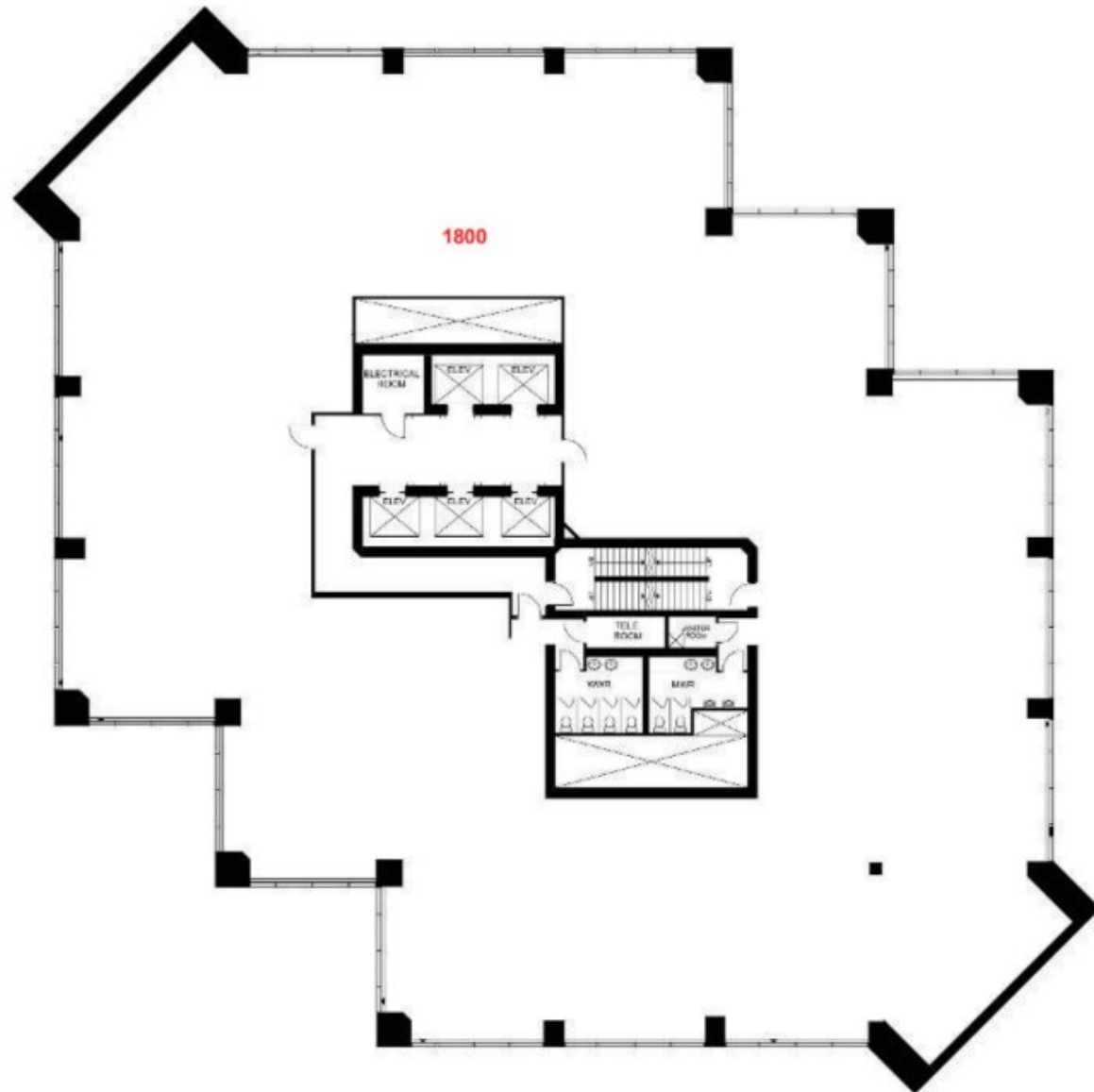
Kitchen
Servery





INTACT PLACE

Available Immediately



2025 Operating costs:
\$20.26 per sq ft
2025 Realty taxes:
\$1.74 per sq ft
Total additional rent:
\$22.00 per sq ft

RENTABLE AREA – 13,757 SF



Key Features:

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



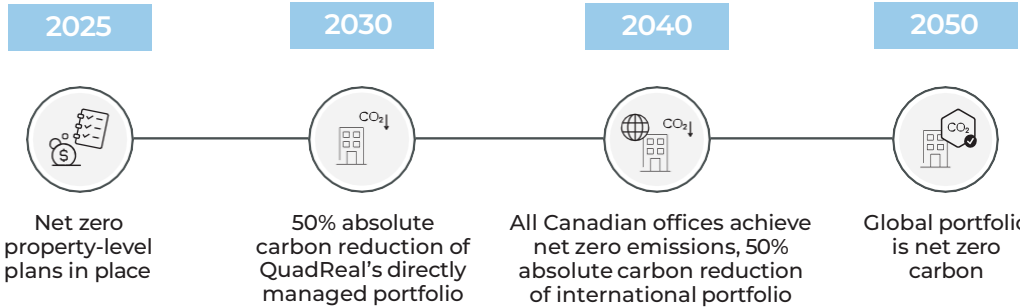
INTACT PLACE

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

- | | | | | | | |
|--------------------------|----------------------------------|----------------------------------|------------------------|------------------------------------|---------------------|--|
| LEED® EB Gold | Various zero waste tenant events | Smart watering irrigation system | Green cleaning program | Energy star certified, score of 96 | Bike racks provided | Full recycling program, including organics |
| BOMA BEST Gold certified | | | | | | |



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.

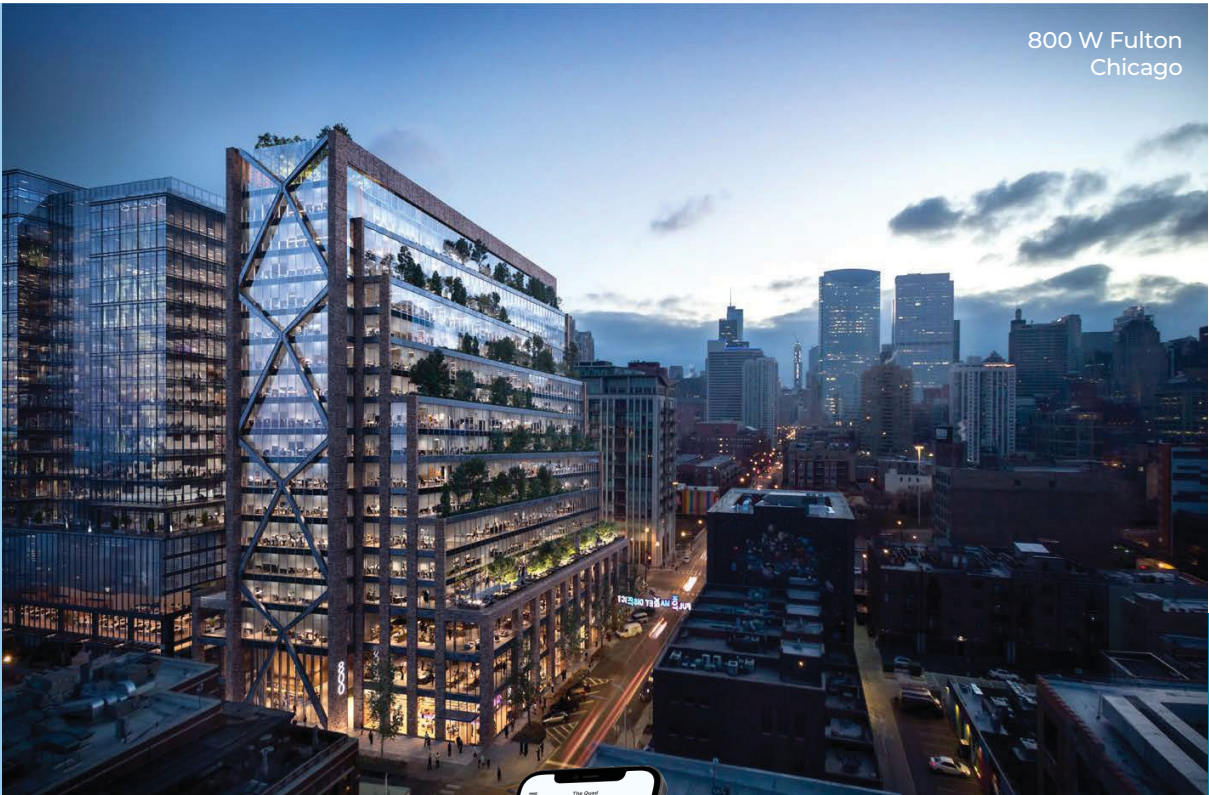
We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

40M SF

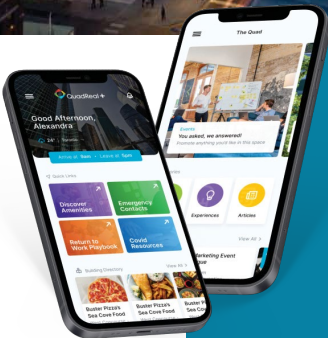
CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

\$73.8B

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



quadreal.com



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



QUESTIONS? CONTACT:

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