



Jamieson Place

308 – 4th Avenue SW

Jamieson Place
Calgary, AB



QuadReal™



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'

ACCREDITATIONS

2025 TOBY (The Outstanding Building of the Year) Award
LEED® EB Gold Core & Shell
BOMA BEST Platinum 2024
Rick Hansen certified
Energy Star Certification in Canada achieving a score of 96
Fitwel Viral Response Certification
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 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



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



ENVIRONMENTAL/
SUSTAINABILITY



BOMA BEST
Platinum
certified 2024



LEED®
EB Gold



ENERGY STAR
Certified with
a score of 96



Rick
Hansen
certified

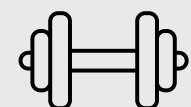


Fitwel Viral
Response
Certification

Jamieson Place Amenities



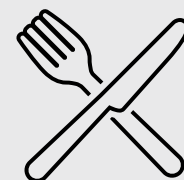
State of the Art
fitness centre with
studio space for
group lessons and
personal training.



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



Great food +
beverage offering
by Analog Coffee
with nearby options
in the connected
buildings and the
Jamieson Place
Winter Garden
space.



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



Jamieson Place Amenities

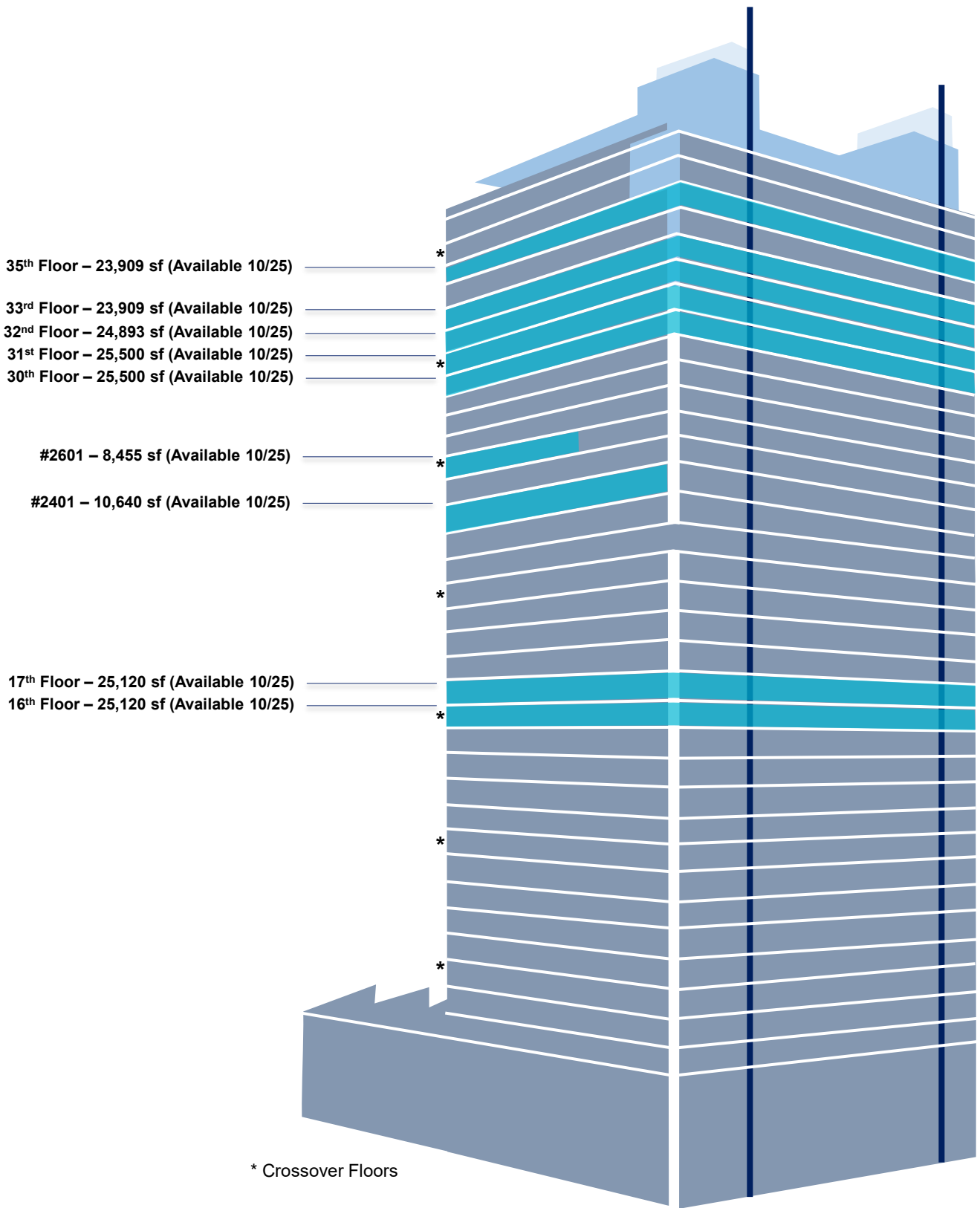


NOW OPEN!

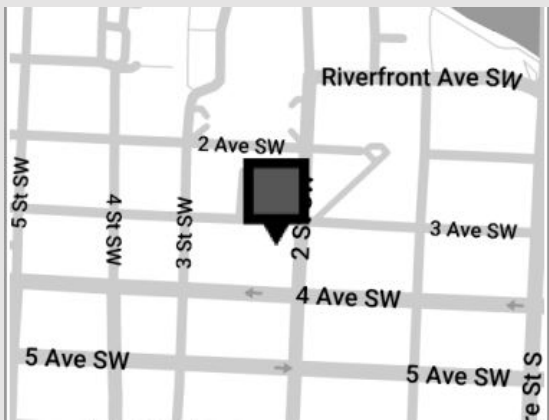
THE COURTS
AT THE WINTER GARDEN



Availability at a Glance



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 2nd 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.



* Crossover Floors

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.

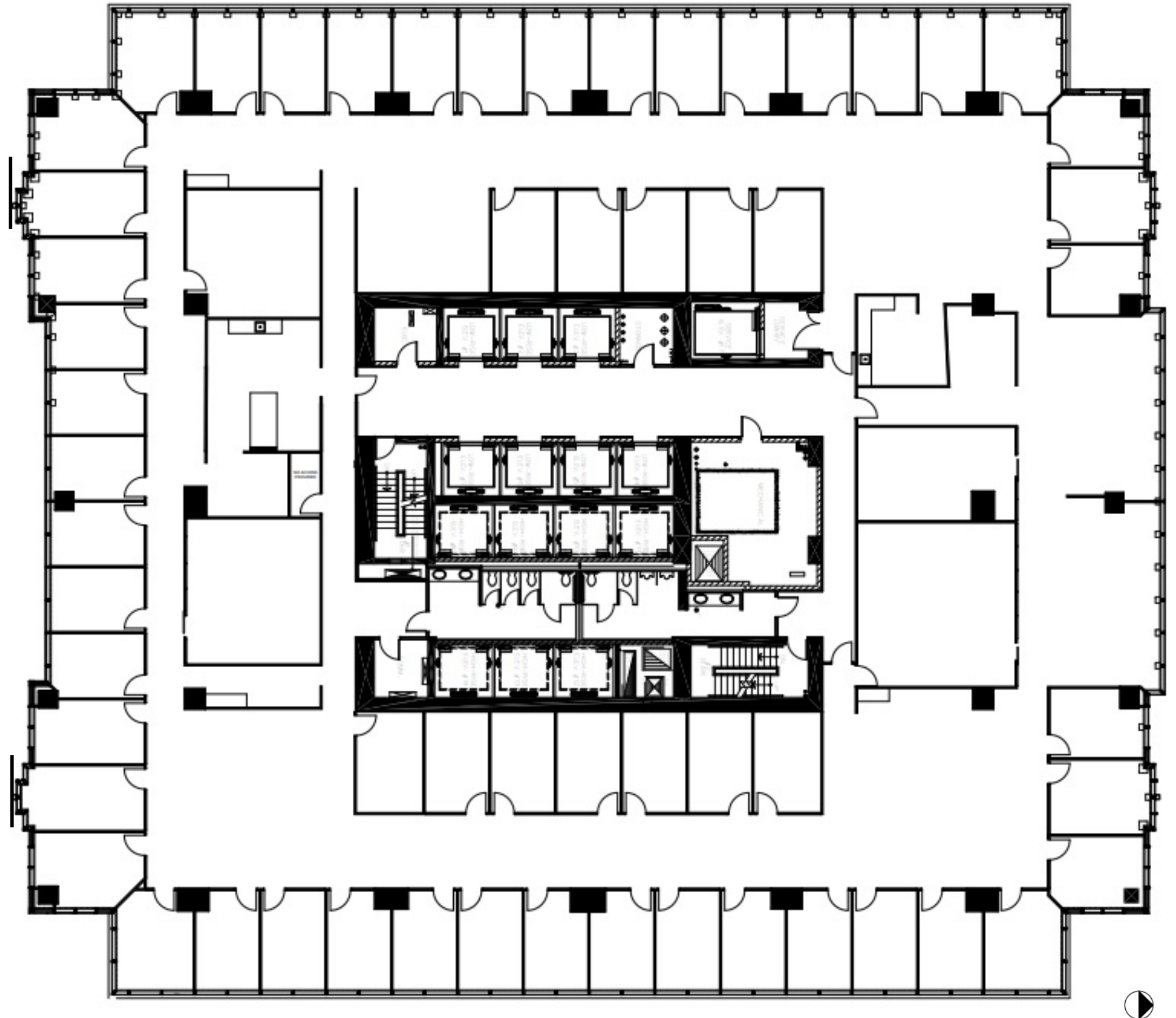
Suite 1600

25,120 SF

Available October 2025

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

2025 Operating costs:
\$17.21 per sq ft
2025 Realty taxes:
\$6.94 per sq ft
Total additional rent:
\$24.15 per sq ft



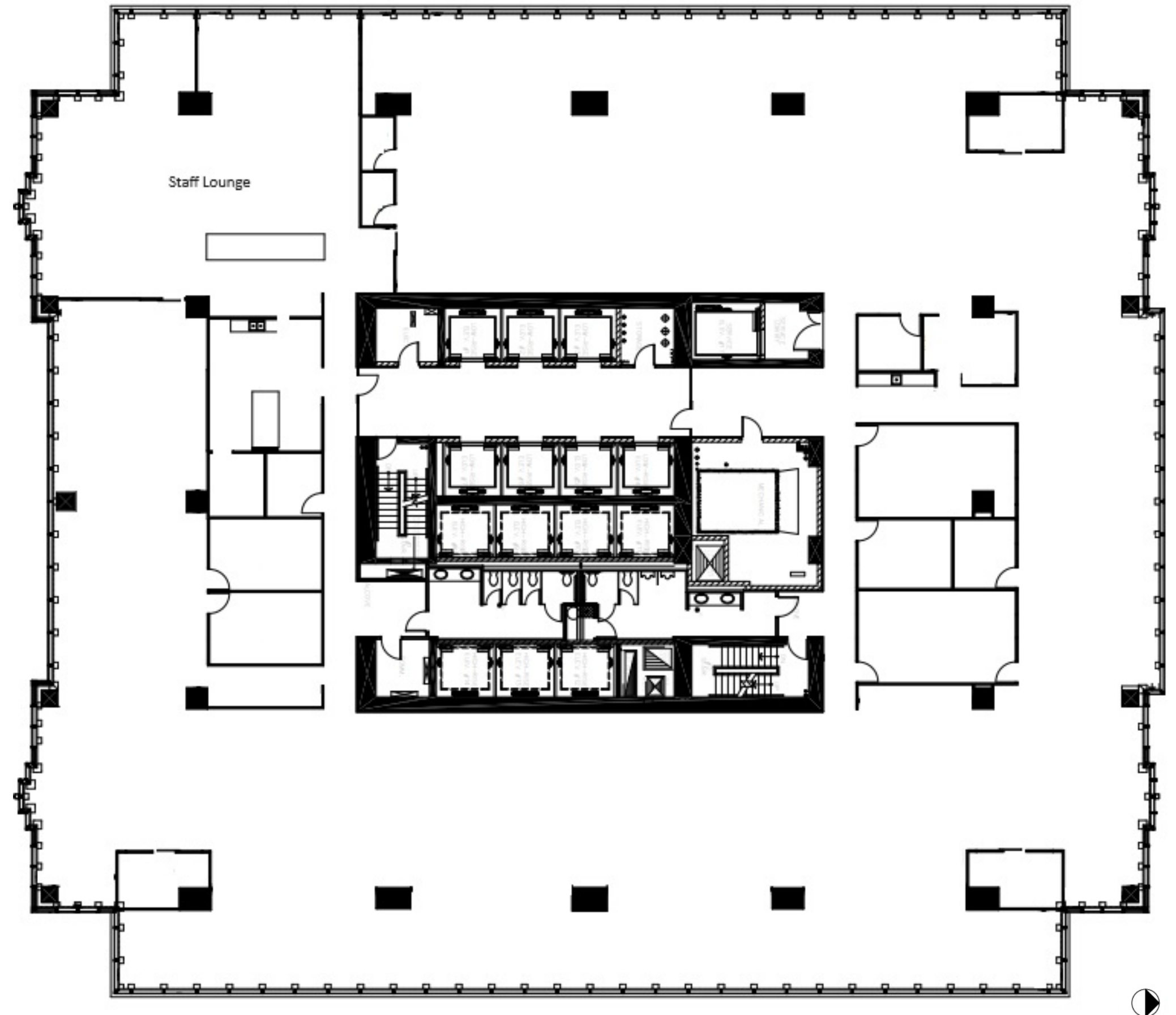
Suite 1700

25,120 SF

Available October 2025

- Mainly open plan
- Large staff lounge
- Kitchen
- Copy areas
- Small open areas
- 3 offices
- 3 breakout rooms
- 5 call rooms

2025 Operating costs:
\$17.21 per sq ft
2025 Realty taxes:
\$6.94 per sq ft
Total additional rent:
\$24.15 per sq ft



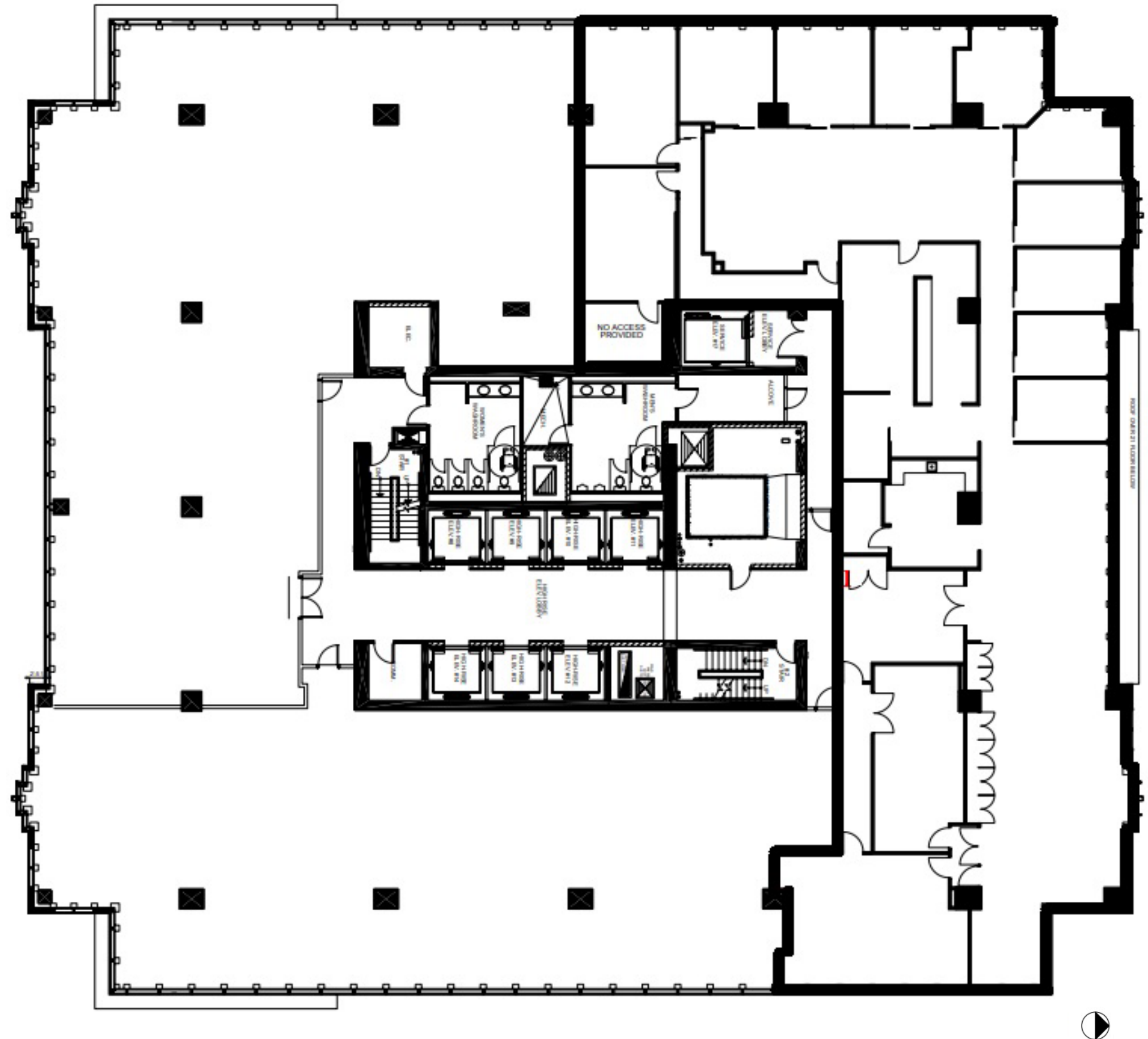
Suite 2401

10,640 SF

Available October 2025

- Reception
- 10 offices
- 3 boardrooms
- Kitchen/storage
- Open areas

2025 Operating costs:
\$17.21 per sq ft
2025 Realty taxes:
\$6.94 per sq ft
Total additional rent:
\$24.15 per sq ft



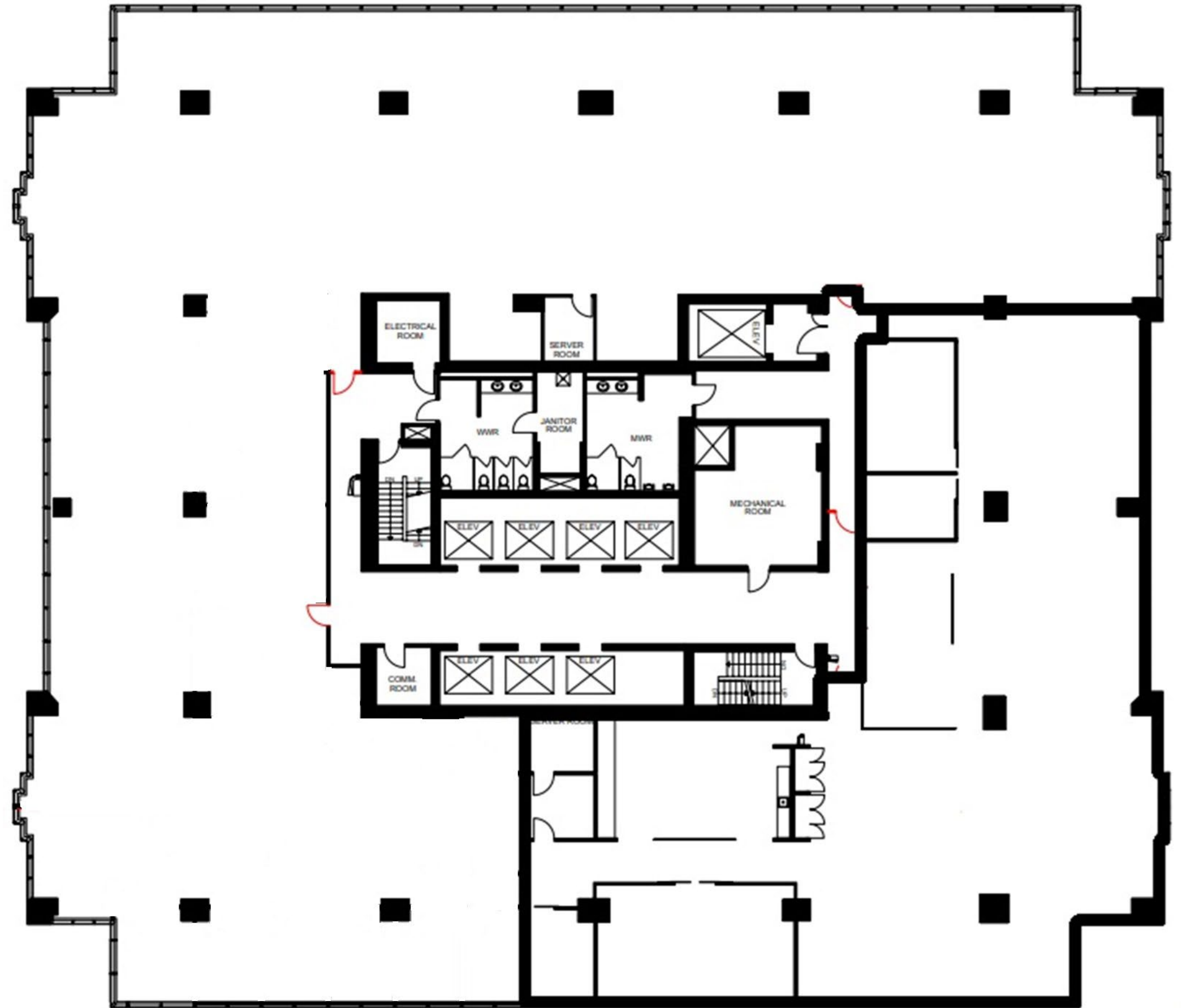
Suite 2601

8,455 SF

Available October 2025
(potentially sooner)

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

2025 Operating costs:
\$17.21 per sq ft
2025 Realty taxes:
\$6.94 per sq ft
Total additional rent:
\$24.15 per sq ft



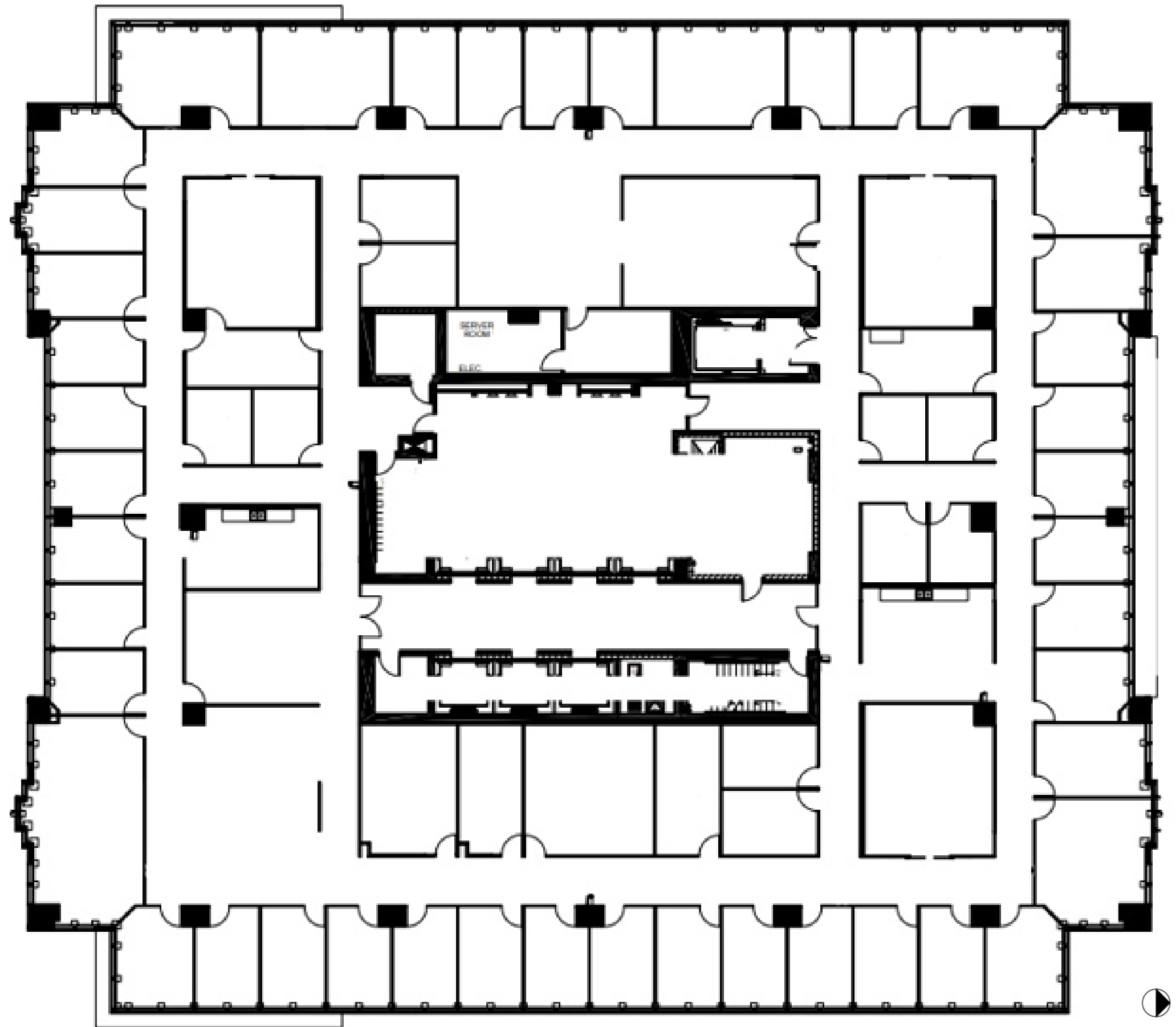
Suite 3000

25,500 SF

Available October 2025

- Reception
- 53 offices
- 2 kitchens
- 1 large boardroom
- 4 meeting rooms
- Copy areas and files storage
- Small open area

2025 Operating costs:
\$17.21 per sq ft
2025 Realty taxes:
\$6.94 per sq ft
Total additional rent:
\$24.15 per sq ft

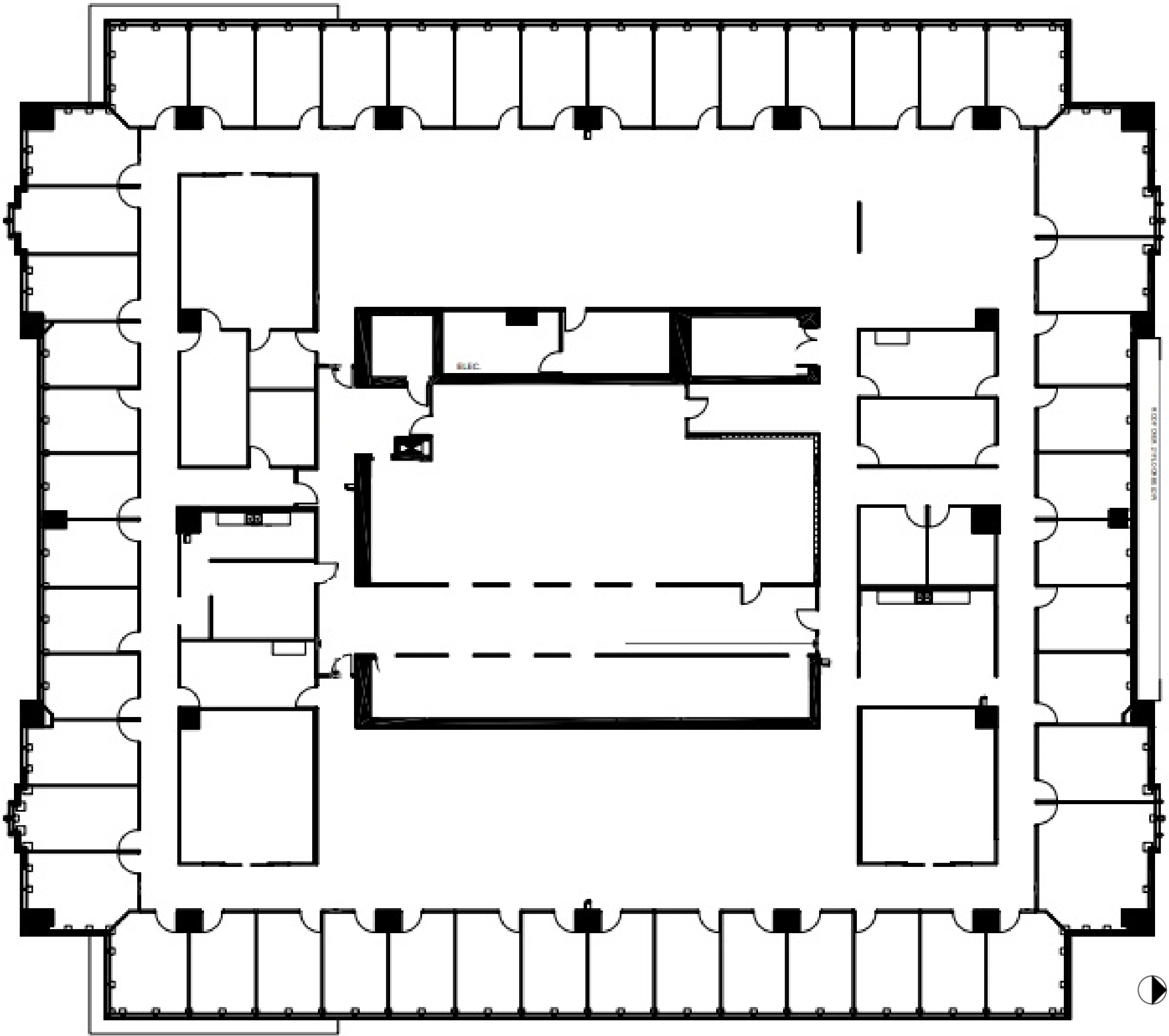


Suite 3100

25,500 SF
Available October 2025

- Reception
- 53 offices
- 2 kitchens
- 4 meeting rooms
- Copy areas and files storage
- Open work areas

2025 Operating costs:
\$17.21 per sq ft
2025 Realty taxes:
\$6.94 per sq ft
Total additional rent:
\$24.15 per sq ft



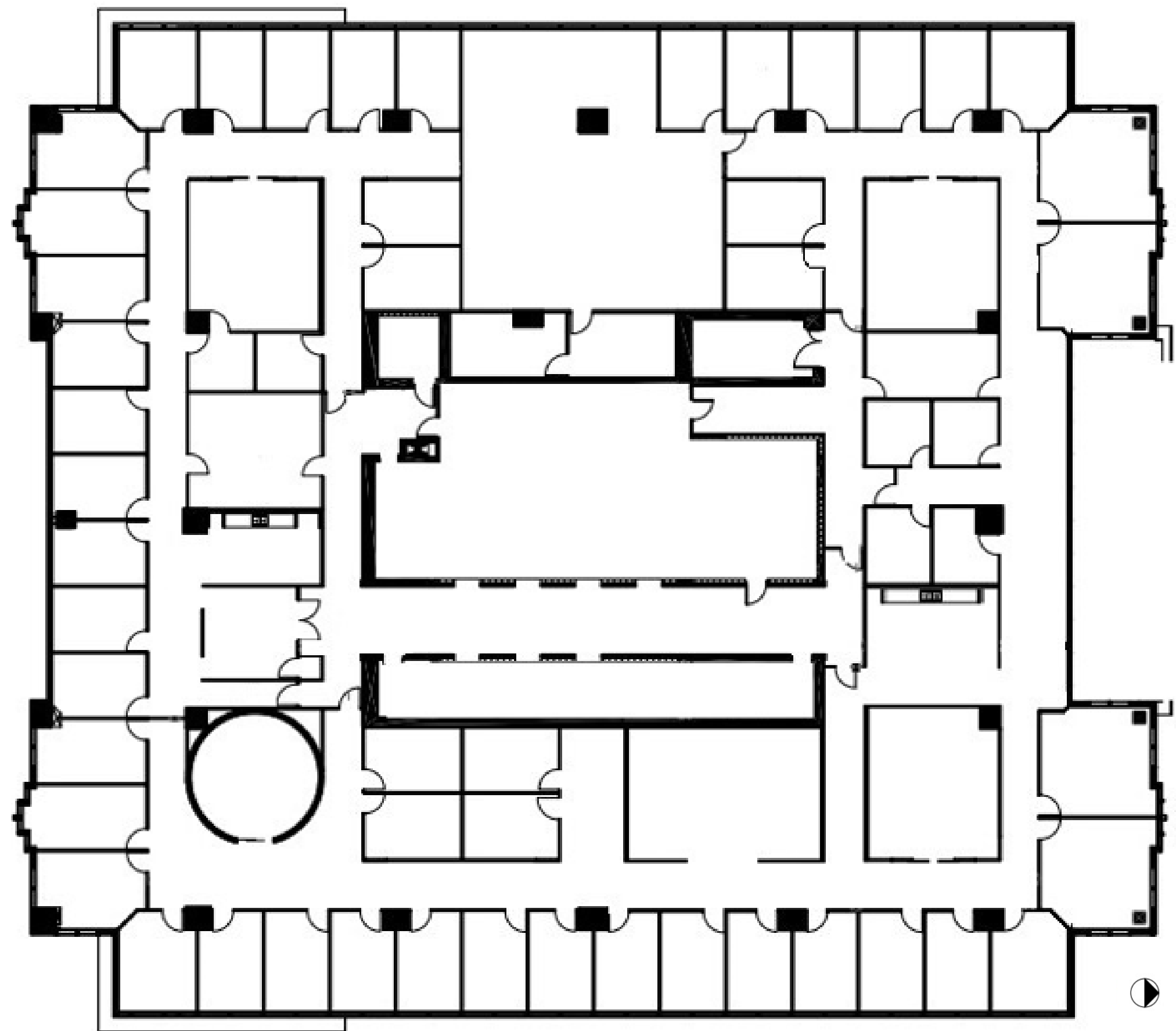
*Floors 31-35 contiguous for up to 122,120 SF

Suite 3200

24,893 SF
Available October 2025

- Reception
- 55 offices
- 2 kitchens
- 5 meeting rooms
- Copy areas and files storage
- Small open areas

2025 Operating costs:
\$17.21 per sq ft
2025 Realty taxes:
\$6.94 per sq ft
Total additional rent:
\$24.15 per sq ft



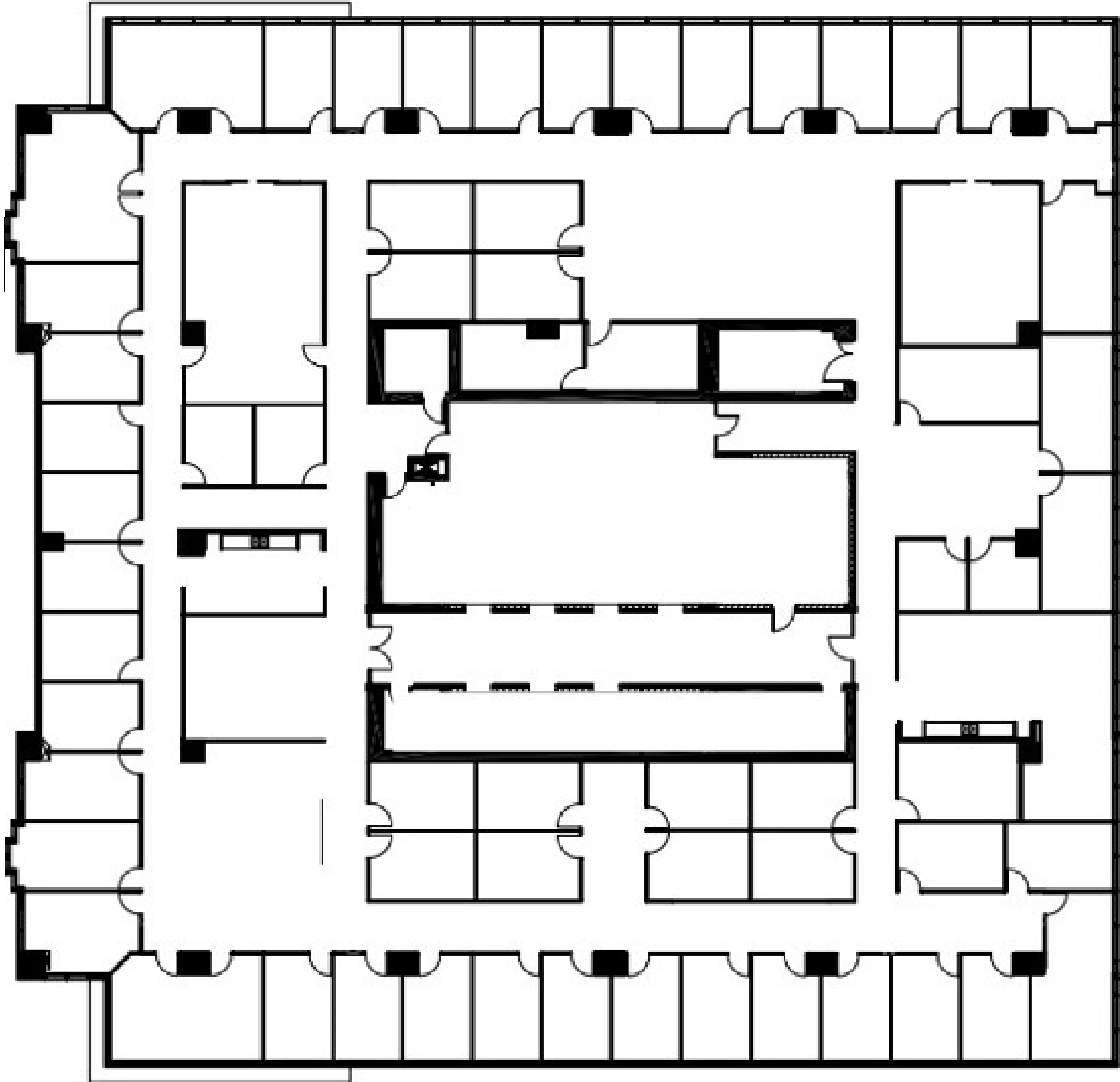
*Floors 31-35 contiguous for up to 122,120 SF

Suite 3300

23,909 SF
Available October 2025

- Reception
- 59 offices
- 2 kitchens
- 2 boardrooms
- Copy areas and files storage
- Open work areas

2025 Operating costs:
\$17.21 per sq ft
2025 Realty taxes:
\$6.94 per sq ft
Total additional rent:
\$24.15 per sq ft



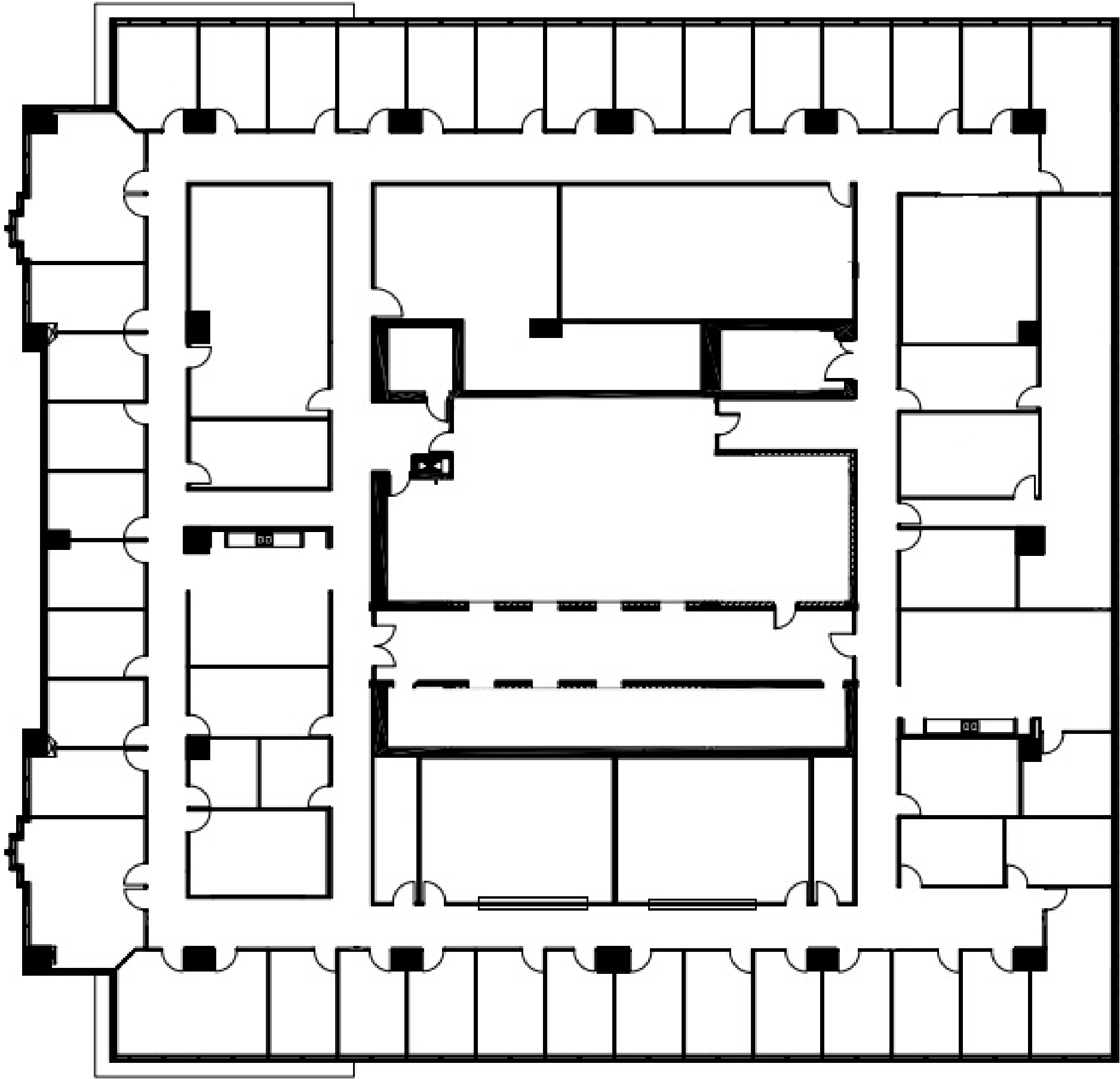
*Floors 31-35 contiguous for up to 122,120 SF

Suite 3500

23,909 SF
Available October 2025

- 44 offices
- 2 kitchens
- Large boardroom
- 4 meeting rooms
- Large file storage
- Storage and copy areas

2025 Operating costs:
\$17.21 per sq ft
2025 Realty taxes:
\$6.94 per sq ft
Total additional rent:
\$24.15 per sq ft



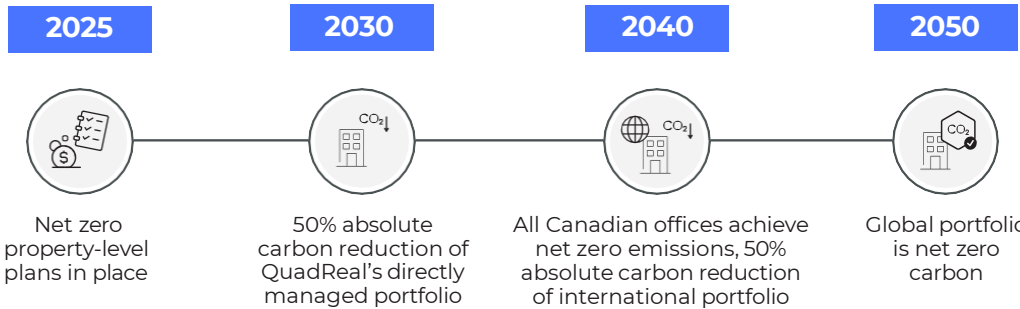
*Floors 31-35 contiguous for up to 122,120 SF

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.



Commerce Court
Toronto



22 Bishopsgate
London

Jamieson 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.

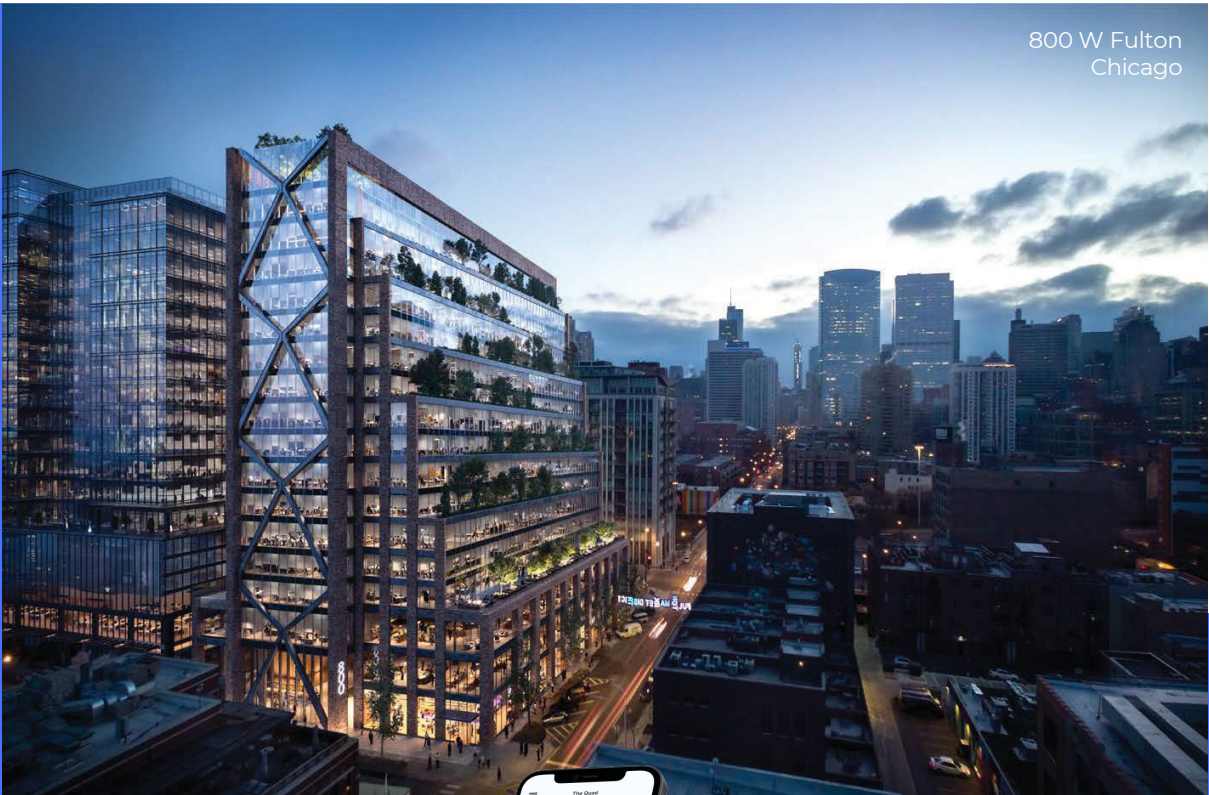
We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support,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

40M SF

CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

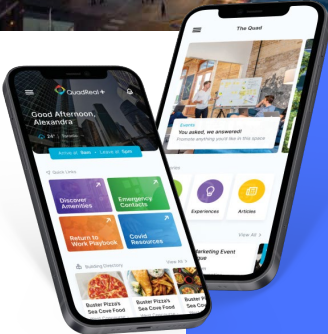
\$73.8B

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



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Chicago

quadreal.com



CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP
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quadrealconnect.com

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QuadRealTM