



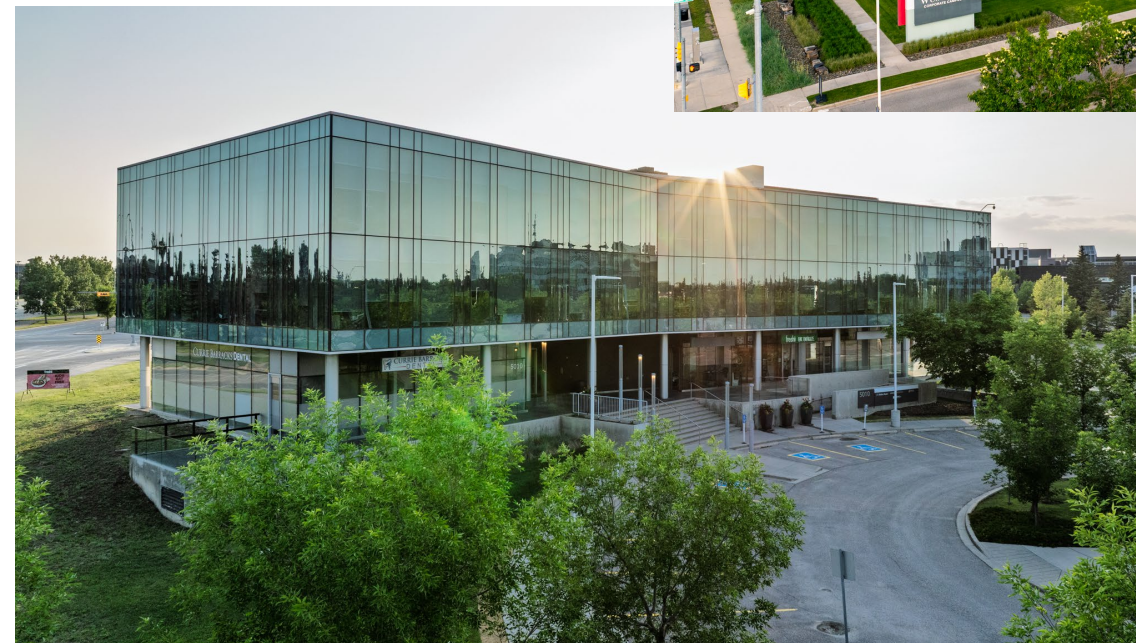
# Westmount Corporate Campus

Westmount Corporate Campus  
Calgary Alberta



QuadReal™

# WCC Gallery





# 4820-Building Specifications

## Quick Facts

**YEAR BUILT**  
2012

**BUILDING SIZE**  
6 storey  
+/- 157,066 SF

**TYPICAL FLOORPLATE**  
27,081 SF  
Ceiling heights (approx.)  
Ground floor – 10'  
Floors 2-6 – 9'

**ACCREDITATIONS**  
BOMA BEST Silver cert  
Energy Star Certification in Canada achieving a score of 78  
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: \$14.78 PSF  
Realty Tax: \$4.81 PSF  
Total: \$19.59 PSF

- HVAC**
- Filtered and humidified fresh air supply
  - Perimeter radiant ceiling heating panels

- PARKING**
- Reserved underground parking – 1/2,237 SF leased at \$160/month/stall
  - Scramble surface parking – 1/881 SF leased at \$75/month/stall
  - Covered above ground 1/758 SF at \$100/month/stall
  - Designated visitor parking with 2-hour free registration
  - 2 Dual EV charging stations

- ELEVATORS**
- 3 passenger elevator cars equipped with Traction MRL
  - 3,500 lb capacity
  - 79 inch car height

- LIGHTING / ELECTRICAL**
- T-8 w / electronic ballast, dual lamp fixture, 3500-4100K
  - Electrical rooms located on each floor equipped with breaker panels to accommodate individual tenant operations
  - 130 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 manned security
  - Fully sprinklered in accordance to NFPA standards
  - Fire panel monitored 24/7 from a central control facility
  - Equipped with an integrated smoke control system
  - Safe walk program for exterior and underground parking

- SHIPPING / RECEIVING**
- Ground level loading dock facility
  - Elevator can be scheduled for independent service through property management office
  - Regular daily business deliveries via shared elevators

- SMART BUILDING FEATURES**
- QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app

- AMENITIES**
- Green Commons field for sport or event booking
  - Weekly food truck program (May to September)
  - Outdoor bootcamp programming (spring to fall)
  - End of trip bicycle facilities
  - Close proximity to Rapid Bus Transit stop

 ENVIRONMENTAL/ SUSTAINABILITY



BOMA BEST Silver certified

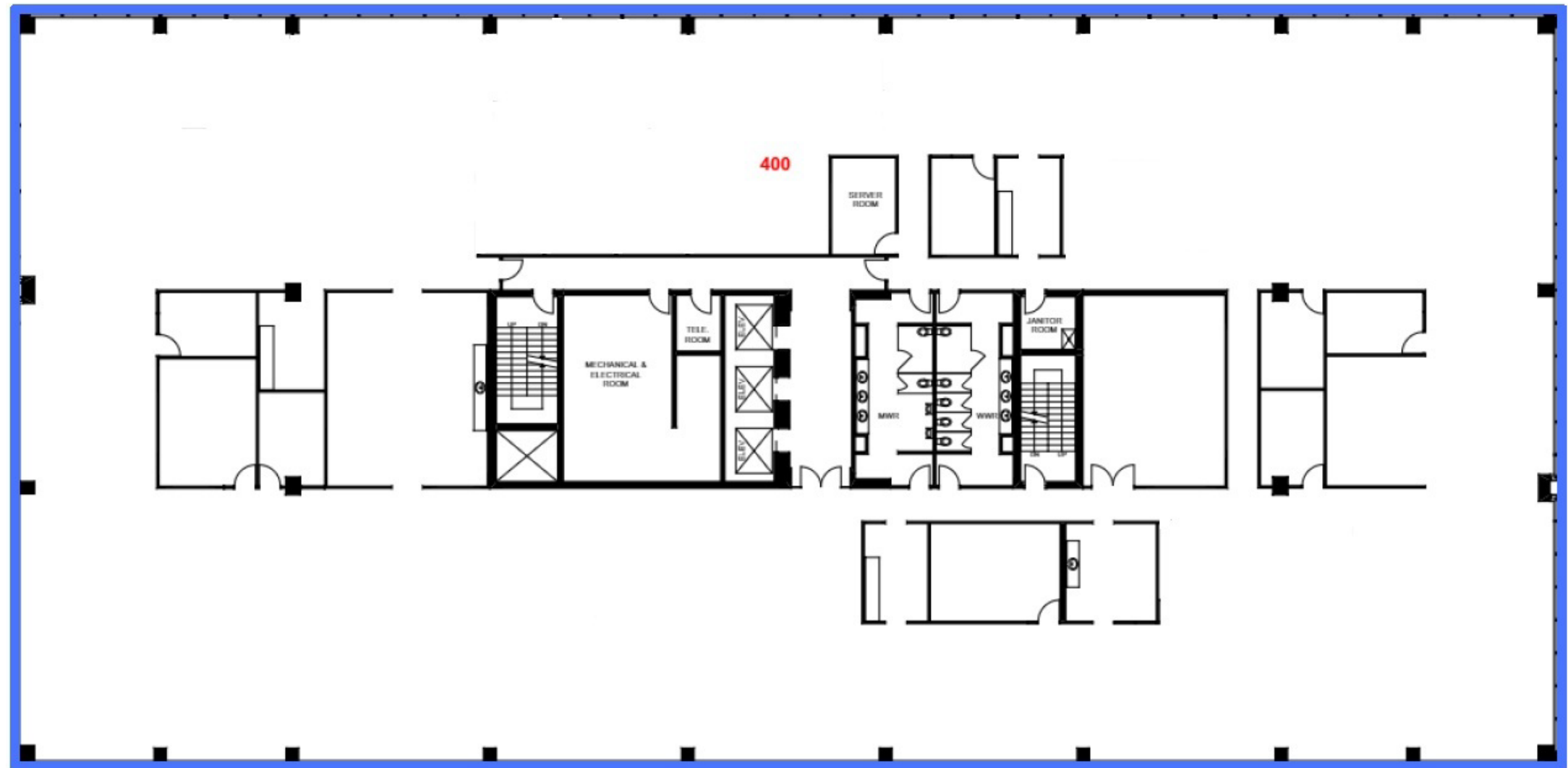


ENERGY STAR Certified with a score of 78

# Suite 400

**27,082 SF** - Available Immediately

- Reception
- 3 Boardrooms
- Large Kitchen
- 6 Offices
- 3 Copy Areas
- Open Area(s)
- *Subject to ROFR*





# 4838-Building Specifications

## Quick Facts

**YEAR BUILT**  
2008

**BUILDING SIZE**  
8 storey  
+/- 197,525 SF

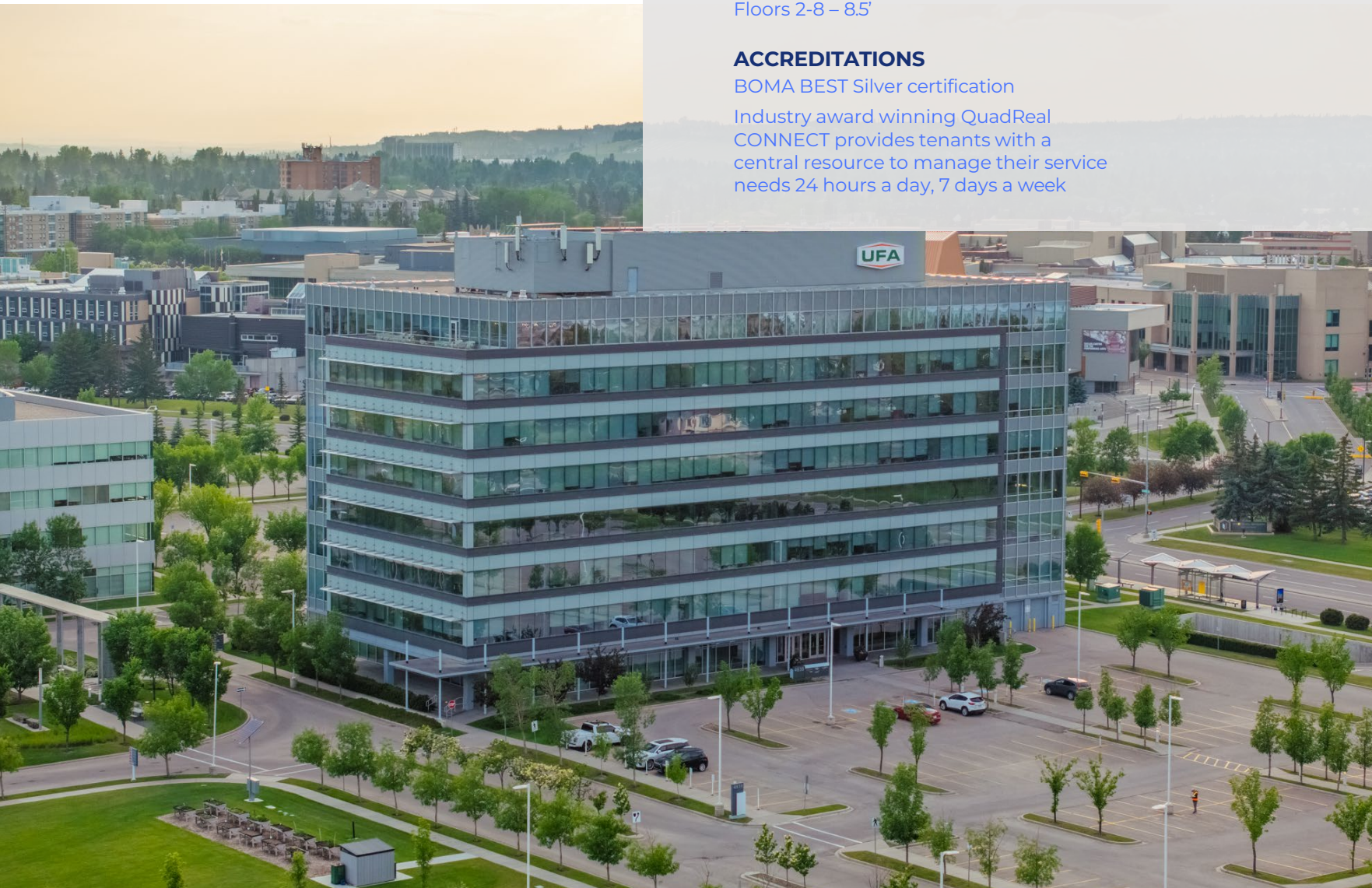
**TYPICAL FLOORPLATE**  
26,093 SF

Ceiling heights (approx.)  
Ground floor – 8.5'  
Floors 2-8 – 8.5'

**ACCREDITATIONS**

BOMA BEST Silver 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

**2026 ADDITIONAL RENT**  
Operating Costs: \$15.17 PSF  
Realty Tax: \$4.81 PSF  
Total: \$19.98 PSF



**HVAC**

- Perimeter radiant heating ceiling panels
- Filtered and humidified fresh air supply

**PARKING**

- Reserved underground parkade 1/ 1,391 SF leased 142 Stalls at \$160/Month
- Scramble Surface parking 1/ 1,317 SF leased 260 Stalls at \$75/Month
- Covered above ground parkade 1/758 SF leased \$100/Month
- Designated visitor parking with 2 Hour free registration
- 2 Dual EV charging stations

**ELEVATORS**

- 4 passenger elevator cars equipped with MRL Traction
- 3,500 lb capacity
- 89 inch clear height

**LIGHTING / ELECTRICAL**

- T-8 w / electronic ballasts with dual lamp fixture
- Electrical rooms located on each floor equipped with breaker panels to accommodate individual tenant operations
- 250 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 manned security
- Fully sprinklered in accordance to NFPA standards
- Independently controlled fire panel monitored 24/7
- Equipped with an integrated smoke control system
- Safe walk program for exterior and underground parking

**SHIPPING / RECEIVING**

- Ground level loading dock facility
- Passenger elevator can be scheduled through property management office for independent service
- Regular daily business deliveries via shared elevators

**SMART BUILDING FEATURES**

- QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app

**AMENITIES**

- Green Commons field for sport or event booking
- Weekly food truck program (May to September)
- Outdoor bootcamp programming (spring to fall)
- End of trip bicycle facilities
- Close proximity to Rapid Bus Transit stop

ENVIRONMENTAL/ SUSTAINABILITY

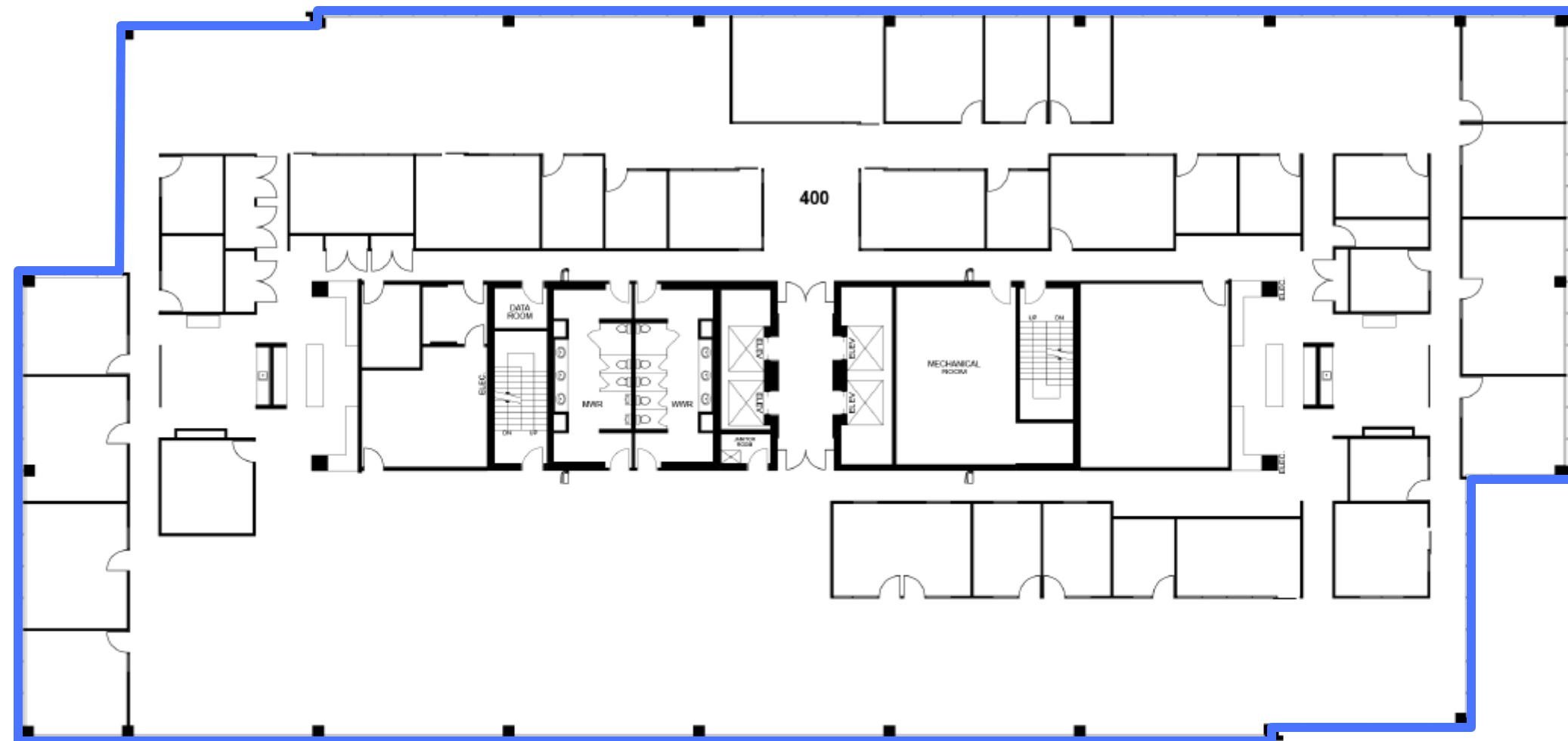


BOMA BEST Silver certified

# Suite 400

**26,587 SF** - Available Immediately

- Reception
- 2 Large Boardrooms
- 8 Meeting Rooms
- 24 Offices
- 2 Kitchens
- Large Open Areas
- *Subject to ROFR*





# 4954-Building Specifications

## Quick Facts

**YEAR BUILT**  
2006

**BUILDING SIZE**  
4 storey  
+/- 80,380 SF

**TYPICAL FLOORPLATE**  
21,565 SF

Ceiling heights (approx.)  
Ground floor – 9'  
Floors 2-4 – 9'

**ACCREDITATIONS**

BOMA BEST Gold certification  
Energy Star Certification in  
Canada achieving a score of 85

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

**2026 ADDITIONAL RENT**  
Operating Costs: \$16.13 PSF  
Realty Tax: \$4.27 PSF  
Total: \$20.40 PSF

**HVAC**

- Filtered and humidified fresh air supplied by RTU
- Perimeter radiant heating ceiling panels

**PARKING**

- Scramble surface parking
- 1/ 345 SF leased 233 Stalls at \$75/Month
- Designated visitor parking with 2 Hour free registration
- 2 Dual EV charging stations

**ELEVATORS**

- 2 Roped Hydraulic elevators
- 2,500 lb capacity
- 96-inch clear height

**LIGHTING / ELECTRICAL**

- T-8 (upgrade LED lamps)w/electronic ballast, dual lamp fixture, 3500-4100K
- Electrical rooms located on each floor equipped with breaker panels to accommodate individual tenant operations
- Metering of lighting and plug loads to foster tenant environmental stewardship

**SAFETY & SECURITY**

- 24/7 after-hour security card access
- 24/7 on-site manned security presence
- Fully sprinklered in accordance to NFPA standards
- Independently controlled fire panels monitored 24/7
- Equipped with an integrated smoke control system
- Safe walk program available

**SHIPPING / RECEIVING**

- Ground level loading dock facility
- Elevator can be scheduled for independent service through property management office

**SMART BUILDING FEATURES**

- QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app

**AMENITIES**

- Green Commons field for sport or event booking
- Weekly food truck program(May to September)
- Outdoor bootcamp programming(spring to fall)
- End of trip bicycle facilities
- Close proximity to Rapid Bus Transit stop

ENVIRONMENTAL/  
SUSTAINABILITY



BOMA BEST  
Gold certified

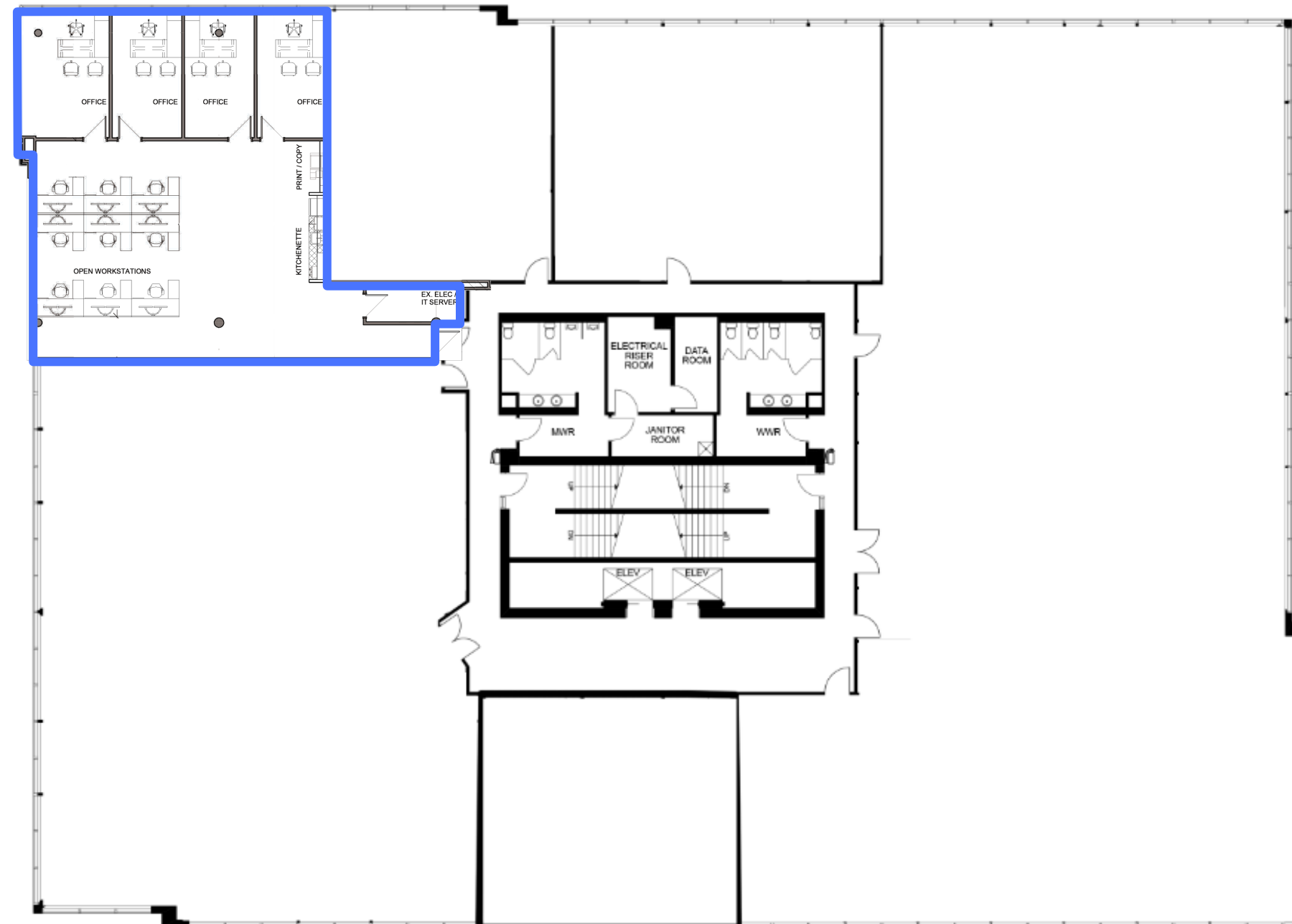


ENERGY STAR  
Certified with  
a score of 85

# Suite 203

**2,580 SF** - Available Immediately

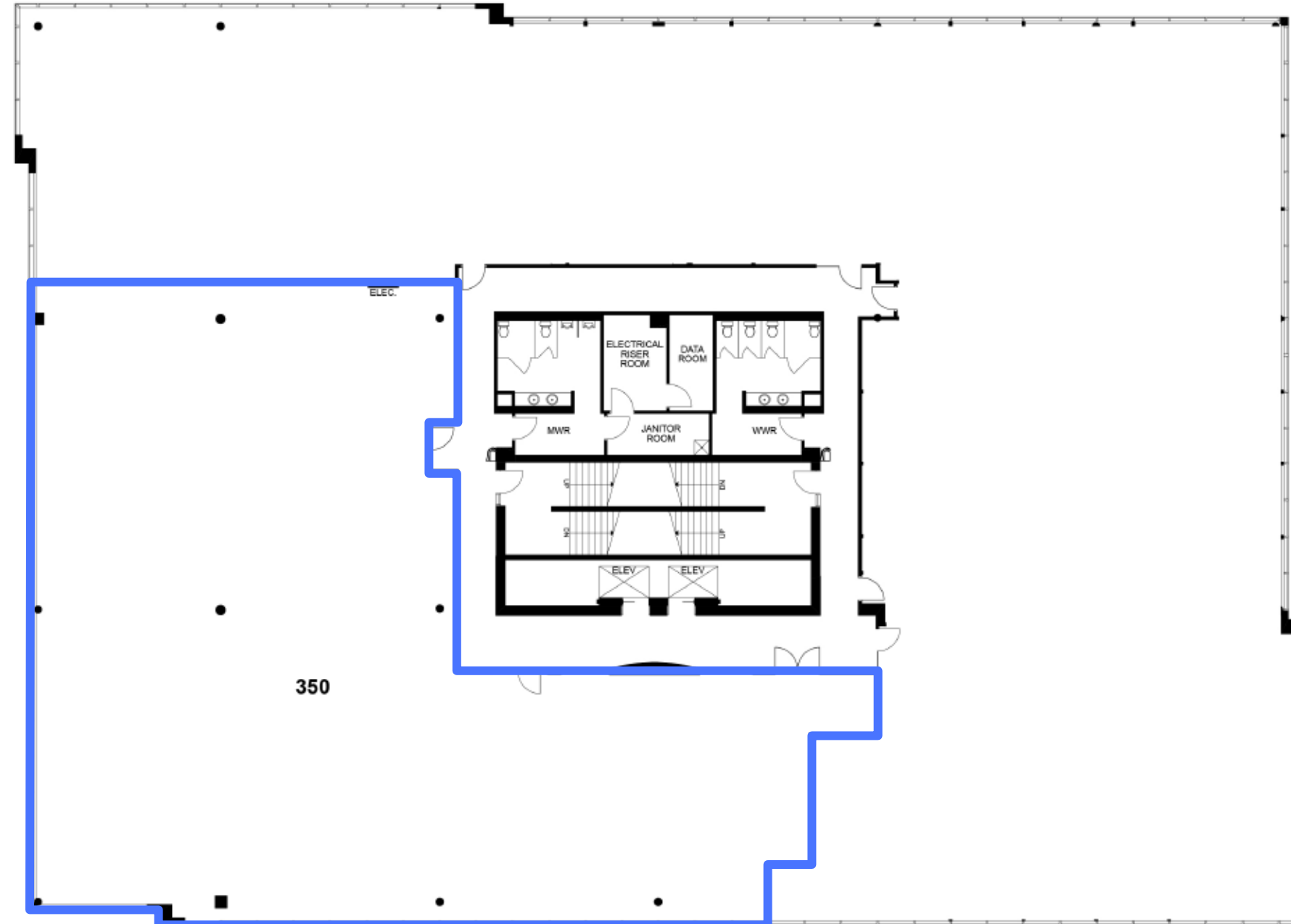
- **New Show Suite**
- 4 Offices
- Open Area for ~9 Workstations
- Kitchenette
- *Subject to ROFR*



# Suite 350

**8,023 SF** - Available Immediately

- Fully White Boxed Space – Ready for Tenant Improvements
- Elevator exposure
- *Subject to ROFR*





# 5010-Building Specifications

## Quick Facts

**YEAR BUILT**  
2012

**BUILDING SIZE**  
3 storey  
+/- 33,530 SF

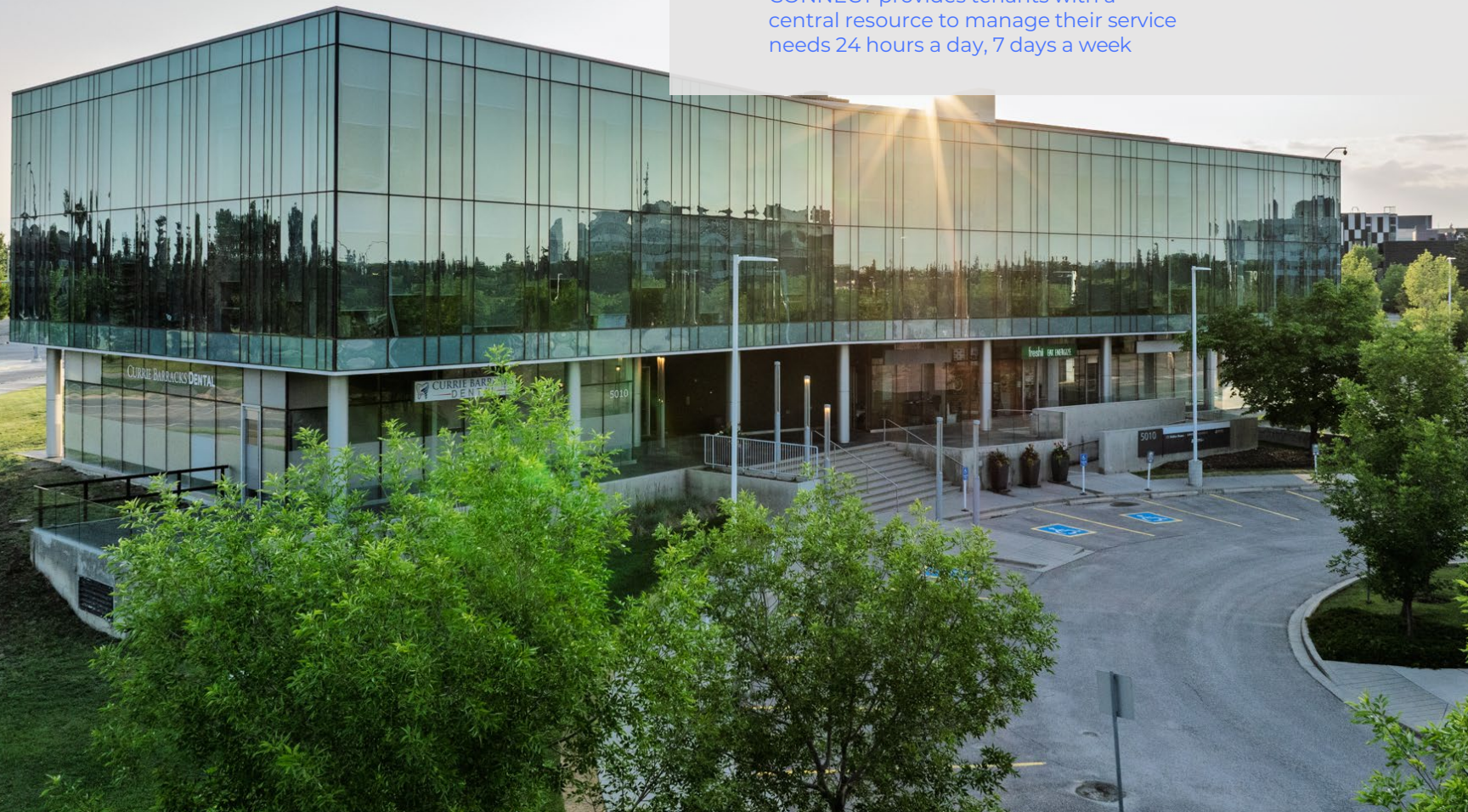
**TYPICAL FLOORPLATE**  
13,430 SF

Ceiling heights (approx.)  
Ground floor – 9'  
Floors 2-3 – 9'

**ACCREDITATIONS**

BOMA BEST Silver 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

**2026 ADDITIONAL RENT**  
Operating Costs: \$20.50 PSF  
Realty Tax: \$5.13 PSF  
Total: \$25.63 PSF



**HVAC**

- Filtered and humidified fresh air supplied by RTU
- Perimeter radiant heating ceiling panels

**PARKING**

- Reserved underground parkade 1/1,048 SF leased 33 Stalls at \$160/Month
- Scramble surface parking 1/282 SF leased 119 Stalls at \$75/Month
- Designated visitor parking with 2 Hour free registration
- 2 Dual EV charging stations

**ELEVATORS**

- 1 passenger elevator with Traction MRL
- 3,500 lb capacity
- 89-inch height

**LIGHTING / ELECTRICAL**

- T-8 (upgrade LED lamps) w/electronic ballast, dual lamp fixture, 3500-4100K
- Electrical rooms located on each floor equipped with breaker panels to accommodate individual tenant operations
- Metering of lighting and plug loads to foster tenant environmental stewardship

**SAFETY & SECURITY**

- 24/7 after-hour security card access
- 24/7 on-site manned security presence
- Fully sprinklered in accordance to NFPA standards
- Independently controlled fire panels monitored 24/7
- Equipped with an integrated smoke control system
- Safe walk program available

**SHIPPING / RECEIVING**

- Regular daily business deliveries via shared elevators

**SMART BUILDING FEATURES**

- QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app

**AMENITIES**

- Green Commons field for sport or event booking
- Weekly food truck program (May to September)
- Outdoor bootcamp programming (spring to fall)
- End of trip bicycle facilities
- Close proximity to Rapid Bus Transit stop

ENVIRONMENTAL / SUSTAINABILITY

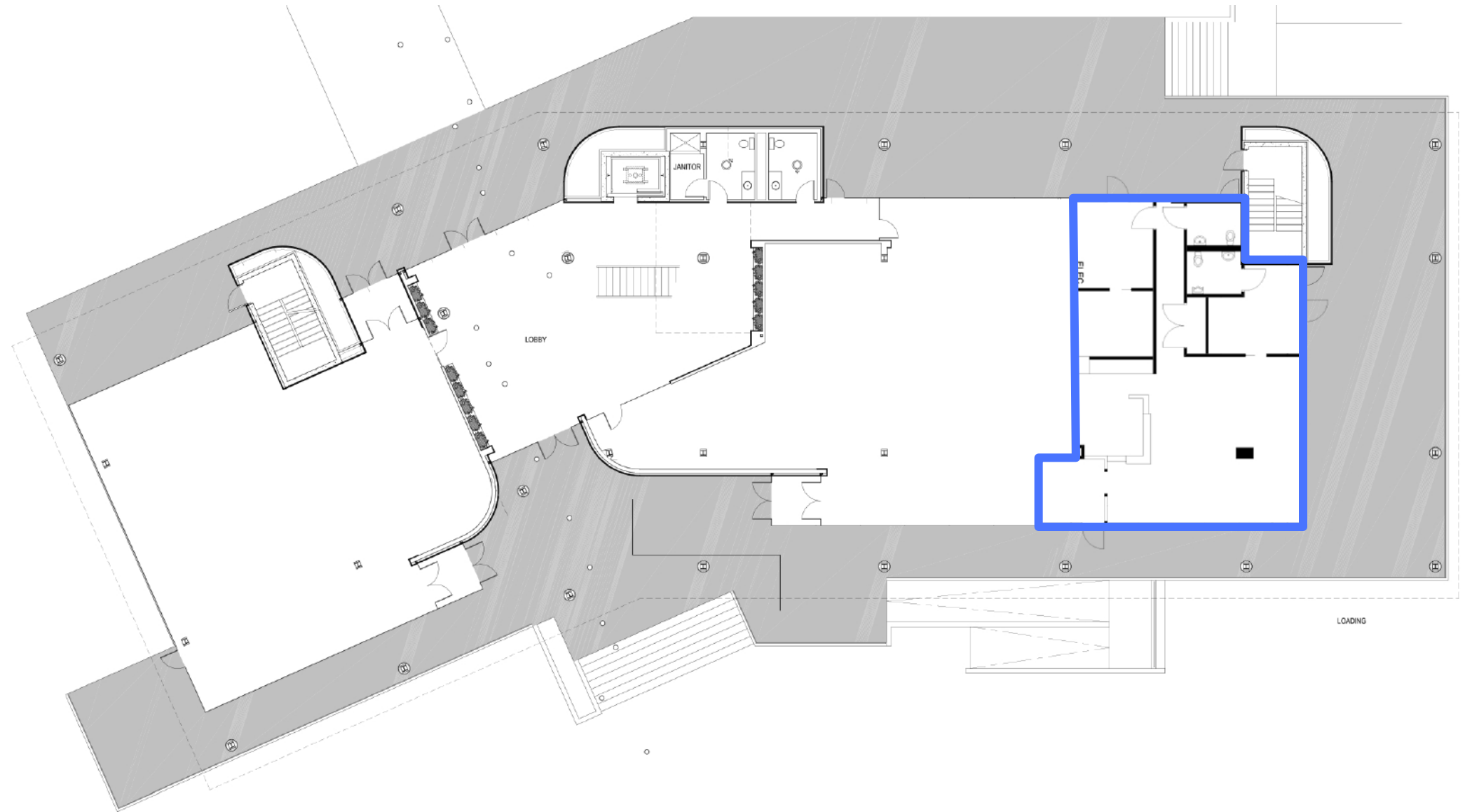


BOMA BEST  
Silver certified

# Suite 110 (Retail)

**1,645 SF** - Available Immediately

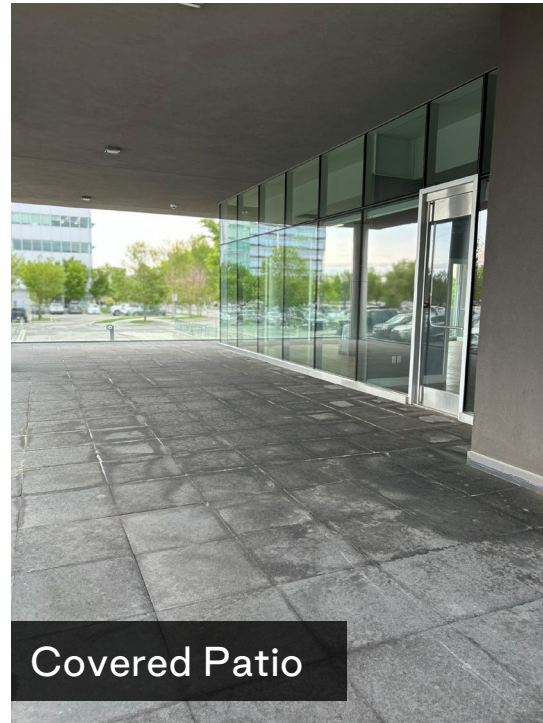
- Retail Use
- 2 Washrooms
- Exposure to Mount Royal University
- Adjacent to Covered Patio
- Signage Panels Available



# Suite 110 (Retail)



Interior



Covered Patio



Exterior



Exterior



Exterior

# Where Work-Life Balance is a Reality

Westmount Corporate Campus is managed by QuadReal Property Group. Headquartered in Vancouver, British Columbia, QuadReal is an institutional, Canadian-owned global real estate company. Our team takes pride in delivering excellence in customer service as well as amenities and facilities that contribute to the health and wellness of our residents, tenants and guests. We are committed to creating sustainable environments that bring value to the people and communities we serve. Now and for generations to come.



Serviced by Bus Rapid Transit (BRT) offering frequent, limited-stop service



Bus service to Westbrook LRT & Heritage LRT transit hub



•Campus setting with significant landscaping and open space for ease of walking and green enjoyment



10 minutes from downtown Calgary and convenient access to all quadrants of the city

### QUICK PICKUPS

1. Freshii
2. McDonald's
3. Meltwich Food Co.
4. Subway

### COFFEE

5. Barrow Coffee Roasters
6. Starbucks
7. Tim Hortons

### BANKS

8. BMO Bank of Montreal
9. CIBC
10. National Bank
11. Scotiabank
12. TD Canada Trust

### SHOPPING

13. Chinook Centre
14. Sobeys
15. Westhills Towne Centre

### FITNESS & RECREATION

16. Calgary Golf and Country Club
17. Canyon Meadows Golf and Country Club
18. Flames Community Arena
19. Glencoe Downtown Club
20. Kings Fitness
21. McMahon Stadium
22. Saddledome / Stampede Park
23. Urban Athlete Fitness Studio
24. West Side Recreation Centre

### MEDICAL

25. Rockyview General Hospital
26. Foothills Medical Centre

### EDUCATION

27. Mount Royal University
28. University of Calgary
29. SAIT

### CHILD CARE

30. Clever Daycare – Glamorgan
31. Mount Royal Early Learning Centre

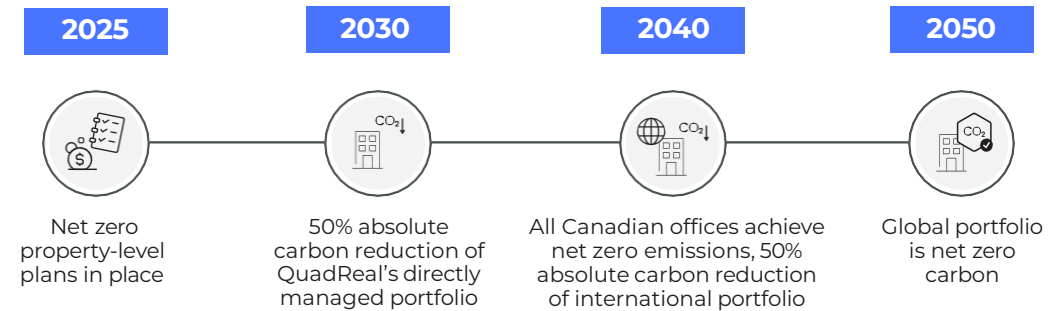
# Our Commitment to Wellness & Sustainability

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.

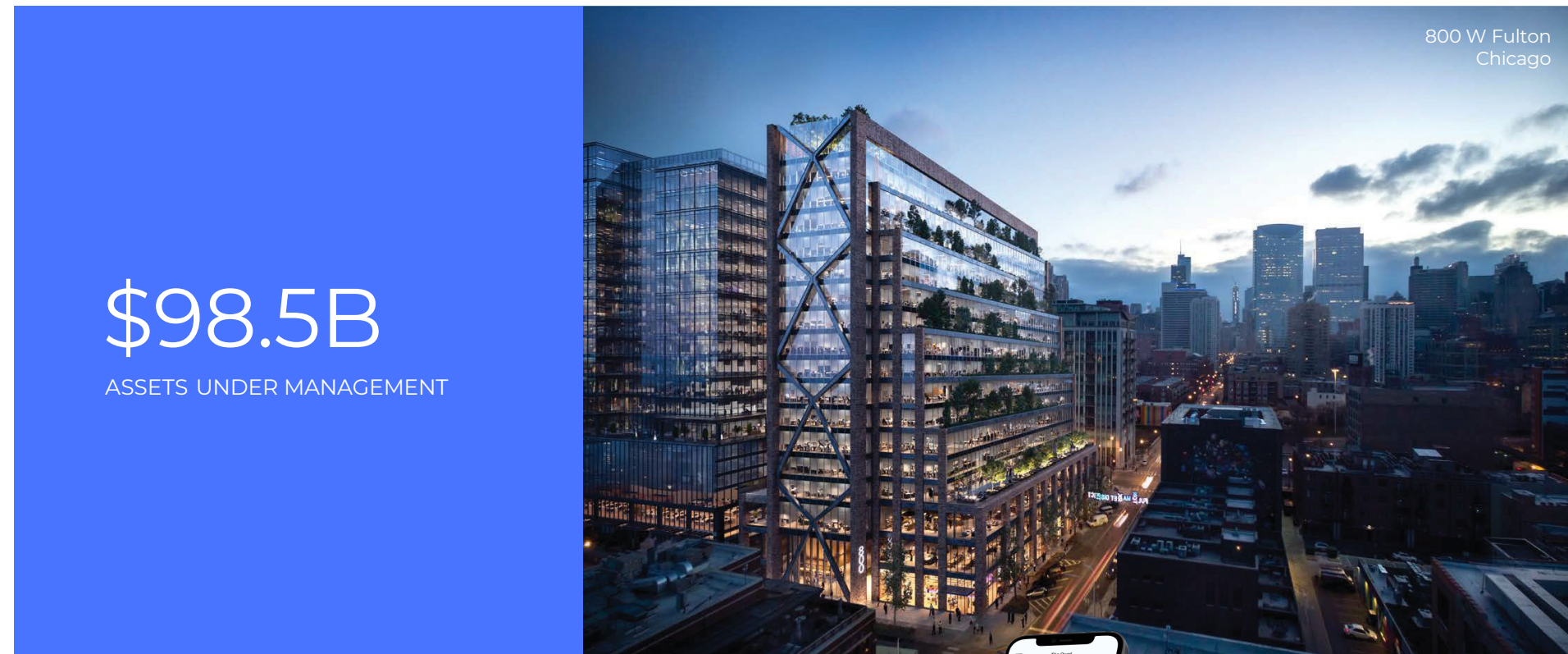
From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via 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.

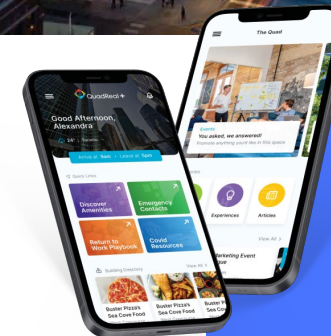


WestMount Corporate Campus is proudly managed by QuadReal Property Group — a team committed to exceptional service, operational excellence, and meaningful tenant experiences.

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



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

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