



WestmountCorporate 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
- 5 Boardrooms
- Large Kitchen
- 27 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

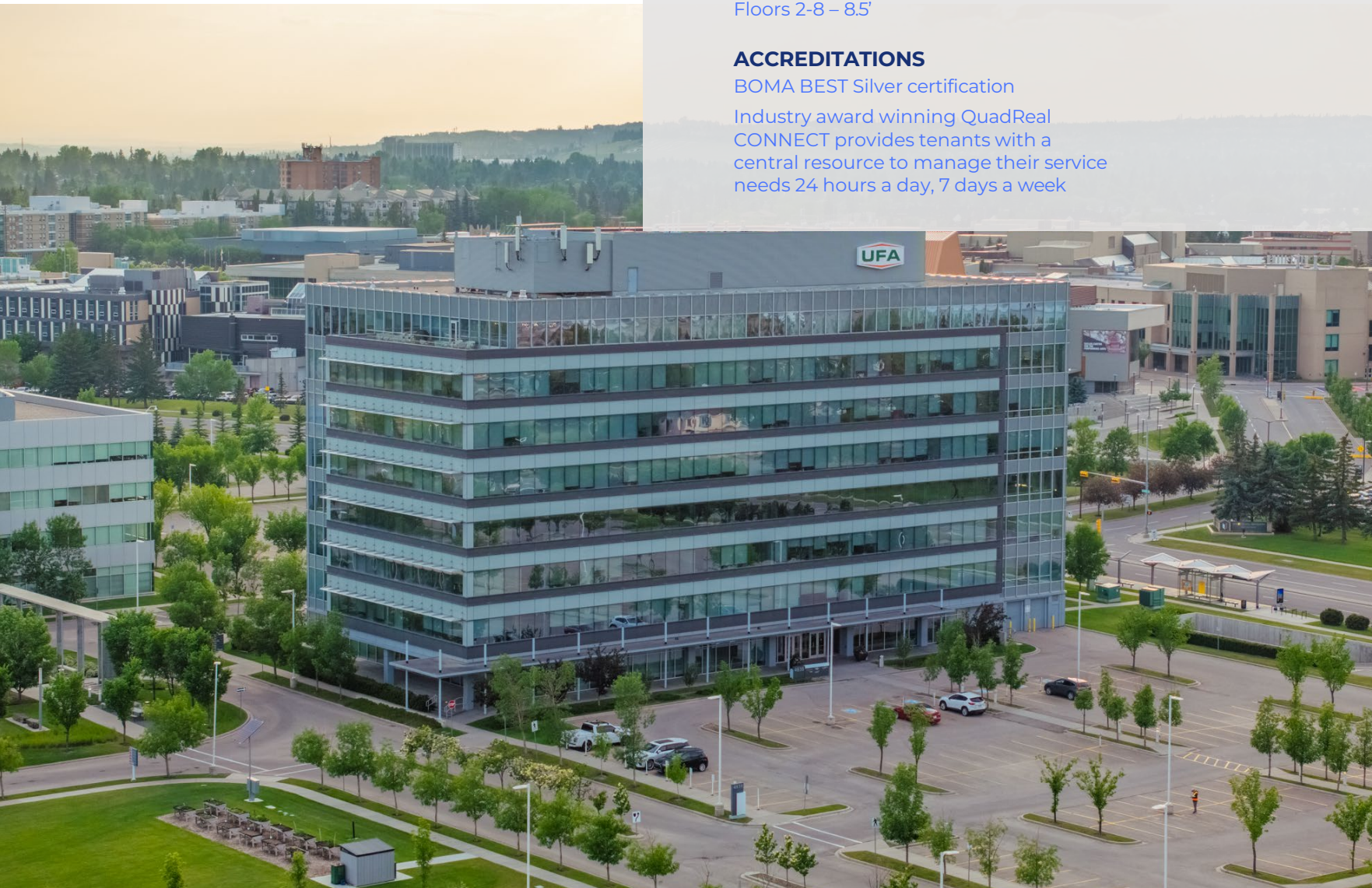
TYPICAL FLOORPLATE
26,093 SF

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

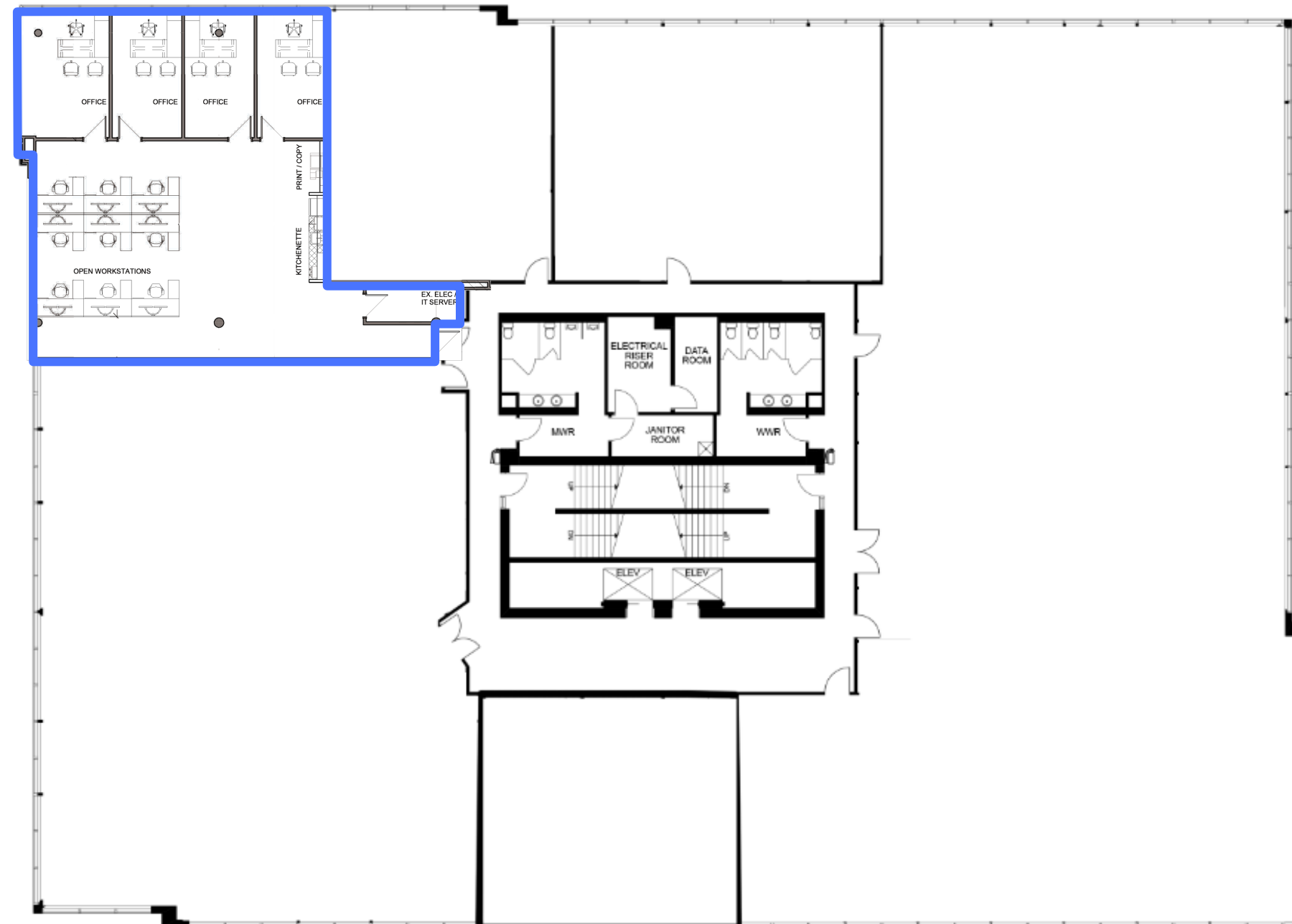


ENERGY STAR
Certified with
a score of 85

Suite 203

2,580 SF - Available Immediately

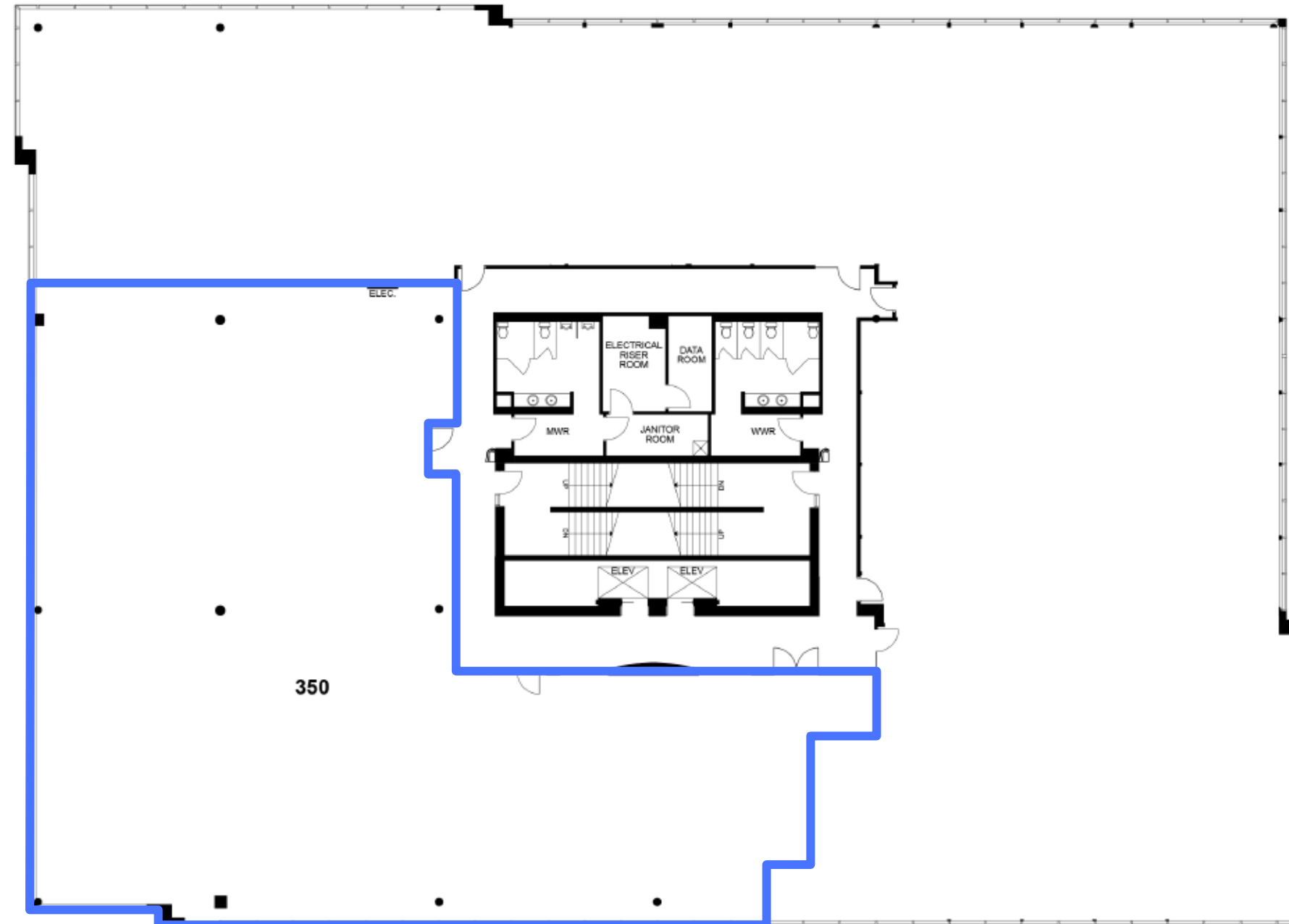
- **New Show Suite**
- 4 Offices
- Open Area for ~9 Workstations
- Kitchenette
- *Subject to ROFR*



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

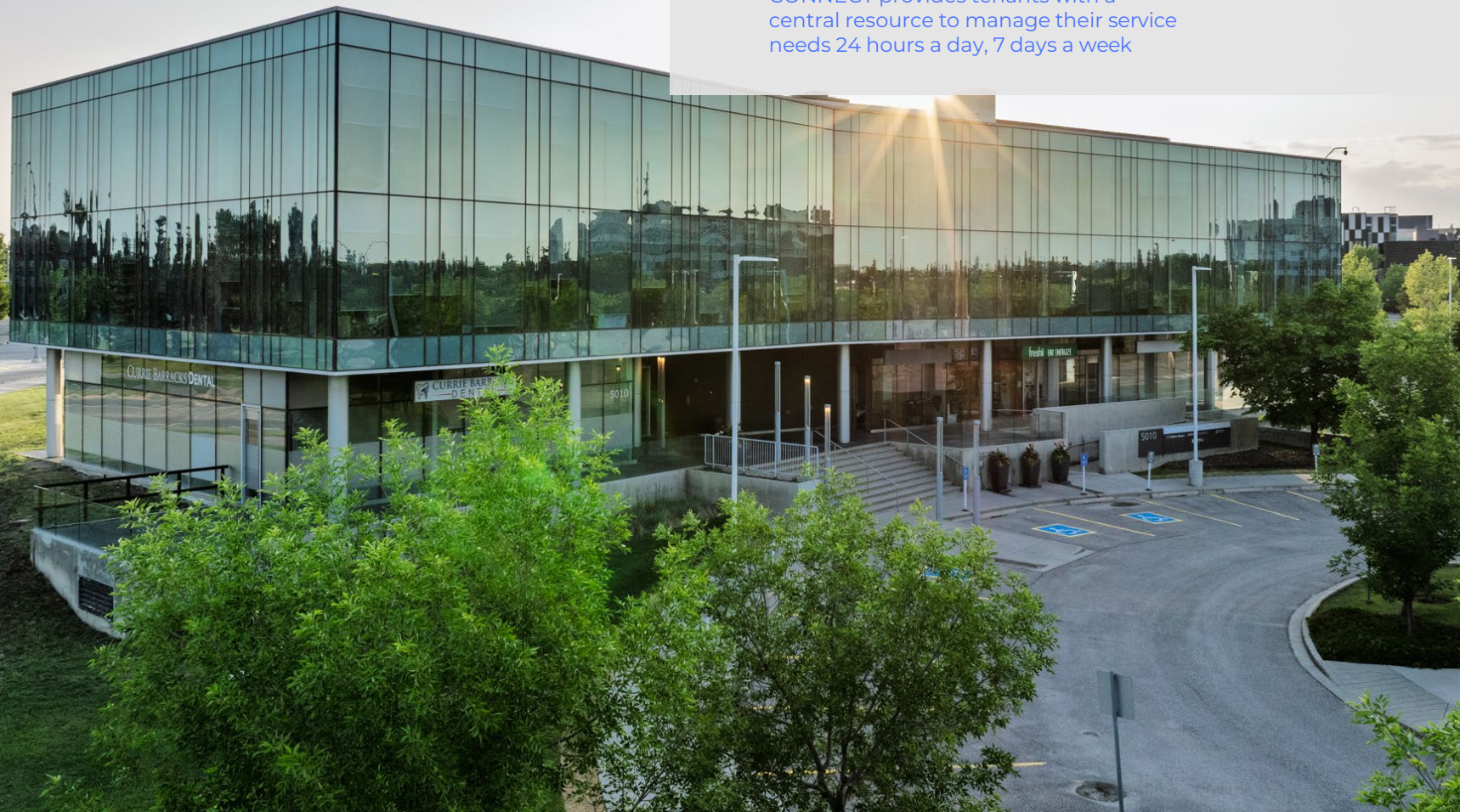
TYPICAL FLOORPLATE
13,430 SF

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

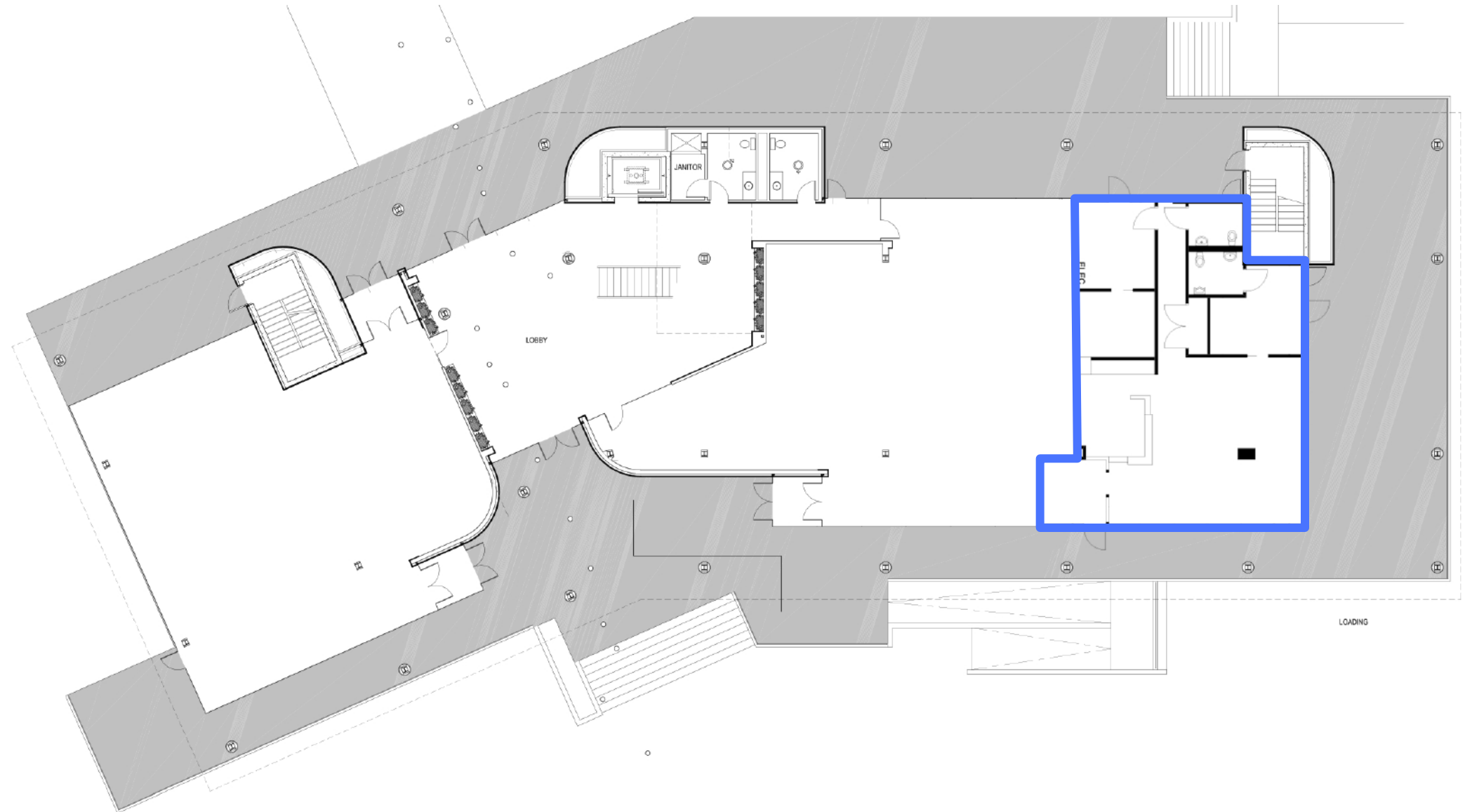


BOMA BEST
Silver certified

Suite 110 (Retail)

1,645 SF - Available Immediately

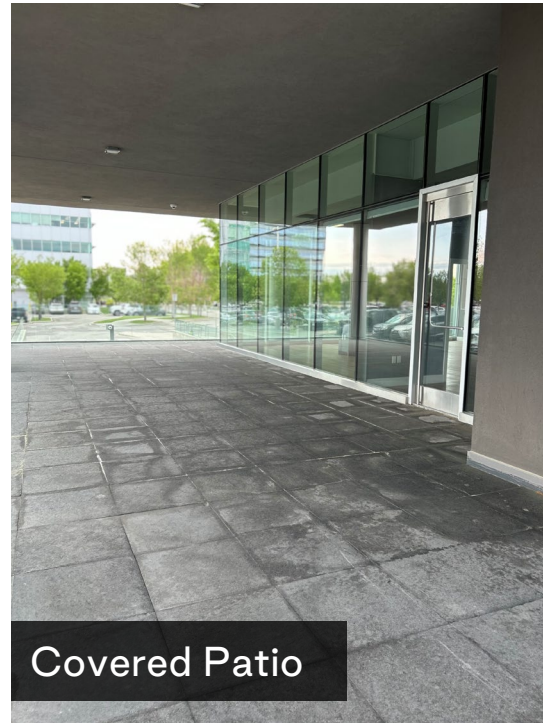
- Retail Use
- 2 Washrooms
- Exposure to Mount Royal University
- Adjacent to Covered Patio
- Signage Panels Available



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.




Served 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

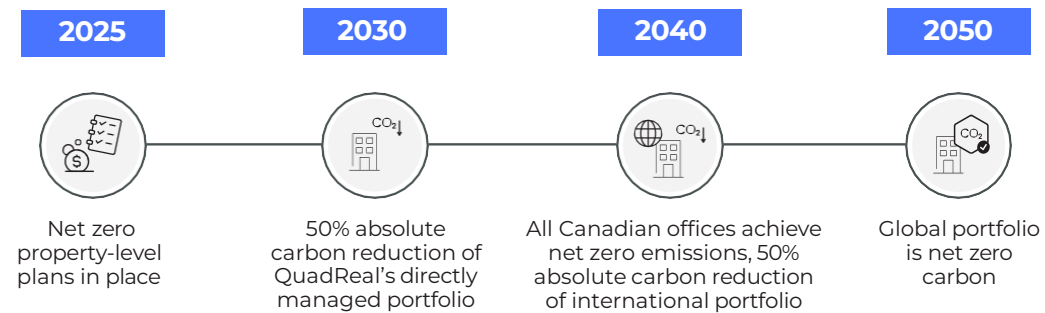
- 30. Clever Daycare – Glamorgan
- 31. Mount Royal Early Learning Centre

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.

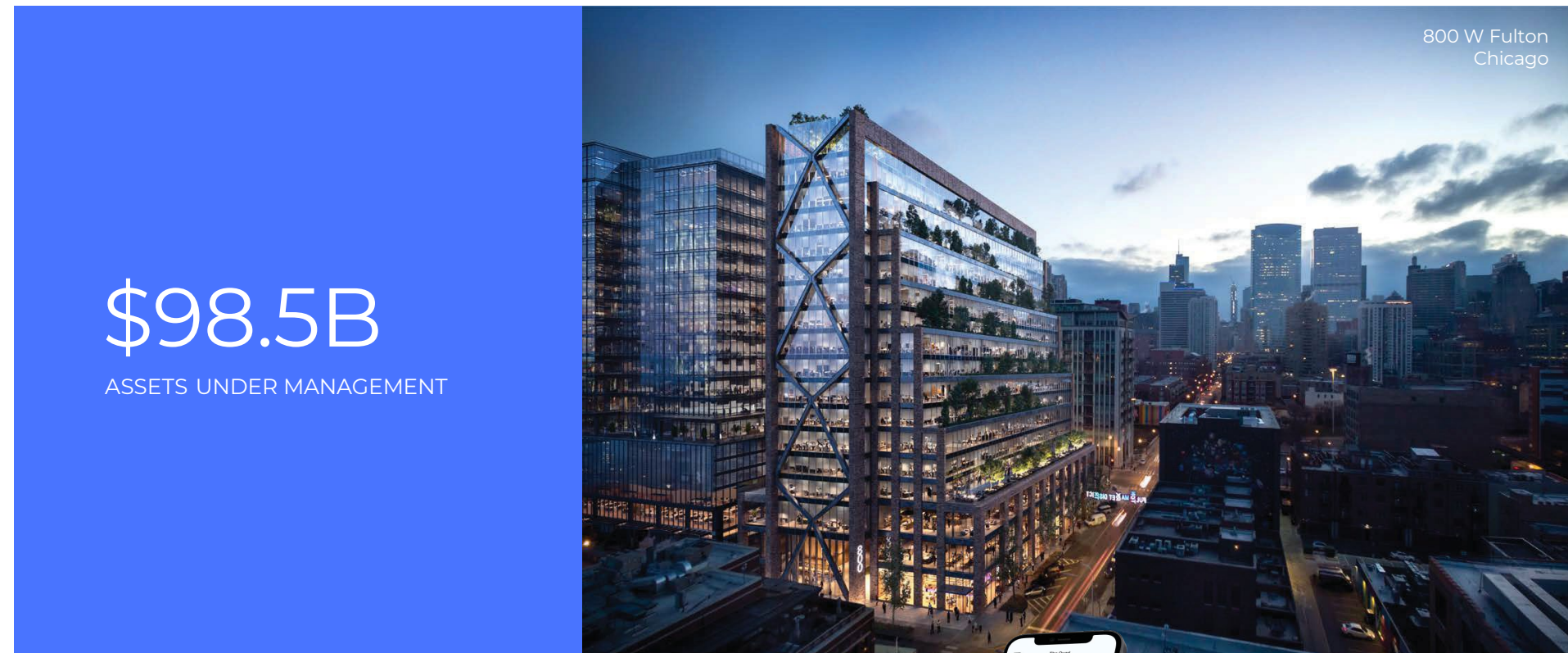
From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via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

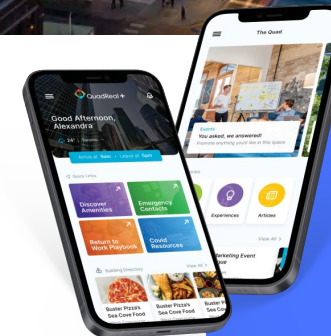


WestMount Corporate Campus is proudly managed by QuadReal Property Group — a team committed to exceptional service, operational excellence, and meaningful tenant experiences.

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



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

QUESTIONS? CONTACT:

Albert Tai

SVP, Leasing Office, & Industrial

T 403 202 7545 **E** Albert.Tai@quadreal.com

Ashley Dundas

Director, Leasing

T 403 202 7514 **E** Ashley.Dundas@quadreal.com



QuadReal[™]