

# Intact Place

311/321 – 6<sup>th</sup> Avenue SW

Intact Place Calgary, AB





## Quick Facts

#### YEAR BUILT

1980

#### BUILDING SIZE

18 storey +/- 465,000 SF

#### TYPICAL FLOORPLATE

Highly efficient floor plate

Ceiling heights

(approx.)

Ground Floor - 12'

Floors 3-18 - 9'

#### **ACCREDITATIONS**

LEED® Gold Certification 2022 **BOMA BEST Gold certification** 

**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

 Zoned perimeter hot water heating

Building Specifications

- · Central fan system, VAV distribution
- Fresh air intake

#### PARKING

₩ HVAC

- 189 total parking stalls
- 1/2.514 SF leased



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

#### (I) 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

#### DO 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









LEED® EB Gold



Certified with Response



ENERGY STAR Fitwell Viral a score of 96 Certification



321-6 AVENUE SW | INTACT PLACE

## Intact Amenities



Secured Bicycle Storage & End of Trip Facility

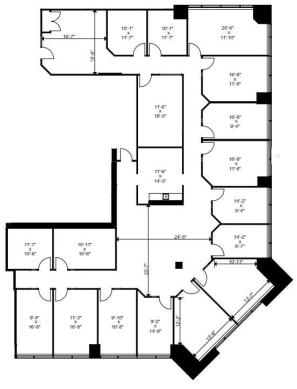


**Conference Centre** 

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### Suite E1610

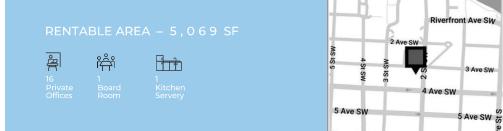
Available Immediately



#### **Key Features:**

Reception, 16 offices, boardroom and kitchen.







#### **QUESTIONS? CONTACT:**

Albert Tai SVP, Leasing Office & Industrial QuadReal Property Group, Brokerage

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

Ashley Dundas Director, Leasing

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

