Intact Place

311/321 – 6th Avenue SW

Intact Place
Calgary, AB

QuadReal™

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

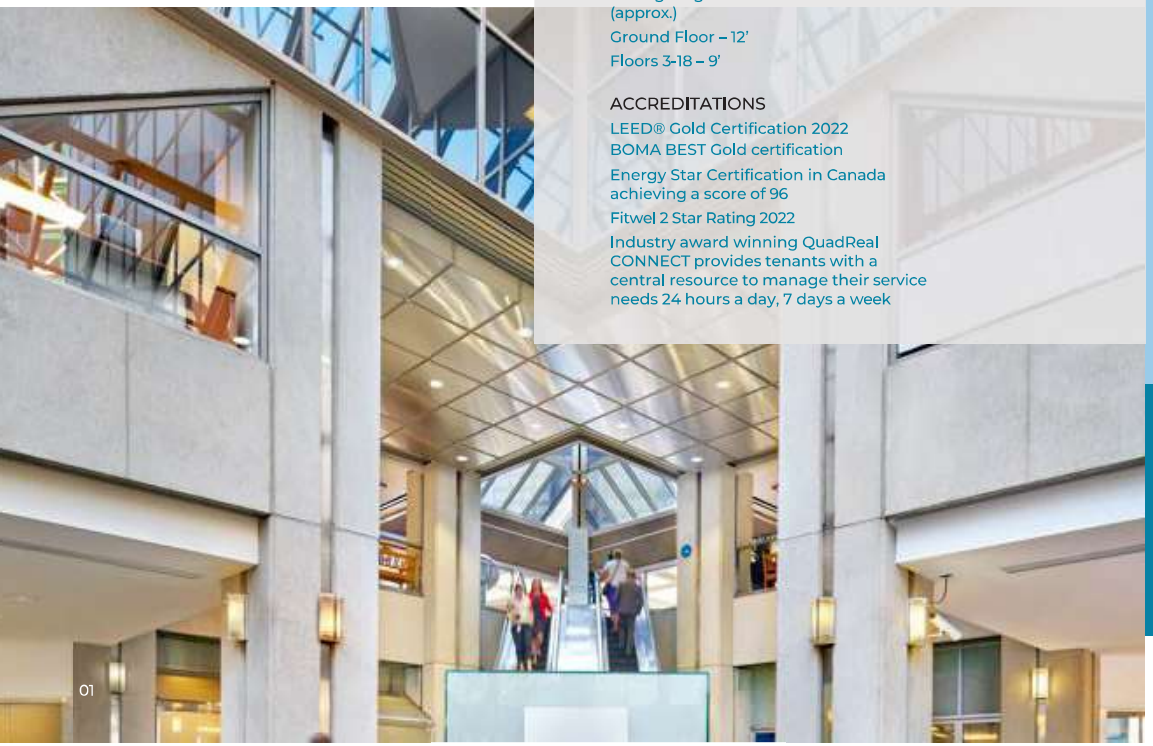
LEED® Gold Certification 2022

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



Building Specifications

HVAC

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

PARKING

- 189 total parking stalls
- 1/2,514 SF leased

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 Gold certified

LEED® EB Gold

ENERGY STAR Certified with a score of 96

Fitwell Viral Response Certification

Intact Amenities

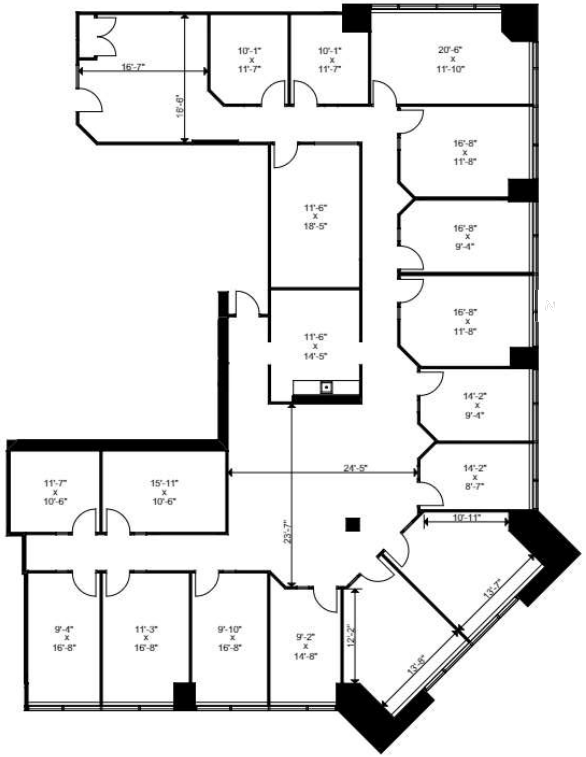
Intact Place – SW View

Secured Bicycle Storage & End of Trip Facility

Conference Centre

Suite E1610

Available Immediately



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

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

INTACT PLACE

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

QuadReal™