



Intact Place

311 & 321 – 6th Avenue SW

Intact Place
Calgary, AB





Building Specifications

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 Platinum Certification (2024)
BOMA BEST Gold Certification
Fitwel 2 Star Rating (2022)
Fitwel Viral Response Certification
Energy Star Certification

2026 ADDITIONAL RENT
Operating Costs: \$20.71 PSF
Property Taxes: \$1.29 PSF
Total: \$22.00 PSF

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

-  **PARKING**
- 189 total parking stalls
 - 1/2,514 SF leased
 - \$500 s/m reserved
 - \$425 s/m unreserved

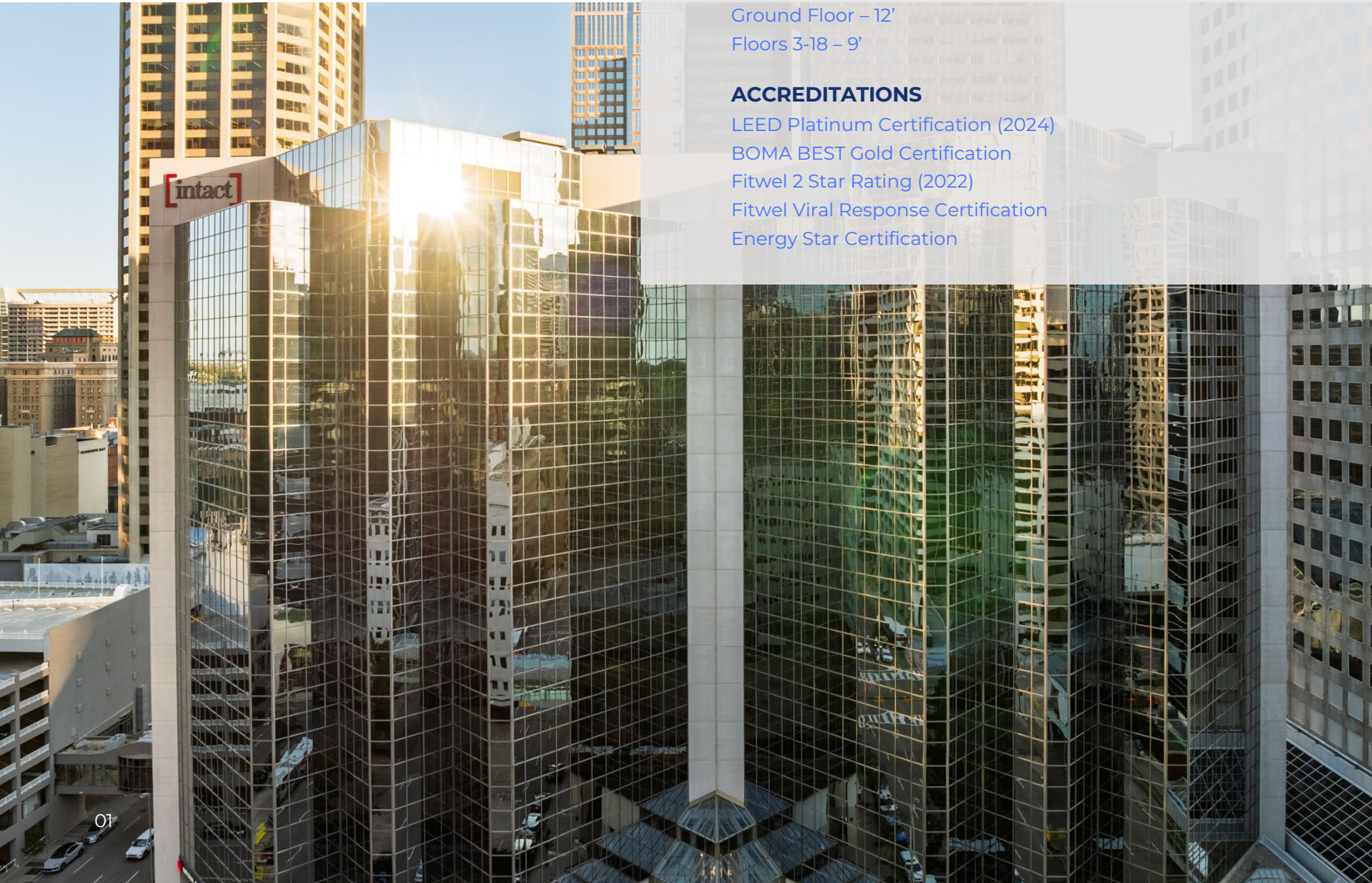
-  **ELEVATORS**
- 8 passenger elevator cars equipped with high-speed door closers
 - 2 parking shuttles
 - 2 freight elevators
 - 2 escalator units servicing the main and +15 levels

-  **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

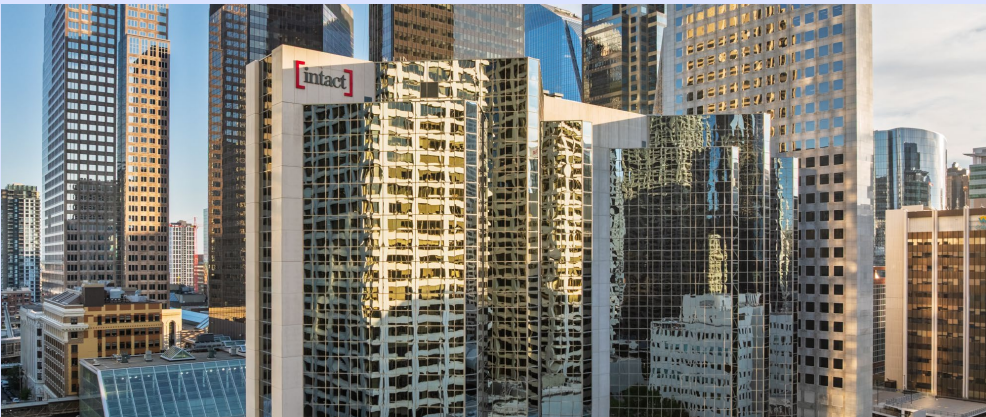


Intact Place Amenities

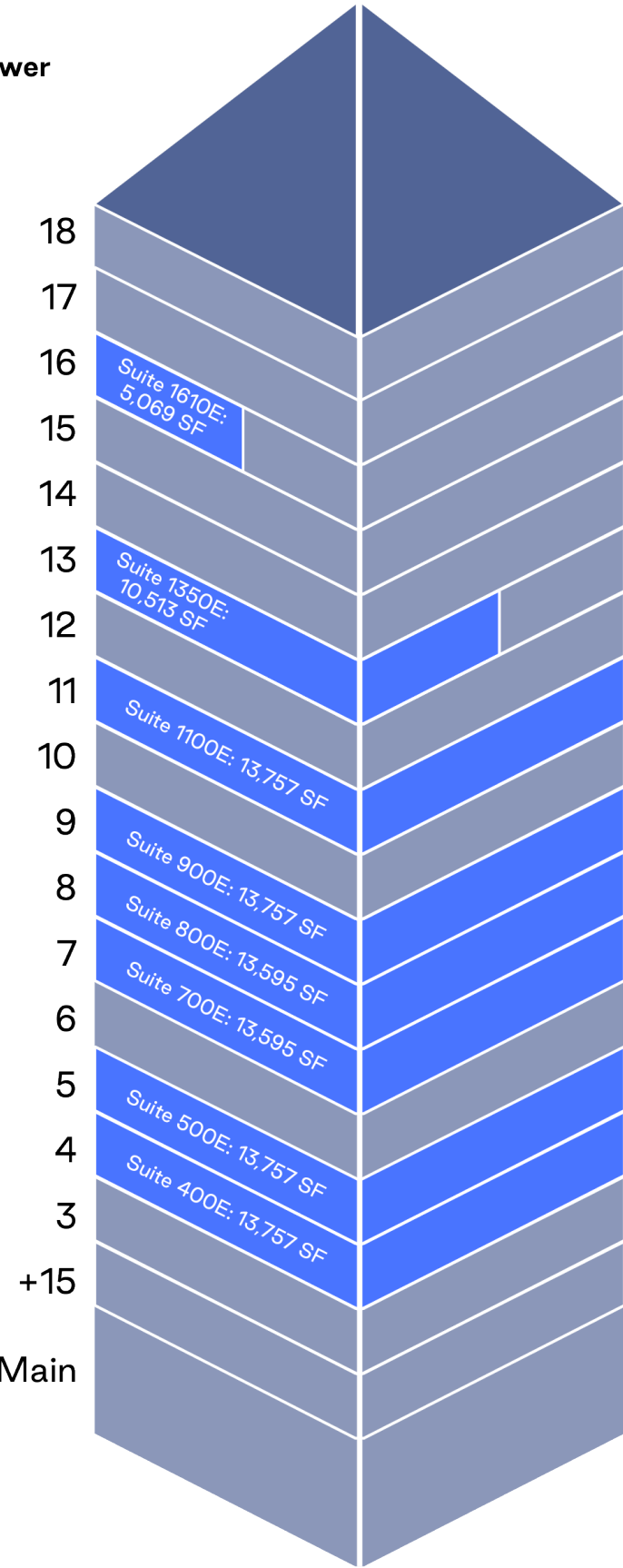


- **Food & Retail Services:** Starbucks, Brewed Just Right, INS Market, Tower Cleaners, Optometry, and Dental Services
- **Conference Centre:** Two Meeting Rooms
- **Active Commuter Facilities:** Secure Bike Parking (Day Use) and End-of-Trip Facilities
- **Security:** 24/7 Staffed Desk and Regular Patrols

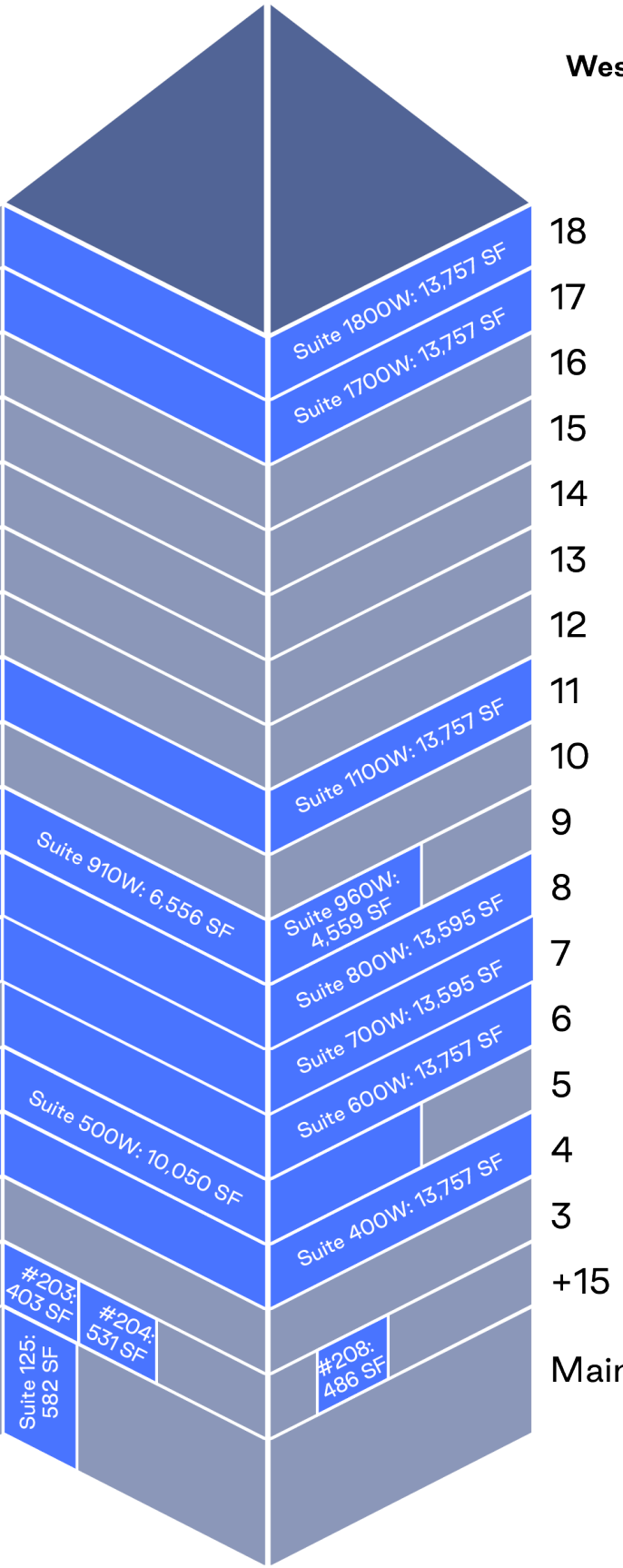
Availability at a Glance



East Tower



West Tower



4th Floor West Tower

4th Floor East Tower



Suite 400W: 13,757 SF

Suite 400E: 13,757 SF

- Up to 27,514 SF with Suite 400E.
- Reception, 2 boardrooms, 34 offices, meeting room, kitchen and copy areas.

- Up to 27,514 SF with Suite 400W.
- 21 offices, kitchen, file storage and boardroom.

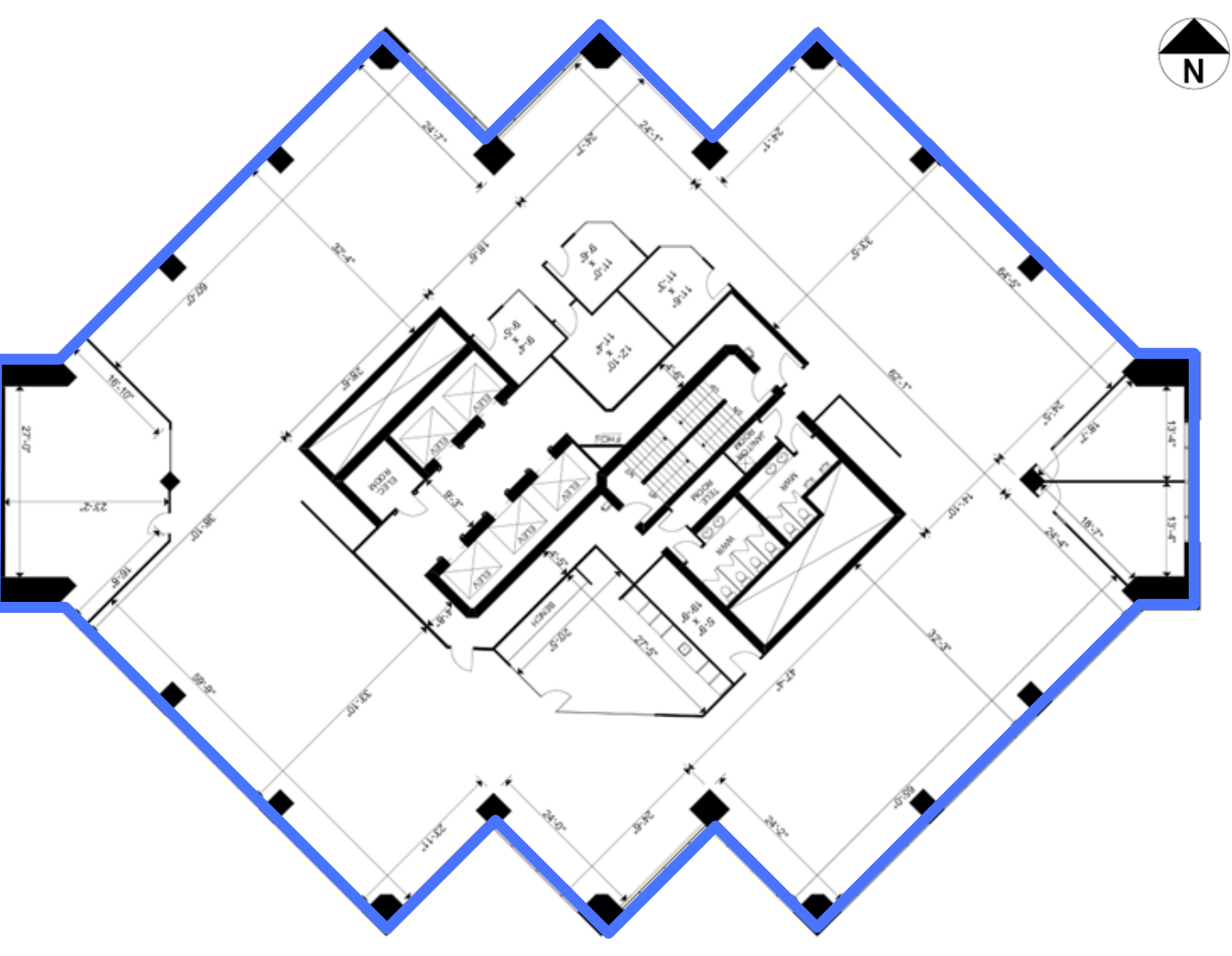
5th Floor West Tower

5th Floor East Tower



Suite 500W: 10,050 SF

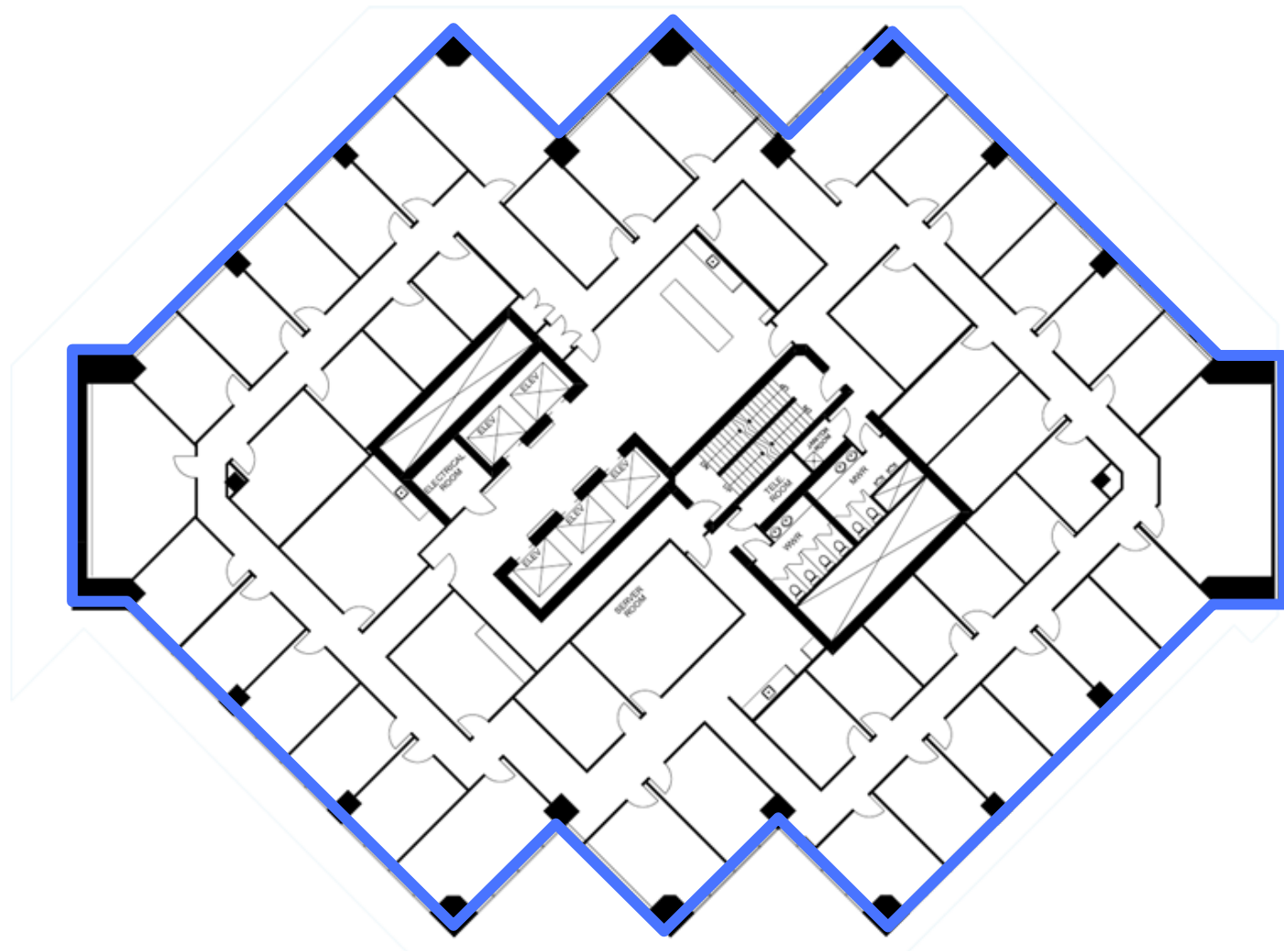
- Up to 23,807 SF with Suite 500E.
- Reception, kitchen, 24 offices, boardroom, large storage area, Floor features upgraded lobby.



Suite 500E: 13,757 SF

- Up to 23,807 SF with Suite 500W.
- Fully white boxed space – ready for tenant improvements.

6th Floor West Tower

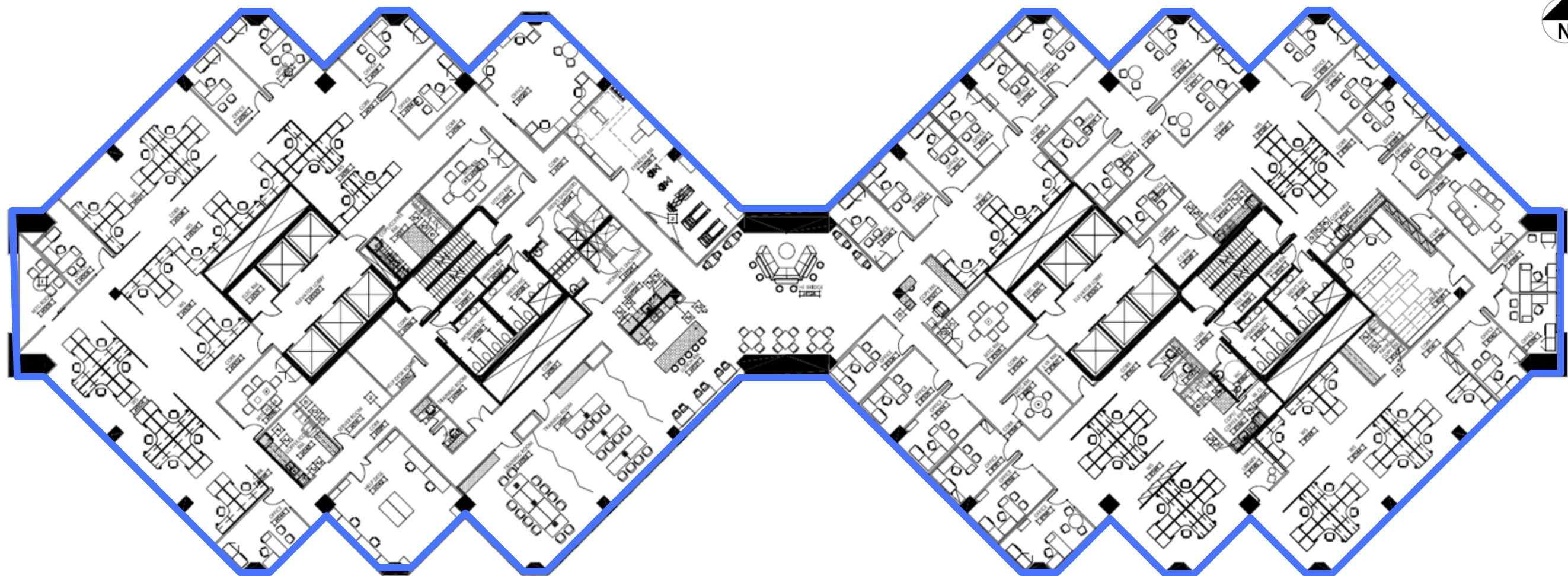


Suite 600W: 13,757 SF

- 40 offices, kitchen, 2 boardrooms, and copy areas.

7th Floor West Tower

7th Floor East Tower



Suite 700W: 13,595 SF

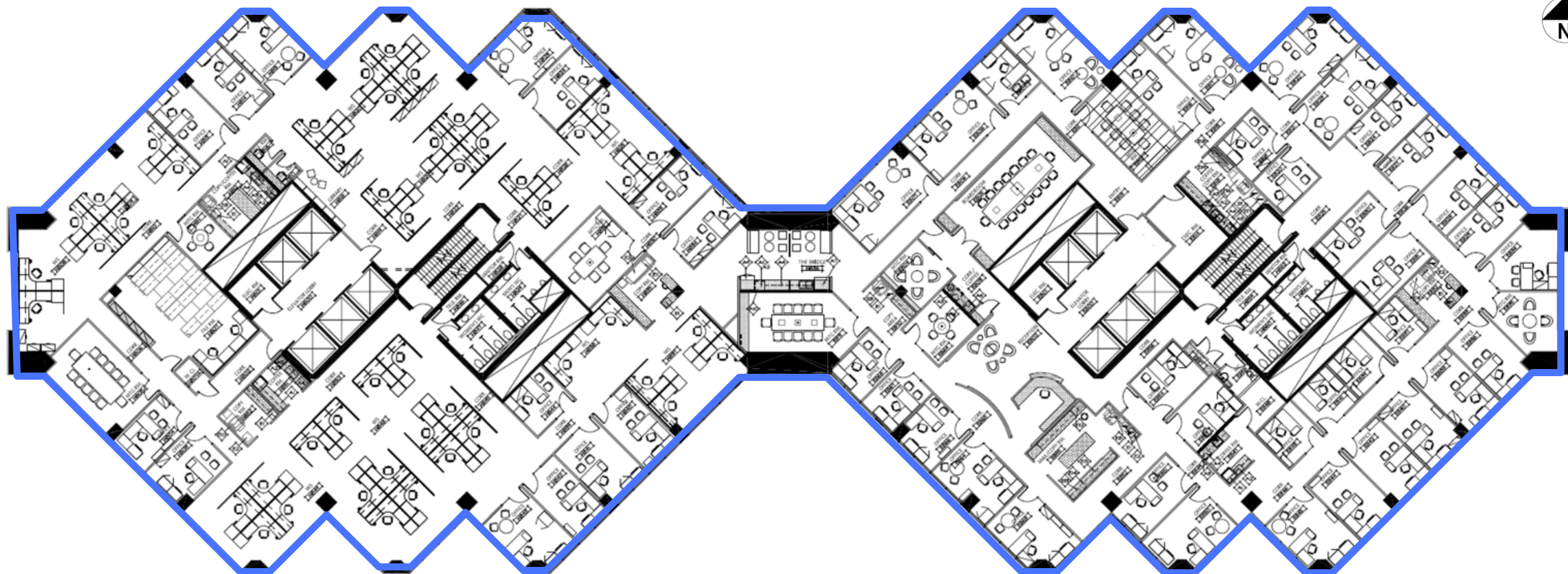
- Floor is open between the two towers. Up to 27,190 SF with Suite 700E.
- Staff lounge, boardrooms with retractable walls, fitness studio, shower/change rooms, 6 offices and large open areas.

Suite 700E: 13,595 SF

- Floor is open between the two towers. Up to 27,190 SF with Suite 700W.
- 29 offices, staff lounge, meeting room, and rolling file storage.

8th Floor West Tower

8th Floor East Tower



Suite 800W: 13,595 SF

- Floor is open between the two towers. Up to 27,190 SF with Suite 800E.
- 14 offices, kitchen/copy areas, meeting room, boardroom, rolling files and large open areas.

Suite 800E: 13,595 SF

- Floor is open between the two towers. Up to 27,190 SF with Suite 800W.
- Reception, 36 offices, 3 boardrooms, kitchen and copy areas, 2 meeting rooms and storage.

9th Floor West Tower



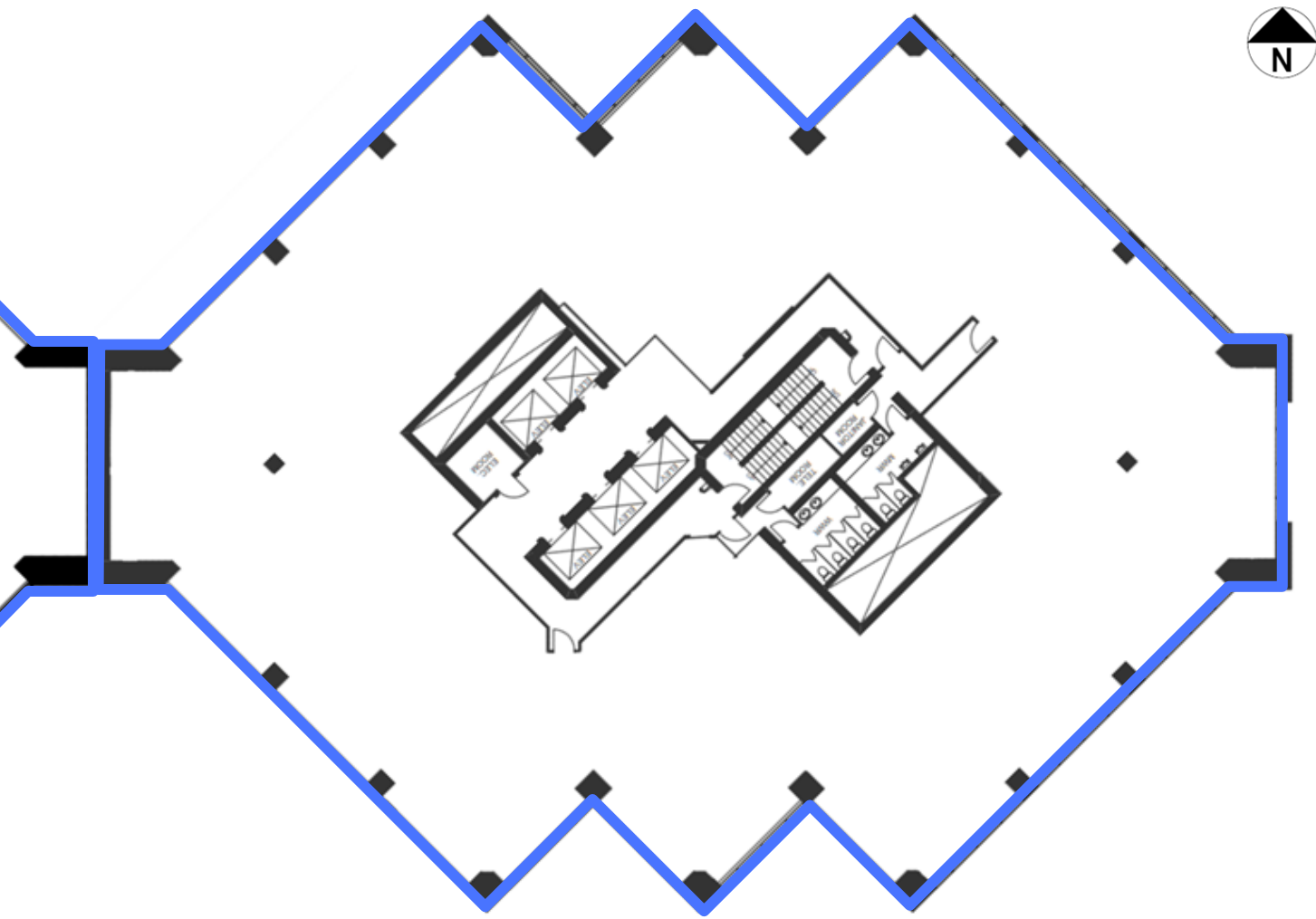
Suite 960W: 4,559 SF

- Up to 24,872 SF with Suite 910W and 900E.
- Former medical space, featuring reception, 12 offices, meeting rooms, kitchen and in-suite washrooms.

Suite 910W: 6,556 SF

- Up to 24,872 SF with Suite 960W and 900E.
- Fully white boxed space - ready for tenant improvements.

9th Floor East Tower

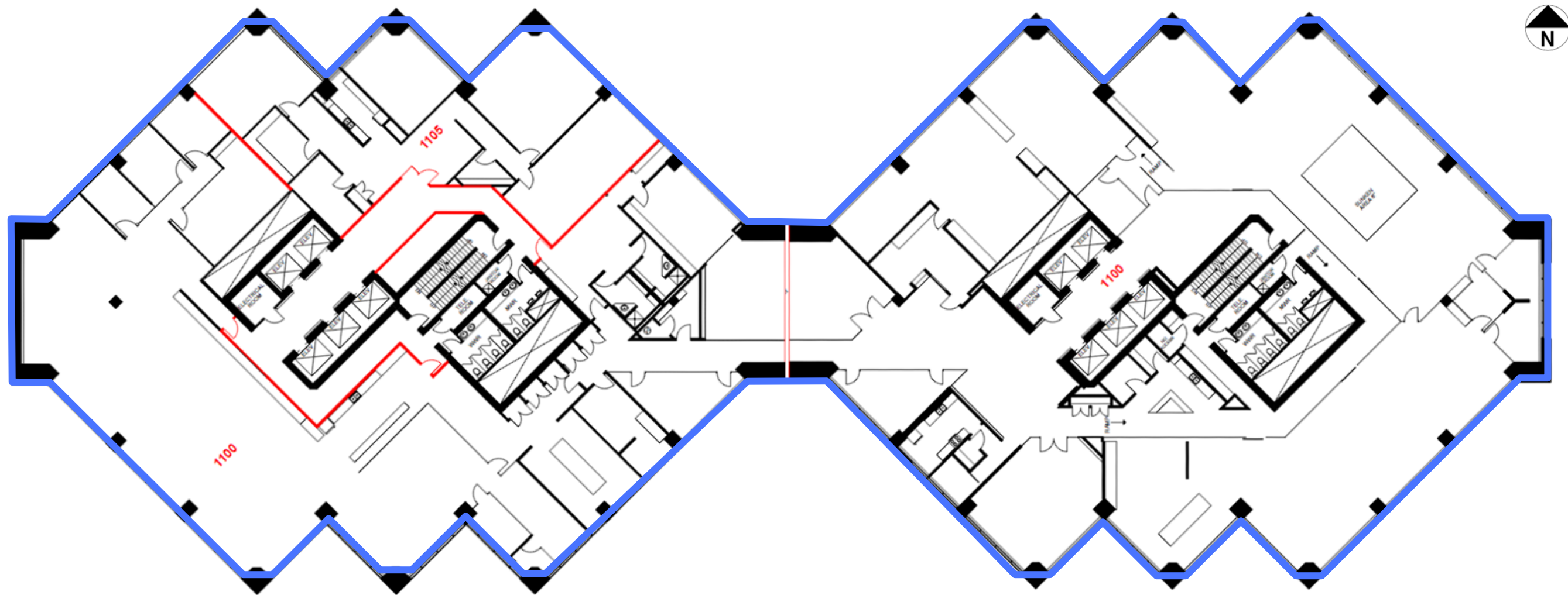


Suite 900E: 13,757 SF

- Up to 24,872 SF with Suite 910W and 960W.
- Fully white boxed space - ready for tenant improvements.

11th Floor West Tower

11th Floor East Tower



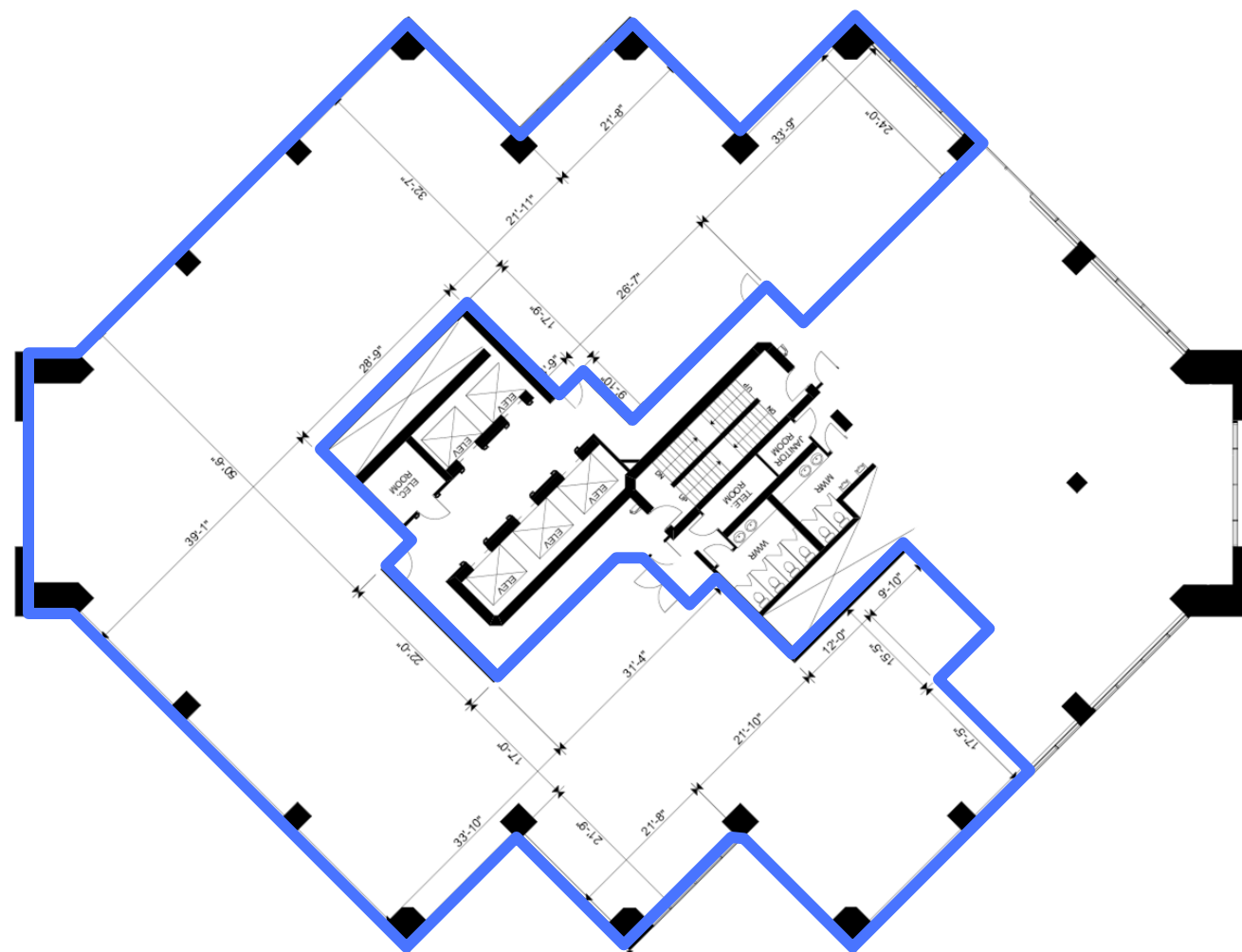
Suite 1100W: 13,757 SF

Suite 1100E: 13,757 SF

- Floor is open between the two towers. Up to 27,514 SF with Suite 1100E.
- Kitchen, shower/change rooms, meeting rooms and large open areas with raised flooring.

- Floor is open between the two towers. Up to 27,514 SF with Suite 1100W.
- Reception, kitchen, boardrooms, and open areas with raised flooring.

13th Floor East Tower



Suite 1350E: 10,513 SF

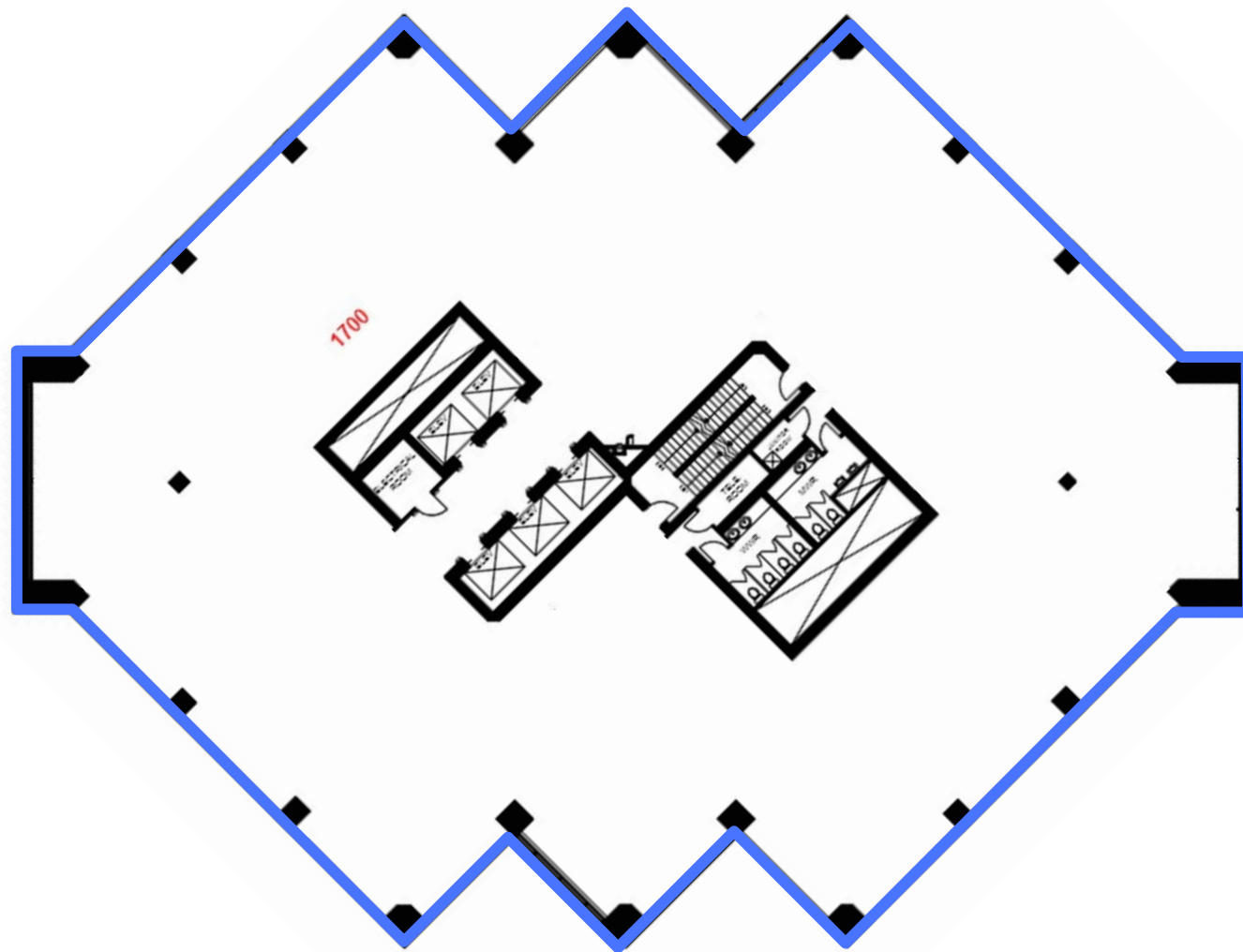
- Fully white boxed space - ready for tenant improvements.



Suite 1610E: 5,069 SF

- Reception, 16 offices, boardroom and kitchen.

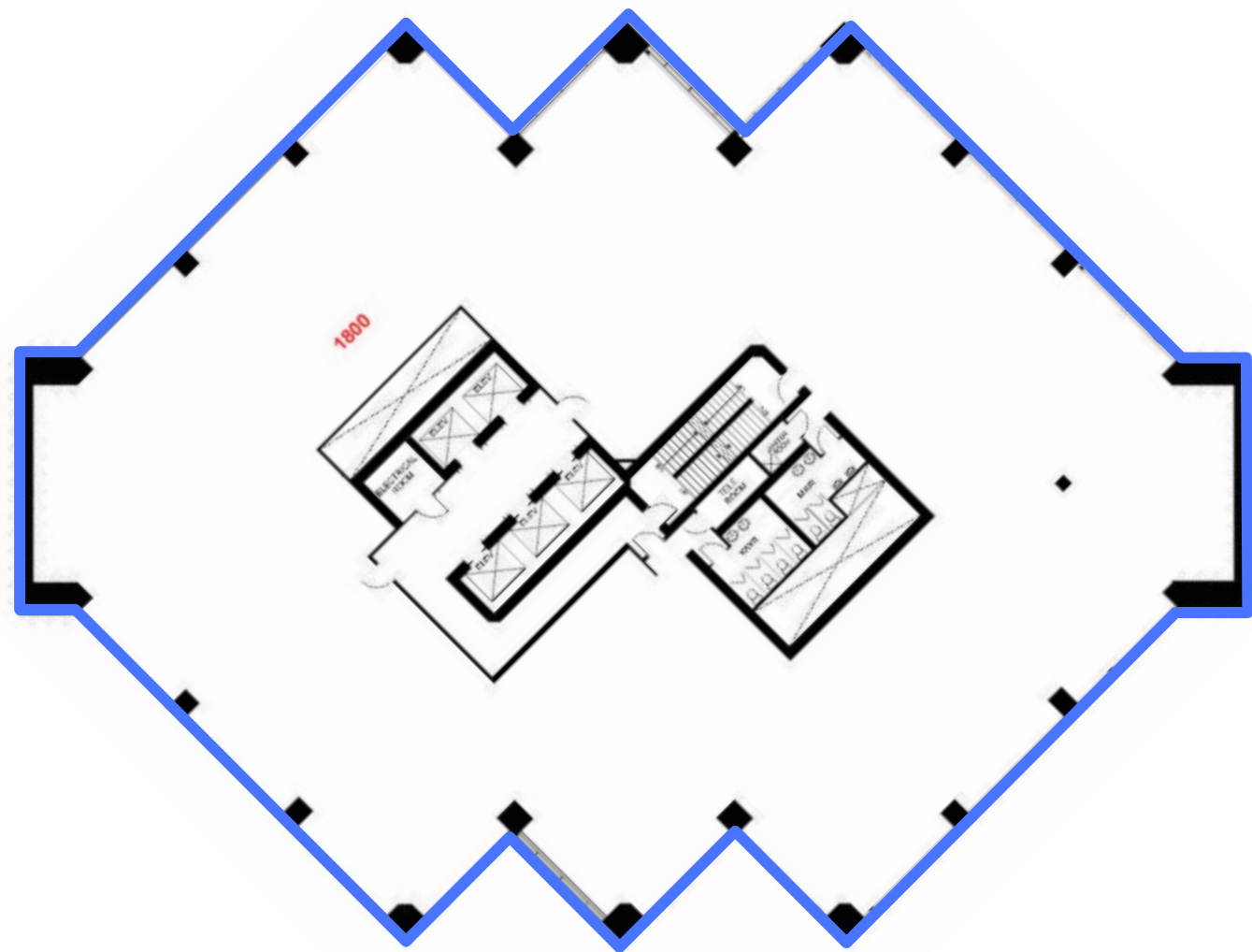
17th Floor West Tower



Suite 1700W: 13,757 SF

- Fully white boxed space - ready for tenant improvements.

18th Floor West Tower



Suite 1800W: 13,757 SF

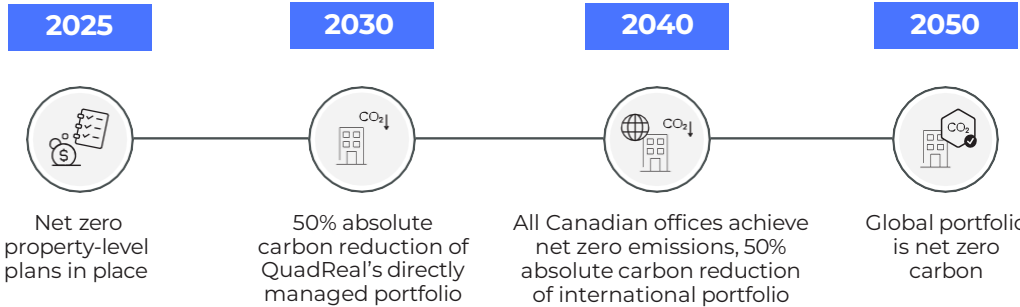
- Fully white boxed space - ready for tenant improvements.

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

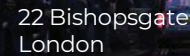
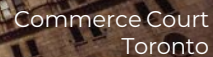


KEY NOTABLE

QuadReal Calgary's directly managed portfolio is on track to meet or exceed the 2030 goal of 50% absolute carbon reduction.

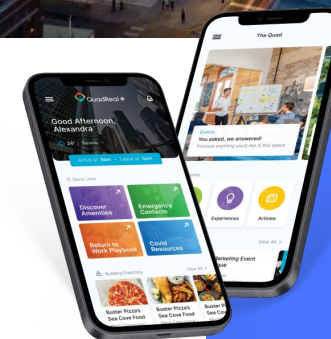


QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.



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



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QuadRealTM