



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

2025 ADDITIONAL RENT
Operating Costs: \$16.27 PSF
Realty Tax: \$5.40 PSF
Total: \$21.67 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

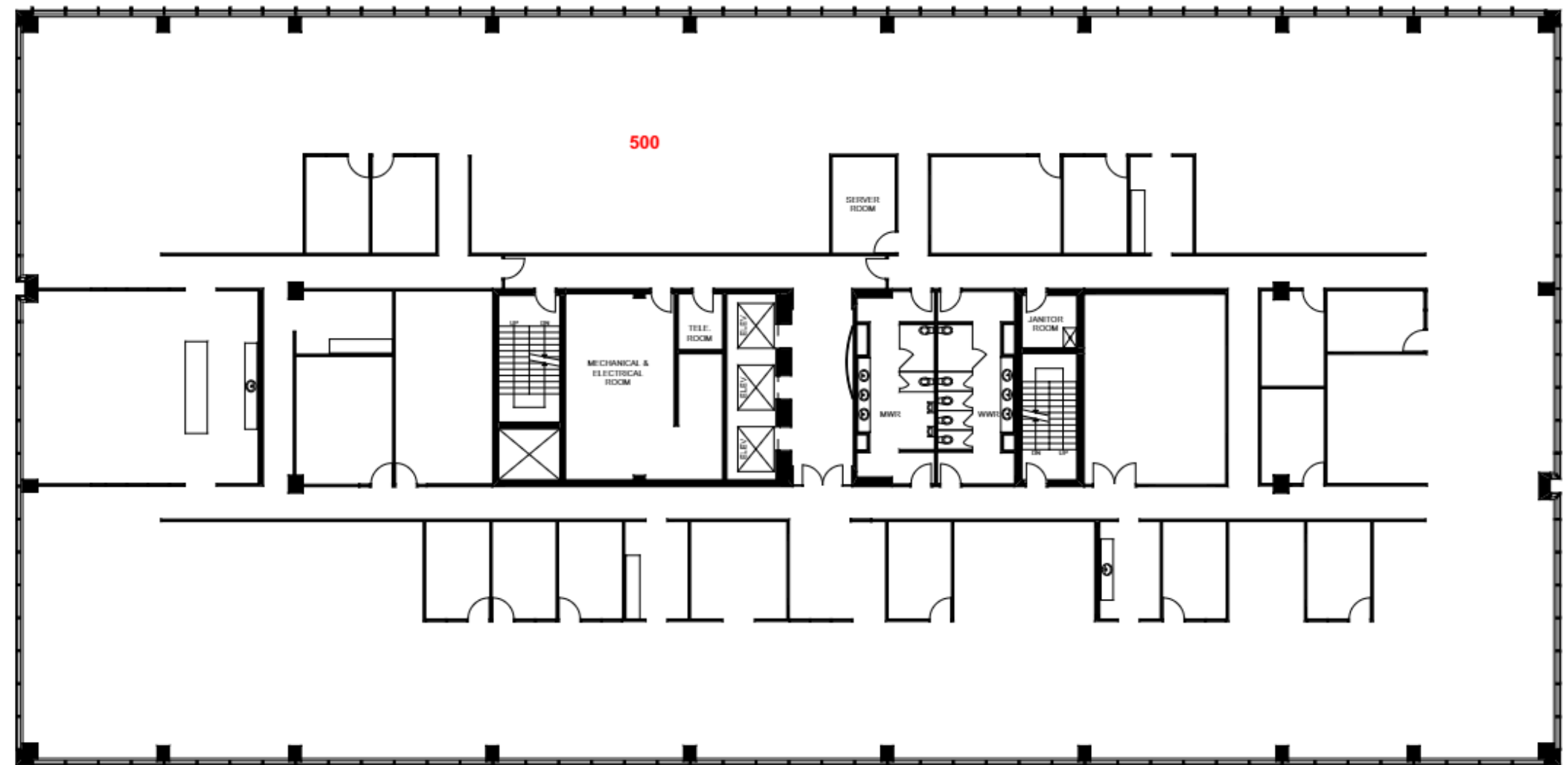
- Reception
- 5 boardrooms
- Large kitchen
- 27 offices
- 3 copy areas
- Open area(s)
- *Subject to ROFR*



Suite 500

27,082 SF - Available Immediately

- Reception
- 3 boardrooms
- Large kitchen ' staff lounge
- 13 offices
- 3 copy areas
- Server room
- Large open area(s)





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

2025 ADDITIONAL RENT
Operating Costs: \$15.16 PSF
Realty Tax: \$5.42 PSF
Total: \$20.58 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/ 760 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

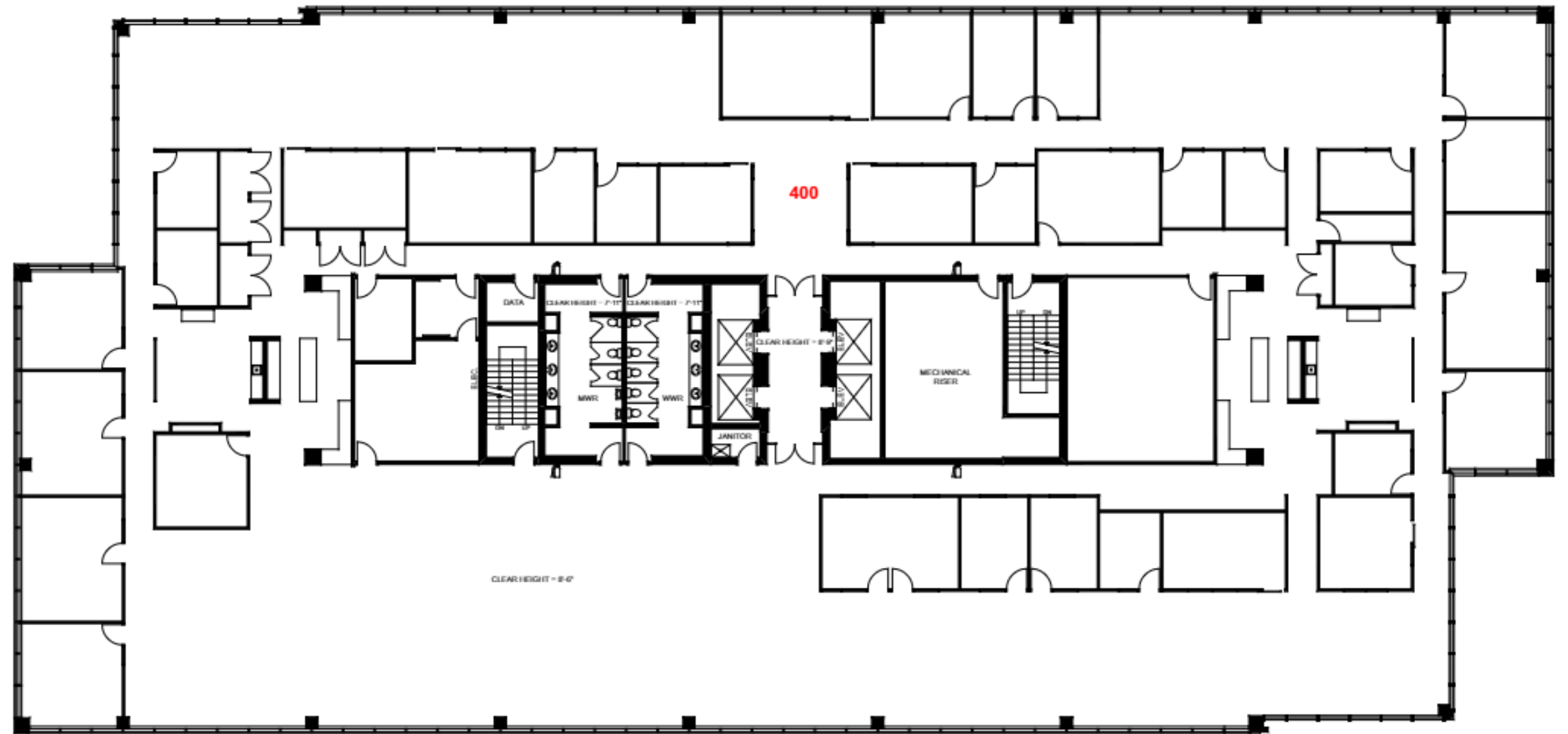


BOMA BEST
Silver certified

Suite 400

24,777 SF - Available Immediately

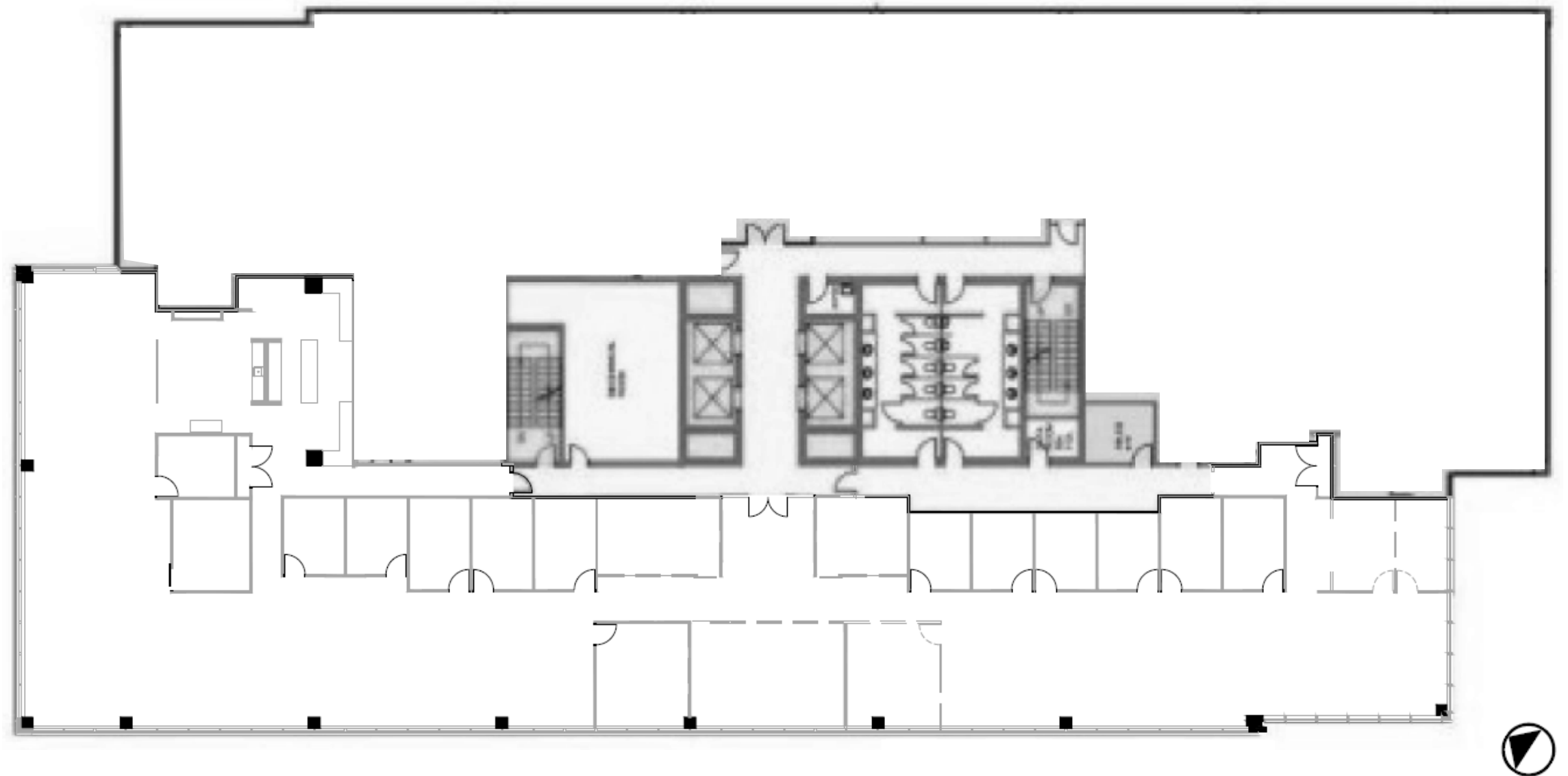
- Reception
- 2 large boardrooms
- 8 internal meeting rooms
- 24 offices
- 2 kitchen areas
- Large open areas
- *Subject to ROFR*



Suite 510

~**11,250 SF** - Available Immediately

- Reception
- Large Boardroom
- 4 Meeting Rooms
- 14 Offices
- Kitchen
- Open Area(s)
- *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

2025 ADDITIONAL RENT
Operating Costs: \$15.59 PSF
Realty Tax: \$4.78 PSF
Total: \$20.37 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

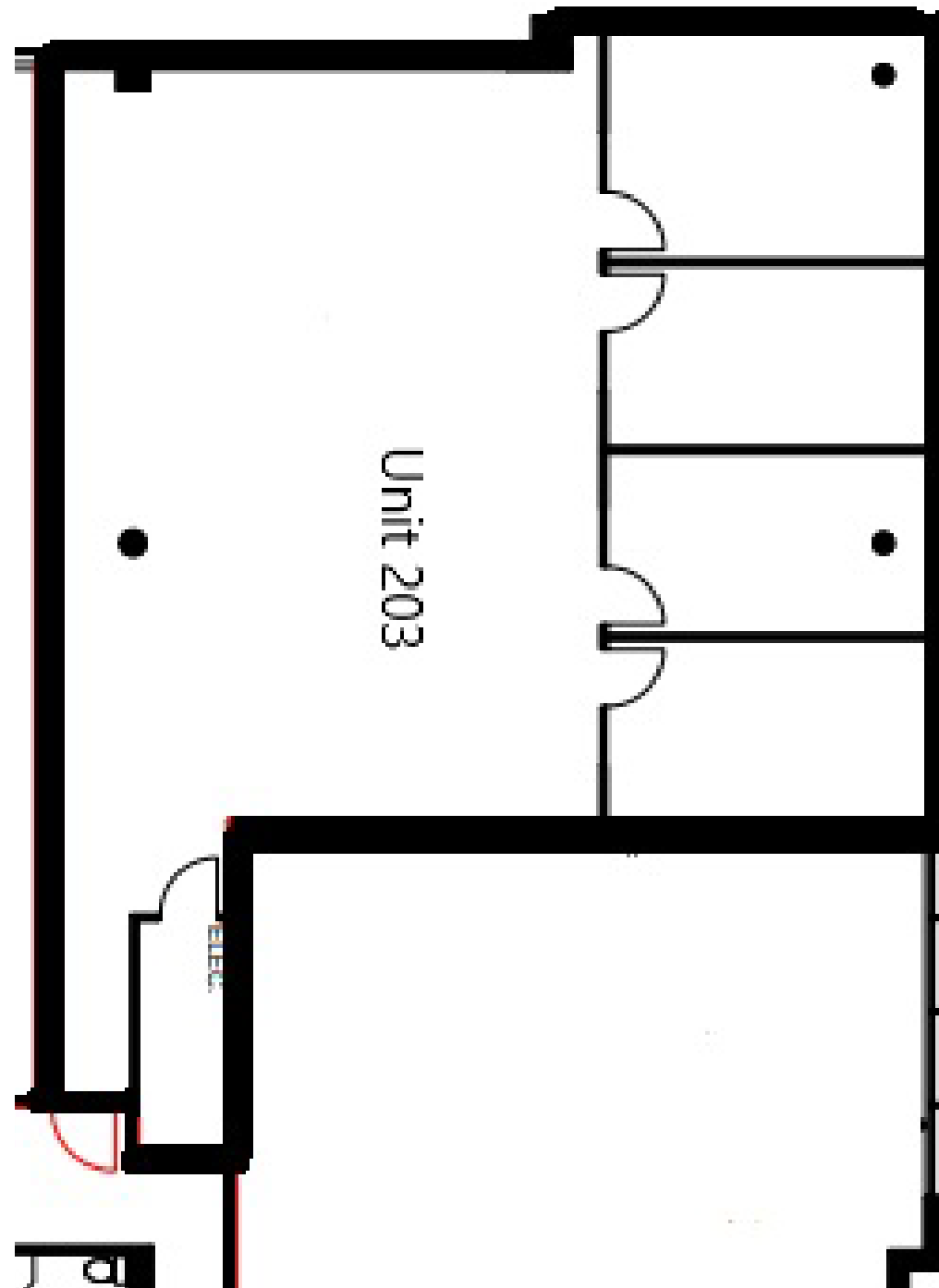


ENERGY STAR
Certified with
a score of 85

Suite 203

2,400 SF - Available Immediately

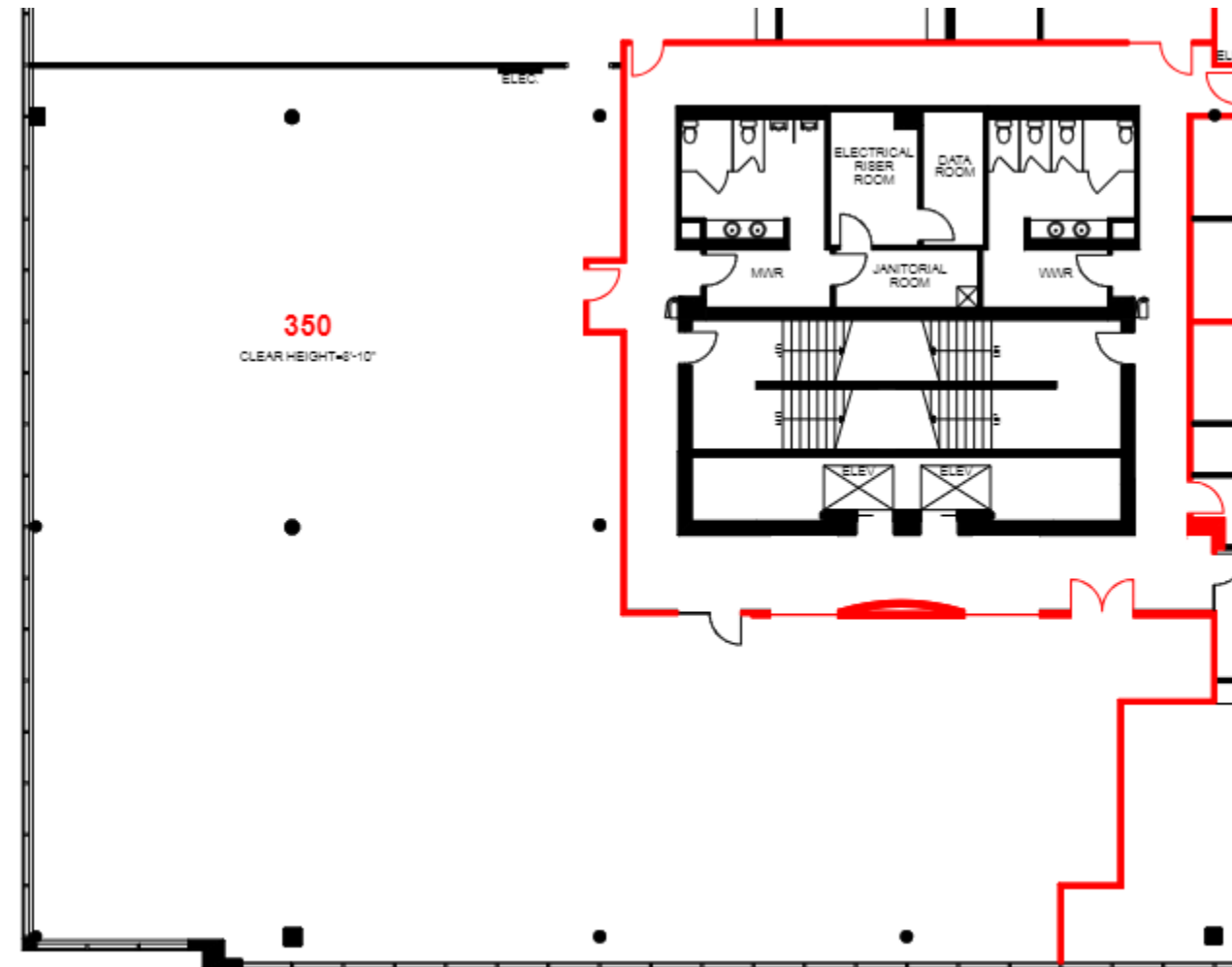
- 4 offices
- Open area
- Newly demised unit
- *Subject to ROFR*



Suite 350

7,935 SF - Available Immediately

- Fully white boxed space with 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

2025 ADDITIONAL RENT
Operating Costs: \$20.75 PSF
Realty Tax: \$5.10 PSF
Total: \$25.85 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

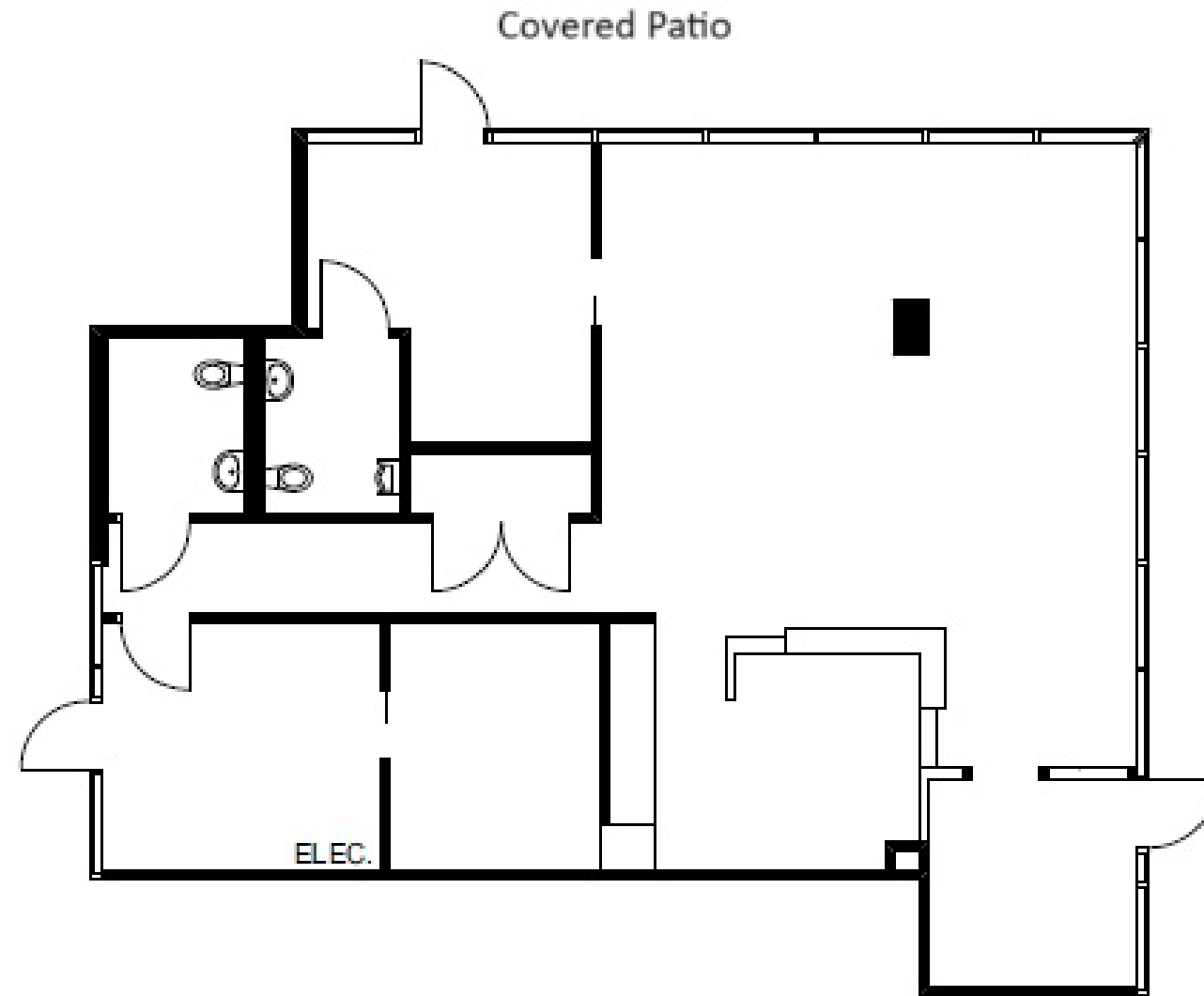


BOMA BEST
Silver certified

Suite 110

1,645 SF - Available Immediately

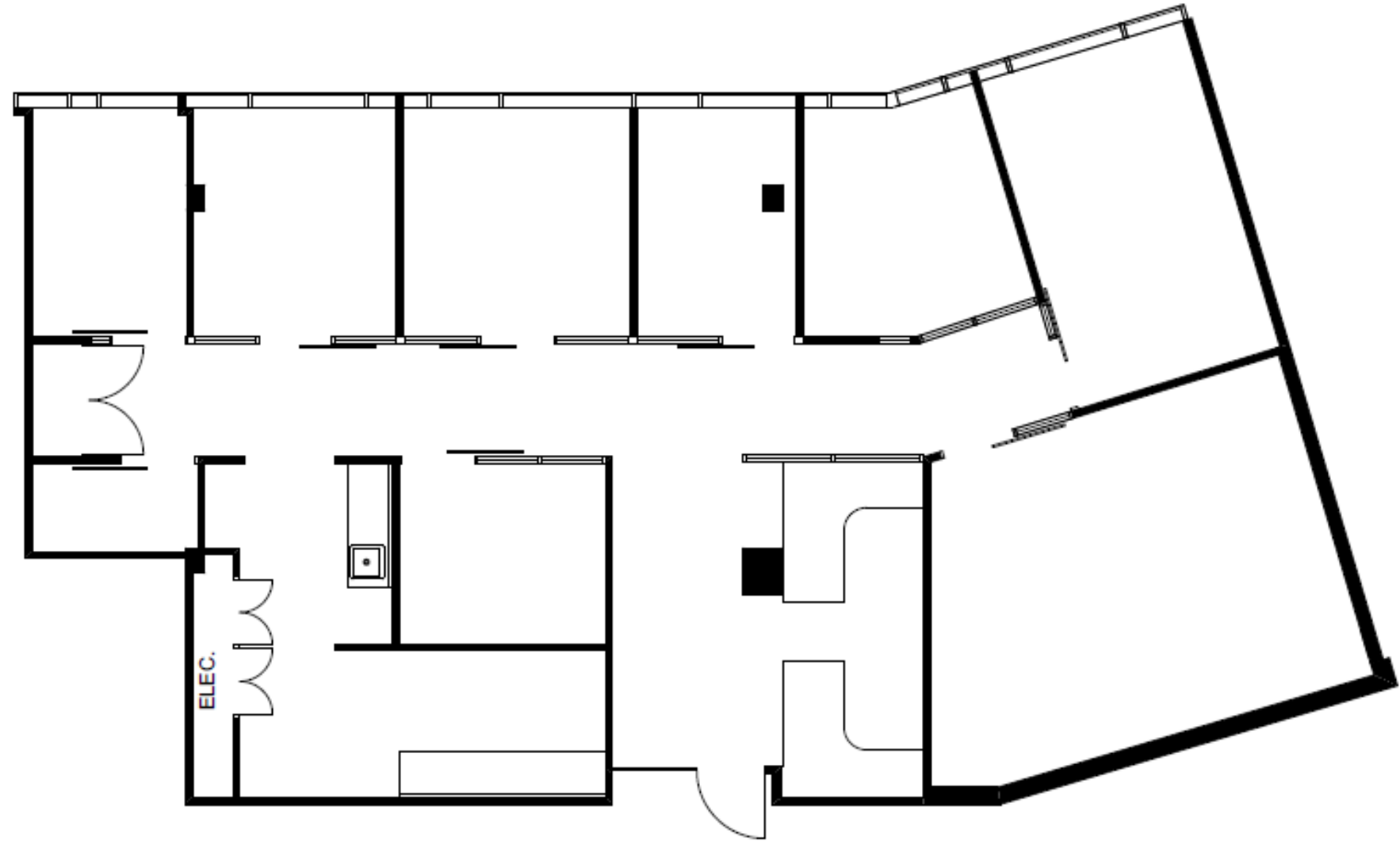
- Office or retail use
- 2 washrooms
- Exposure to Mount Royal University
- Adjacent to covered patio
- Signage panels available



Suite 230

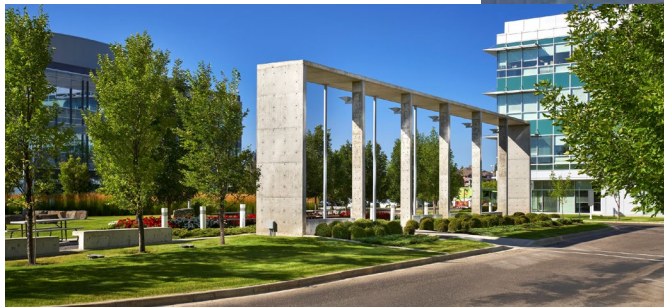
2,043 SF - Available Dec 1, 2025

- 6 offices
- Boardroom
- Kitchen
- Reception
- Storage



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

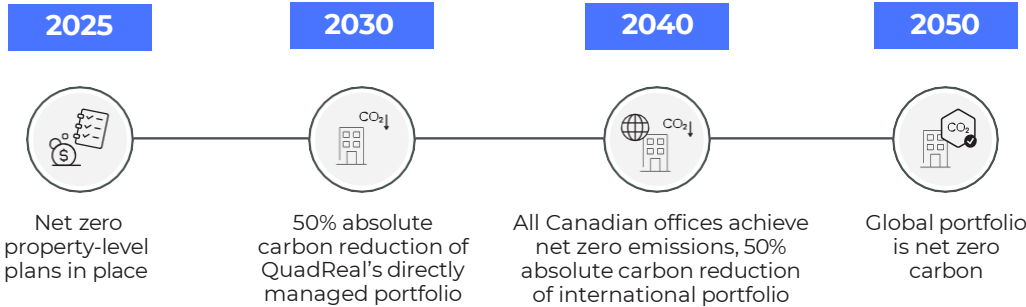
30. Clever Daycare - Glamorgan
31. Mount Royal Early Learning Centre

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 NOTABLES AT QUADREAL

- | | | | | | | |
|--------------------------|----------------------------------|----------------------------------|------------------------|------------------------------------|---------------------|--|
| LEED® EB Gold | Various zero waste tenant events | Smart watering irrigation system | Green cleaning program | Energy star certified, score of 96 | Bike racks provided | Full recycling program, including organics |
| BOMA BEST Gold certified | | | | | | |



QuadReal: Excellence Lives Here

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

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

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.



22 Bishopsgate
London

240 FOURTH is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities. Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.

We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

40M SF

CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

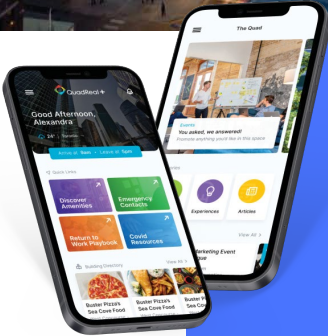
\$73.8B

ASSETS SPANNING
NORTH AMERICA,
THE UNITED KINGDOM,
EUROPE & ASIA-PACIFIC



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CONTACT QUADREAL CONNECT
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Commerce Court
Toronto

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QuadRealTM