

Northland Place

Address: 407 – 3rd Street SW, Calgary, Alberta T2P 4Z2

General Description: The three storey mixed use building is located in the central core of downtown Calgary, and includes retail and office. The property is bound on the north by 4th Avenue SW, a major, one way, four lane roadway running west through the entire length of the downtown core.

The building is kitty corner to the Westin Hotel and nearby to numerous restaurants. Excellent shopping in the downtown core is a short distance away.

Mechanical Engineer: TMP Consulting Engineers (Alberta) Ltd.

Electrical Engineer: Mulvey + Banani International (Alberta) Inc.

Structural Engineer: Reed Jones Christoffersen Ltd.

Completion Date: 8 below grade parking levels were constructed in 1982, followed by a 3 story building on the existing structure in 1996.

Building Height: 67.5 feet

Design Load: 85 lbs per square foot

Parking: 92 heated underground stalls

Rentable Area: Approximately 25,100 square feet

Typical Floor Area: 11,500 square feet

Ceiling Height: Standard floor ceiling height 2.84 metres
Slab to slab height 4.15 metres.

Heating Ventilation and Air Conditioning:

- **Automation System:** Carrier Comfort DDC System.
- **Heating:** Main heating produced by 2 Superhot boilers, Natural Gas for a total 2,880,000 BTUs. and a 3rd 1,080,000 BTUs Superhot Natural gas boiler for the glycol system.
- **Air Conditioning:** Provided by packaged air handling rooftop units. In-floor heating on the 3rd floor and parkade ramp.
- **Free cooling system:** Yes.

Electric Closet: Located on 2nd floor. Retail tenants have their own.

Telephone Closet: Located on the 2nd floor. Retail tenants have their own.

Elevators: The building is served by 2 hydraulic elevators.

- **Passenger elevators:** 1 serves P2, main, second and third floor. Size: 81"x52"x88"

- **Passenger elevator:** 1 serves main floor, P2, P4, P6 and P8. Size: 81"x52"x88"
- **Elevators capacity:** 2,500 pounds
- **Security:** Proximity card reader
- **Speed:** 150 feet per minute
- **Communication:** Hands free intercom

Amenities:

- Indoor heated parking
- Close proximity to LRT and public transit
- Downtown shopping, excellent restaurants and +15 connection nearby