



150-9th Avenue SW

Address: 150- 9th Avenue SW, Calgary Alberta, T2P 3H9

General Description: 150 9th Avenue is located on the corner of 1st Street and 9th Avenue SW; near hotels, restaurants, shopping, City transit bus stops and LRT Platforms. The property has an underground heated Parkade (54 stalls) and access to the 1,400 stall Palliser Parkade connected by +15 through Tower Centre.

Design Architect: Original construction, The Lebond Koch Partnership, Current Base Building

Mechanical Engineer: Original construction, The ECE Group
Current Base Building, Hidi Rea Consulting Engineers

Electrical Engineer: Original construction, The ECE Group
Current Base Building, Hidi Rea Consulting Engineers

Structural Engineer: Original construction, Read Jones Christofferen
Current Base Building, Quinn Saretsky Structural Engineering

Completion Date: 1982

Building Height: 501 feet, 28 storeys

Design Loads: Live load 65 pounds per square foot (PSI)

Construction Type: Floors – concrete topping on metal Q Deck, Steel IBeam support
Walls – reinforced concrete
Exterior – concrete precast panels

Rentable Area: Approximately 446,227 square feet

Typical Floor Area: 16,817 square feet

Typical Slab to Slab Heights: 12 feet 4 inches

Typical Ceiling Heights: 8 feet 2 inches

Typical HVAC: Central air distribution to 6 floor zones, 4 Perimeter floor zones supplying induction units at the base of exterior windows and 2 interior zones supplying Variable Air Volume (VAV) boxes

Heat: Hot water boiler system supplying radiation, reheat and glycol heating coils

Cooling: 134A refrigerant chillers, creating chilled water for cooling coils Plate exchanger cooling system for shoulder seasons

Standard HVAC Hours: Monday to Friday 6am to 6pm, excluding statutory holidays

Electrical / Telephone: Telephone – Telus
Electrical – 600 Volt service, 347 Volt lighting, 120 Volt Power

Passenger Elevators: 4 High Rise elevators serving floors 15 to 28 and 4 Low Rise elevators serving floors main to 15, 1 Service Freight Elevator serving basement to 30th floor and 1 Parkade Shuttle Elevator serving basement and main floor



Elevator Capacity: Passenger Elevators – 1587kgs
Service Freight Elevator – 2500kgs

Elevator Speed: High rise – 800 feet per minute (FPM)
Low rise - 500 FPM