

**Property Name****Address: 333-11<sup>th</sup> Ave SW Calgary AB****General Description:**

333 - 11<sup>th</sup> Avenue SW is a 16 storey, B class office building situated off of 11<sup>th</sup> Avenue and 4<sup>th</sup> Street. Located in Calgary's beltline, the property is conveniently one block south from plus 15 access.

The 333 - 11<sup>th</sup> Avenue Parkade includes 149 underground stalls and bike storage with a ramp located directly off of 11<sup>th</sup> Avenue. The Parkade offers better than market parking ratios as well as easy access and egress routes from 11<sup>th</sup> and 12<sup>th</sup> Avenue.

**Design Architect:** Cohos Evamy & Partners**Mechanical Engineer:** TMP Consulting Engineers**Electrical Engineer:** SMP Consulting Electrical Engineers**Structural Engineer:** Quinn Saretsky Structural Engineers**Completion Date:** 1980**Building Height:** 16 Stories (15 tenant 1 Penthouse)**Design Loads:** Parkade Live Load: 2.4 kPa (50psf). Main Floor Live Load: 4.79 kPa (100psf). Level 2 Live Load: 4.79 kPa (100psf). Levels 3 to 15 Live Load: 3.83 kPa (80psf).**Construction Type:** Floors 2-16 – Post tension cable P1-P2 conventionally reinforced cast-in-place concrete P3-P4- nominally reinforced cast-in-place concrete slabs (supported by underlying soils)**Rentable Area:** Approximately 210,465 square feet**Typical Floor Area:** 14,300 square feet**Ceiling Height:** Slab to slab height is 3.59 metres  
Standard floor to ceiling height 2.49 metres**HVAC:** 2 axial supply fans@118,000l/s, 2 return fans@113,200l/s, Air drawn through pre and bag filters then through heating/cooling coils**Design Criteria:****Heat:** 4- Raypak hot water boilers- max capacity 1,999MBH w/ internal pumps providing perimeter fin and tube heating on each floor. 2- Raypak glycol boilers supplying the Air handling Unit. All boilers installed in 2013**Cooling:** Mechanical Chiller – McQuay centrifugal chiller – 580 Ton capacity – R134A Refrigerant – installed 2002**Standard HVAC Hours:** Standard Hours of HVAC Operations: 6:00 a.m. to 6:00 p.m. Monday through Friday**Electric Closet:** 1 per floor**Telephone Closet:** 1 per floor

**Passenger Elevators:** The building is served by 4 geared, overhead elevators modernized in 2016. 3 passenger elevators main to 15<sup>th</sup> floors, plus 1 passenger / freight elevator.

- Elevators capacity: 3,500 pounds
- Security: proximity card reader
- Speed: 500 feet per minute
- Communication: hands-free telephone

**Amenities:**

- 149 secured, underground, heated parking stalls
- Red Olive Café located in the main lobby
- One block away from + 15 connection
- Steps away from Starbucks, Tim Hortons and popular 10<sup>th</sup> Avenue restaurant
- Secure bike storage