

444 – 5th Avenue SW

Address: 444 – 5th Avenue SW, Calgary, Alberta T2P 2T8

General Description: 444 – 5th Avenue SW is a 23 storey B Class office building located in the central core of downtown Calgary. The property was constructed in 1972 and is bound on the south by 5th Avenue SW, a major one way, four lane roadway, running east through the entire length of the downtown core area.

The building is connected to the City's Plus 15 elevated walkway system, a series of enclosed pedestrian bridges that connect the most significant office buildings in the downtown core. Excellent shopping and indoor access to bus and LRT public transit are 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: 1972

Building Height: 270 feet, 23 storeys

Design Load: Live load 85 lbs per square foot in bays adjacent to the floor perimeters and 100 lbs per square foot throughout interior bays.

Parking: 6 covered and 2 uncovered stalls, with access to 92 underground heated stalls next door

Rentable Area: Approximately 172,250 square feet

Typical Floor Area: 8,361 square feet

Ceiling Height: Slab to slab height is 3.14 metres
Standard floor to ceiling height 2.59 metres

Mullion Spacing: 1,220 mm

Interior Column Spacing: 6.19 metres

Heating Ventilation and Air Conditioning:

- **Automation System:** Trane, Tracer Summit
- **Heating:** 2 Dedietrich boilers Series GTE – 517, **Natural Gas:** 3,628,000 BTU's each for a total of 7,256,000 BTUs. Installed in 2005
- **Air Conditioning:** 2 Trane Series R R134A, 210 Tons each. Installed in 2003
- **Free cooling system:** Yes
- Compartment fans on every floor, each equipped with a VFD and connected to the automation system.

- Standard Hours of HVAC Operations: 6:00 a.m. to 6:00 p.m. Monday through Friday

The building's HVAC systems are designed to meet or exceed ASHRAE Building Code Requirements.

Electric Closet: 1 per floor

Telephone Closet: 1 per floor

Elevators: The building is served by 5 geared, overhead elevators modernized in 2003. 4 passenger elevators main to 23rd floors, plus 1 passenger / freight elevator from basement to 23rd floor.

- Passenger elevators: 4, Size: 55" x 78" x 92.5"
- Freight elevator: 1, Size: 55" x 78" x 125"
- Elevators capacity: 3,000 pounds
- Security: proximity card reader
- Speed: 700 feet per minute
- Communication: hands-free telephone

Amenities:

- Plus 15 Connection
- Heated indoor parking
- Close proximity to LRT and public transit
- Tim Hortons on site
- Downtown shopping nearby
- Excellent restaurants in surrounding area
- Indoor bike storage and bike repair station for tenant use
- Ecycle bin in basement for tenants to recycle electronics
- Showers on the Plus 15 level