

Palliser South
140 – 10th Avenue SE
Calgary, Alberta

Description

Palliser South is a 19 storey, AA class office building, located on the corner of 10th Avenue and 1st street, three blocks from The Bow and the centre of the growing downtown business district. Construction was completed in 2010.

The cantilevered office tower design has floor plates commencing at 10,785 square feet on the 3rd floor and increasing to 21,767 square feet on the 19th floor, making the building attractive to larger size companies in Calgary.

Tenant amenities include a club quality Fitness Facility with large modern shower and locker areas and the Palliser Conference Centre, which provides for a wide range of configurations from an 82 seat amphitheatre to six person meeting rooms. High speed internet, projection screens and customizable seating are available.

The Palliser complex includes quality restaurants such as Sky 360 Restaurant and Ruth's Chris Steak House and other high quality offerings including Waves Coffee House, Lunchbox Theatre and Avis Rental Cars.

Palliser South fronts onto 10th Avenue, a major thoroughfare for traffic into and out of downtown Calgary. With Macleod Trail immediately to the east, access to the airport, major roads and other popular destinations is direct and convenient.

Multiple Calgary Transit routes and the LRT line are within close proximity to the tower.

Numerous shops, merchants and restaurants along the famed Stephen Avenue, just two blocks north, make shopping and dining quick and pleasurable. Premier civic amenities, including Olympic Plaza, Theatre Calgary, the Centre for Performing Arts, the Telus Convention Centre and the Glenbow Museum, are a short distance away.

Building Facts

Building Size	Approximately 300,500 square feet
Parking	1,398 above ground stalls at the Palliser Parkade
Typical Floor Plate	12,500 – 21,800 square feet

Palliser South received BOMA BESt certification in 2011.

BOMA BESt (Building Environmental Standards) is a national program launched in 2005 by BOMA Canada to address industry needs for realistic standards for energy and environmental performance of existing buildings based on accurate, independently verified information.



Recent Renovations and Upcoming Upgrades

Palliser South construction was completed in 2010.

Major Tenants

Tervita Corporation	180,422 square feet
Bell Canada	62,065 square feet

Building Contacts

Management Office		403•781•8500	apl@aspenproperties.ca
Vice President, Development & Portfolio Management	Jay Cowan	403•231•4307	jcowan@aspenproperties.ca
Leasing Manager	Brett Koroluk	403•231•4305	bkoroluk@aspenproperties.ca
Senior Vice President, Investments & Asset Management	Rob Blackwell	403•216•2242	rblackwell@aspenproperties.ca
General Manager	Dale Zawyrucha	403•781•8502	dzawyrucha@aspenproperties.ca
Operations Manager	Bill Parslow	403•781•8500	bparslow@aspenproperties.ca
Accounting Supervisor	Gisella Zimmerman	403•216•5487	gzimmerman@aspenproperties.ca

Amenities

- +30 Connection
- Market leading parking ratios
- Lower parking costs
- Club Quality Fitness Facility
- Multi-room Conference Centre
- Direct access to major thoroughfares and transit lines
- 24 hour manned security
- Secure bicycle lock up area with nearby shower and locker facilities
- Outstanding location with close proximity to shopping and dining
- Spectacular views

Parking

Impark manages the Palliser Parkade in Calgary. To arrange for monthly parking, please contact 403•299•7275.

Awards

2011 BOMA Certificate of Achievement Level 2.