

**Tower Centre (East and West)
115 and 131 – 9th Avenue SE
Calgary, Alberta**

Description

Tower Centre is a 262,500 square foot, four and five storey office and retail building, constructed in 1968.

EnCana Corporation and Vertigo Mystery Theatre are the primary tenants in the building.

Tenant amenities in the Palliser complex include an onsite 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, Tourism Calgary, Lunchbox Theatre and Avis Rental Cars.

Tower Centre fronts onto 9th 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.

The building is serviced by multiple Calgary Transit routes, and the LRT line is two blocks north.

Numerous shops, merchants and restaurants along the famed Stephen Avenue, just one block 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 262,500 square feet
Parking	1,398 above ground stalls at the Palliser Parkade
Typical Floor Plate	Various

Tower Centre 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

Tower Centre has an ongoing program of HVAC, mechanical and electrical upgrades. Projects in recent years include electrical distribution system upgrades and roof replacement projects.

A modern Palliser Conference Centre was developed in 2013.

Upgrades in the Palliser Parkade include enhanced security measures, improved lighting, car plug electrical improvements and a concrete and traffic coating restoration program.

Major Tenants

EnCana	84,062 square feet
Vertigo Mystery Theatre	33,117 square feet
Bell Canada	18,569 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

- +15 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

Awards

2011 BOMA Certificate of Achievement Level 2.

Parking

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