



# Livingston Place

222 – 3rd Avenue SW and  
250 - 2nd Street SW

Livingston Place  
Calgary, AB





## Quick Facts

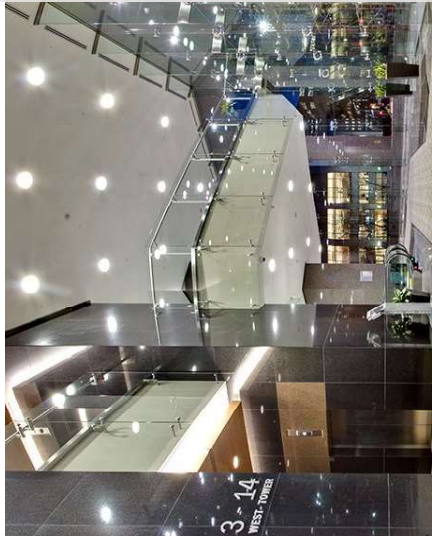
**YEAR BUILT**  
2008

**BUILDING SIZE**  
23 storey  
+/- 850,000 SF

**TYPICAL FLOORPLATE**  
22,000 SF  
Highly efficient floor plate  
Ceiling heights (approx.)  
Ground Floor - 12'  
Floors 3-23 - 9'

### ACCREDITATIONS

LEED® EB Gold Certification 2017  
BOMA BEST Gold 2020  
BOMA 360 Award 2019  
2018 Outstanding Building of the Year (TOBY) Award Winner – (Local and National)  
Energy Star Certification in Canada achieving a score of 96  
Fitwell Viral Response Certification 2021  
Rick Hansen Foundation Accessibility 2022  
Industry award winning QuadReal CONNECT App provides tenants with a central resource to manage their service needs 24 hours a day, 7 days a week



# Building Specifications



- HVAC**
  - Zoned perimeter heating panels
  - Thermostat controlled fan powered variable air volume (VAV)
  - Fresh air intake



- PARKING**
  - 17,750 SF leased
  - Accessible public parking
  - 6 EV charging stations (Level 2 and 3)
  - \$590 s/m reserved
  - \$500 s/m unreserved



- ELEVATORS**
  - 18 passenger elevator cars equipped with high-speed door closers
  - 2 parking shuttles
  - 2 freight elevator
  - 4 escalator units servicing the main and +15 levels



- LIGHTING / ELECTRICAL**
  - T-8 tube (upgraded to LED lamps) ballast free, dual lamp fixture, 3500K 3 phase/4 wire 120V & 277V (distribution panels); single phase/2 wire (feed to lighting system/zone) - office area
  - Electrical rooms located on each floor equipped w/ breaker panels to accommodate office tenants
  - Back-up generator power to accommodate critical base building systems
  - Metering of lighting & plug loads to foster tenant environmental stewardship



- SAFETY & SECURITY**
  - 24/7 after-hour security card access, after-hour mobile patrol
  - Fully sprinklered in accordance to NFPA standards
  - Fire panel monitored 24/7 from a central control facility
  - Integrated smoke control system



- AMENITIES**
  - Fitness Centre
  - Conference Centre
  - End of Trip Facility & Bicycle Storage
  - Car Wash Facility
  - Shipping office available during business hours



- SMART BUILDING FEATURES**
  - Digital platforms deployed throughout the building to increase operational efficiency, enhance health and wellness, improve sustainability, and create unique user experiences
  - QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app
  - TELUS and Shaw fibre optics



**ENVIRONMENTAL/ SUSTAINABILITY**



**BOMA BEST**  
Gold certified



**LEED®**  
EB Gold



**ENERGY STAR**  
Certified with a score of 96

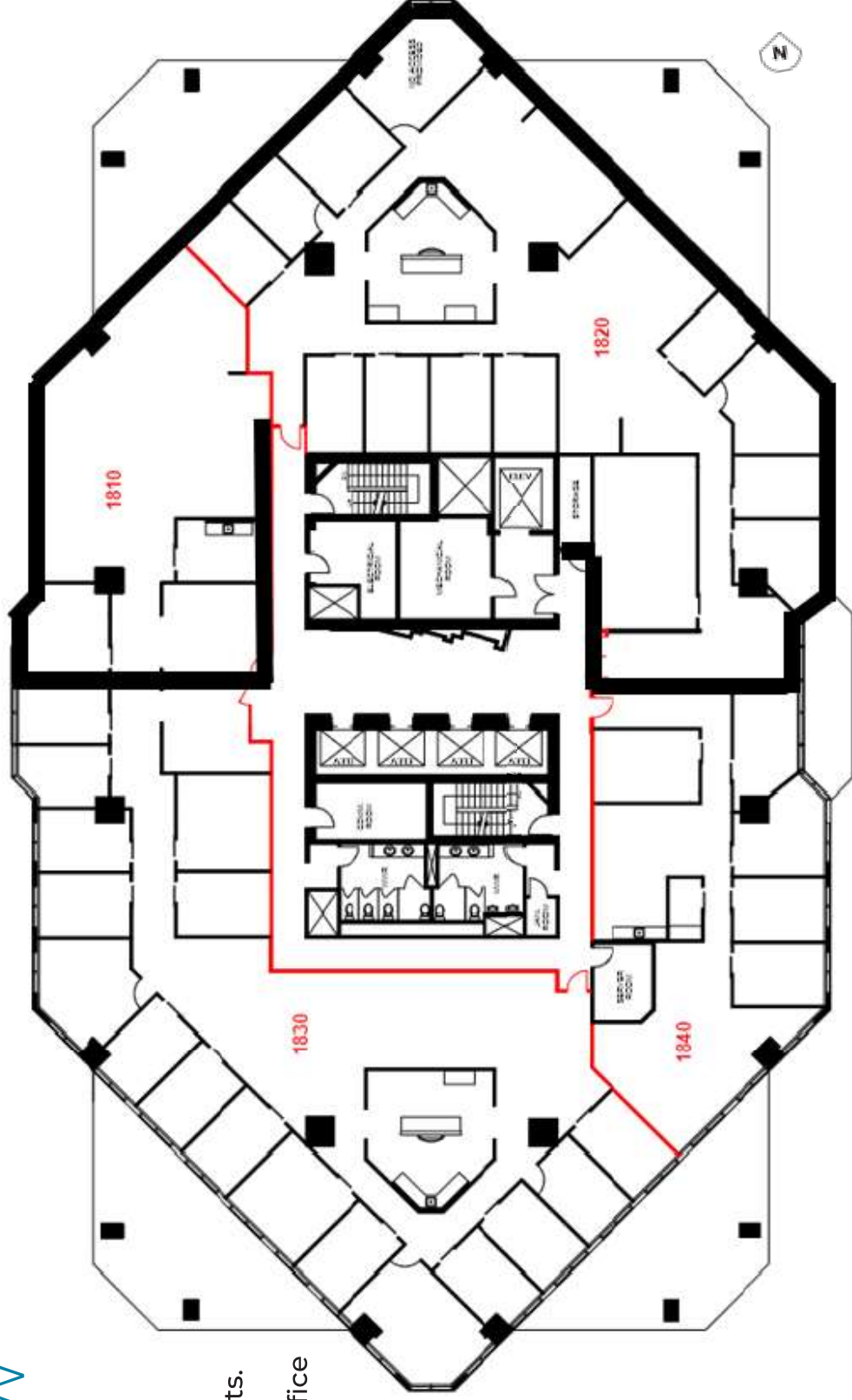


**Fitwell Viral**  
Response Certification

# Suite 1800W

~ 9,918 SF  
Available Immediately

- Currently 2 separate units.
- Suite 1810 – Kitchen, 1 office and open plan. 2,778 SF
- Suite 1820 – 12 offices, boardroom, kitchen. 7,139 SF



2025 Operating costs:  
\$15.92 per sq ft  
2025 Realty taxes:  
\$5.55 per sq ft  
Total additional rent:  
\$21.47 per sq ft

QUESTIONS? CONTACT:

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