

# 240 FOURTH

240 – 4th Avenue SW

240Fourth  
Calgary, AB





# Quick Facts

**YEAR BUILT**  
1988

**BUILDING SIZE**  
31 storey  
+/- 650,000 SF

**TYPICAL FLOORPLATE**  
23,400 SF  
Highly efficient floor plate  
Ceiling heights  
(approx.)  
Ground Floor - 112"  
Floors 3-31 - 9'

**ACCREDITATIONS**  
LEED® Gold EB: O&M  
BOMA 360 and  
BEST Platinum  
Certification

2023 Outstanding Building of  
the Year (TOBY) Award Winner  
-LOCAL Earth Award  
Rick Hansen certified  
Energy Star Certification in Canada  
achieving a score of 96  
Fitwel Certification

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**
- Demand control ventilation (CO2 sensors for control), to modulate fresh air supply
- Perimeter radiant heating panels (floor)
- Tower and Main Floor +15 MUA (fresh air supply)



- PARKING**
- 225 total parking stalls
- 1/3,910 SF leased
- Accessible public parking
- 2 EV charging stations
- \$590 s/m reserved
- \$500 s/m unreserved



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



- LIGHTING / ELECTRICAL**
- T-8 (upgraded LED lamps) w/ electronic ballast, dual lamp fixture, 3500-4100K 3 phase/4 wire 120V (distribution panels); single phase 2 wire (feed to lighting system/zone) - for office area
- Electrical rooms located on each floor equipped with breaker panels to accommodate individual tenant operations
- 1,025 Kw emergency life safety back-up generator
- Metering of lighting and plug loads to foster tenant environmental stewardship



- SAFETY & SECURITY**
- 24/7 after-hour security card access
- 24/7 on-site security
- Fully sprinklered in accordance to NFPA standards
- Fire panel monitored 24/7 from a central control facility
- Integrated smoke control system
- CCTV, intercom, and duress stations in common areas and parkade



- AMENITIES**
- Fitness Centre
- Conference Centre & Tenant Lounge
- End of Trip Facility & Bicycle Storage
- Food Court with Seating in +15 Level



- SMART BUILDING FEATURES**
- Digital platforms are deployed throughout the building to increase operational efficiency, enhance health and wellness, improve sustainability, optimize cost 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 fibre optics



**ENVIRONMENTAL/ SUSTAINABILITY**



BOMA BEST  
Platinum  
certified



LEED®  
EB Gold



ENERGY STAR  
certified with  
a score of 96



Rick  
Hansen  
certified



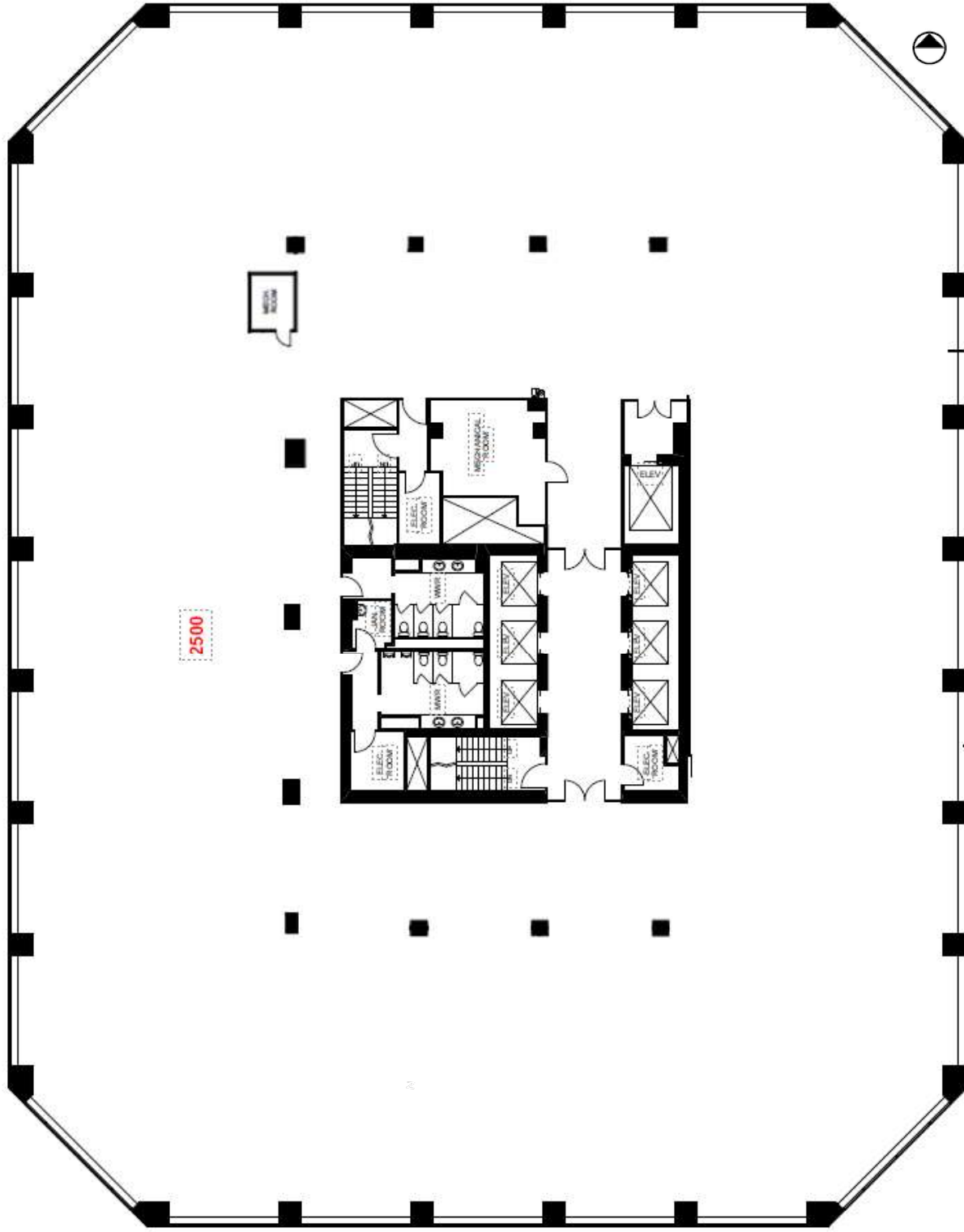
Fitwel  
Certification

# Suite 2500

~ 23,907 SF  
Available Immediately

- Fully white boxed space
- Ready for tenant improvements
- Subject to ROFR

2025 Operating costs:  
\$20.80 per sq ft  
2025 Realty taxes:  
\$2.52 per sq ft  
Total additional rent:  
\$23.32 per sq ft



QUESTIONS? CONTACT:

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