



Livingston Place

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

Livingston Place
Calgary, AB





Building Specifications

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 certification 2020 and BOMA 360 Award
2018 Outstanding Building of the Year (TOBY) Award Winner – Local and National
Energy Star Certification in Canada achieving a score of 96
Fitwel Viral Response Certification 2021
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

HVAC

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

PARKING

- 504 total parking stalls
- 1/1,750 SF leased
- Accessible public parking
- 6 EV charging stations (Level 2 and 3)

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

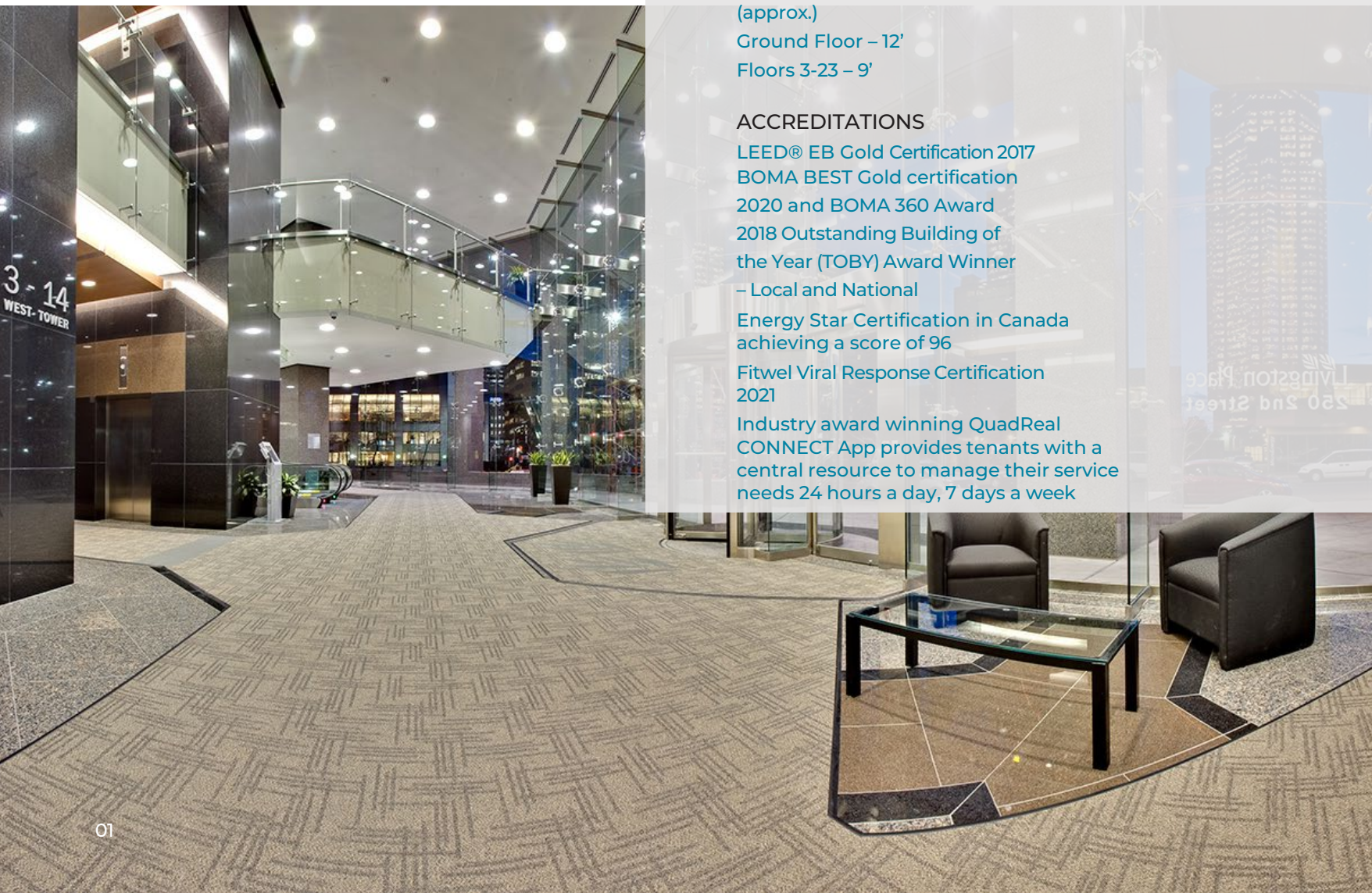
- 24/7 after-hour security card access; after-hour mobile patrol
- Fully sprinklered in accordance to NFPA standards
- Fire panel monitored 24/7 from a central control facility
- Integrated smoke control system

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

Livingston Amenities

Livingston Conference Centre & Tenant Lounge



Livingston Place Fitness Centre



Alforno Café



Livingston Place Fitness Centre

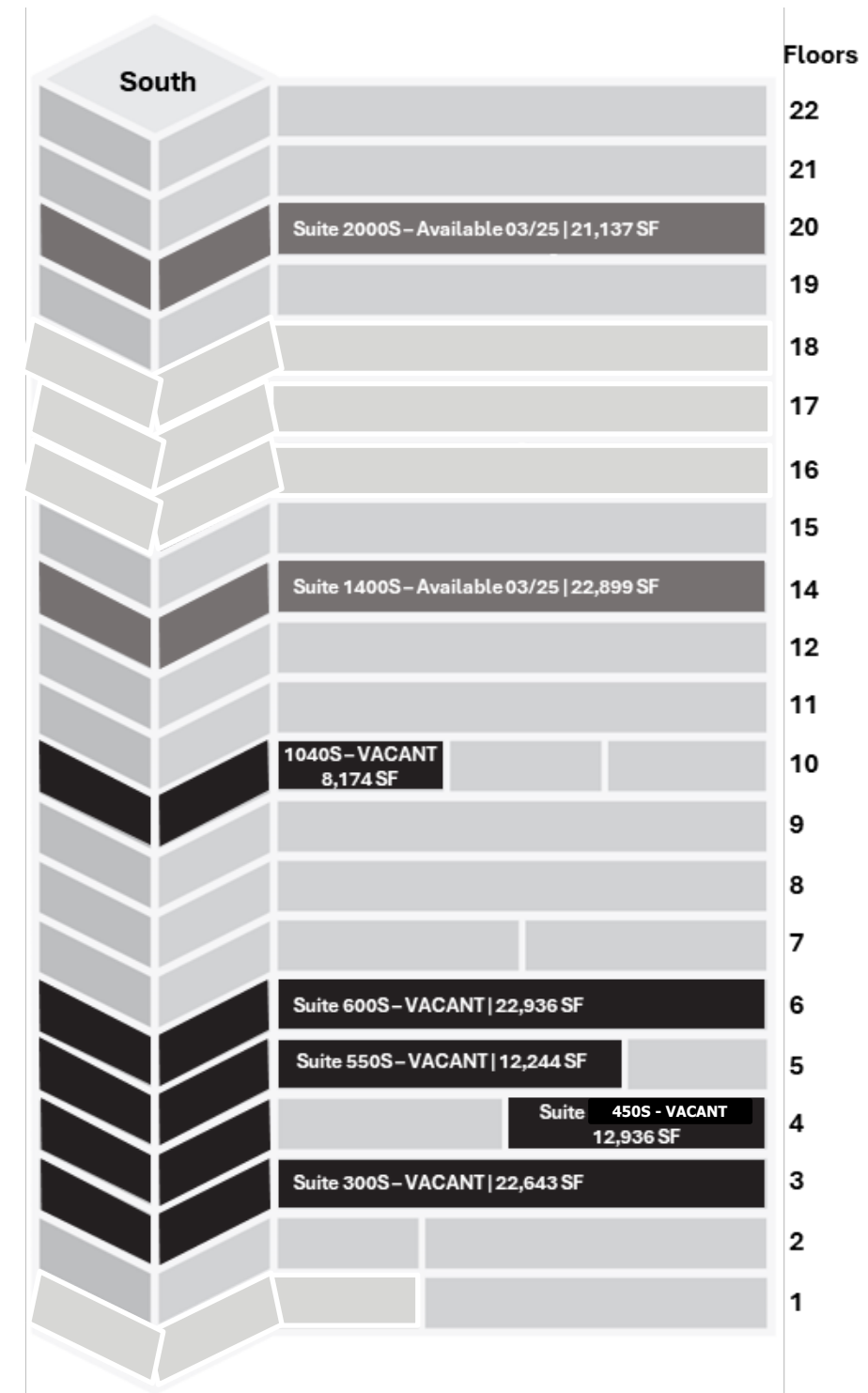
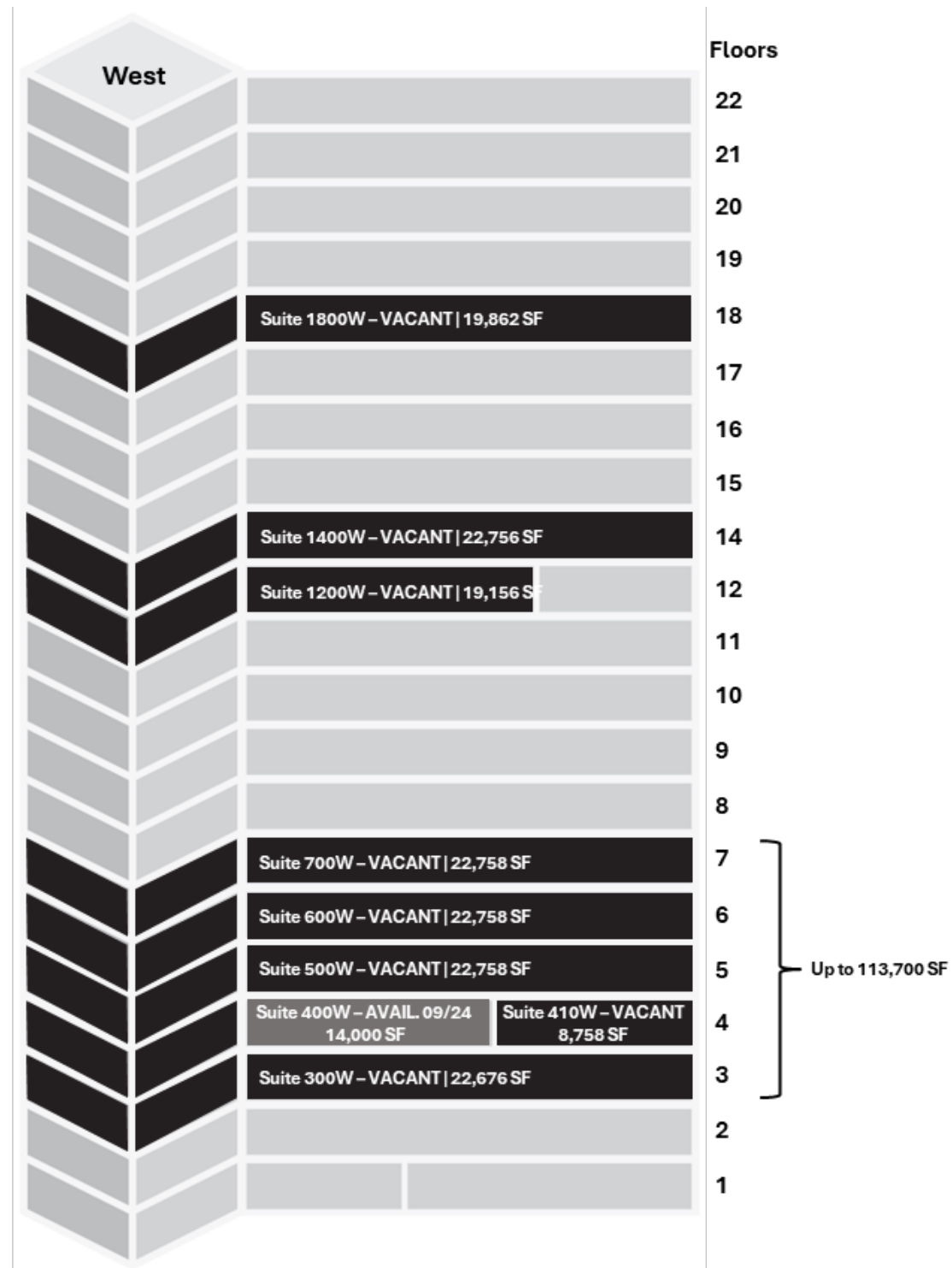


Secured Bicycle Storage & End of Trip Facility



Professional Car Wash Bay

Availability at a Glance







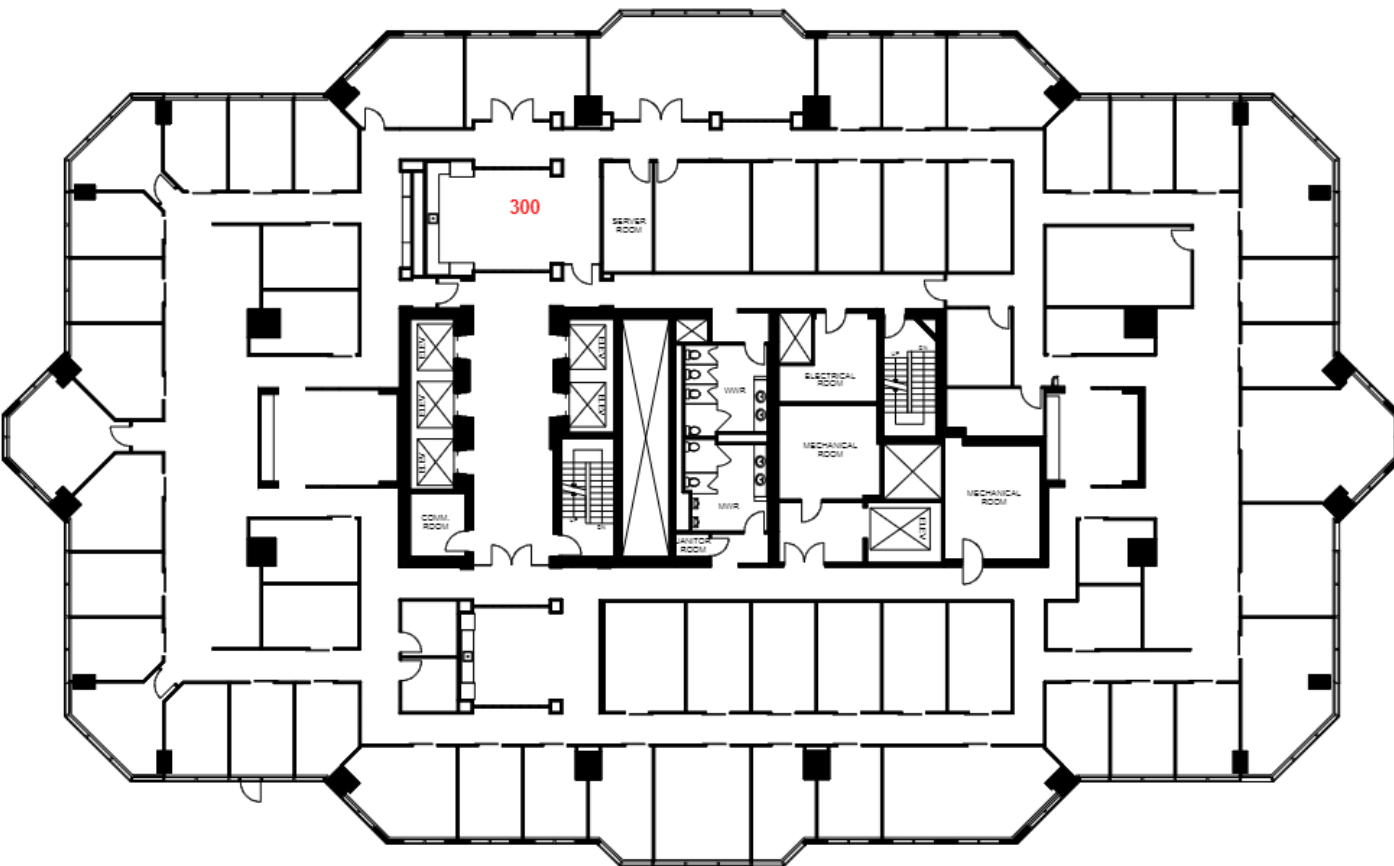
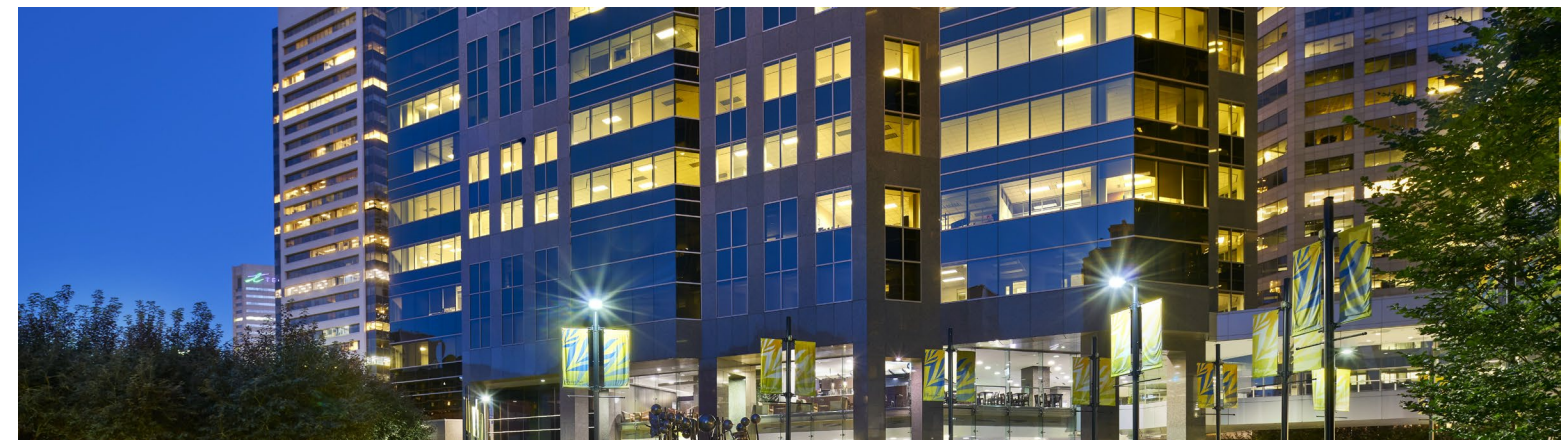

Suite 300W

Available Immediately



RENTABLE AREA – 22,676 SF

 50+ Private Offices	 3 Meeting Rooms	 2 Kitchen Servery	 2 Private Washrooms
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Key Features:
- Oil and Gas layout.

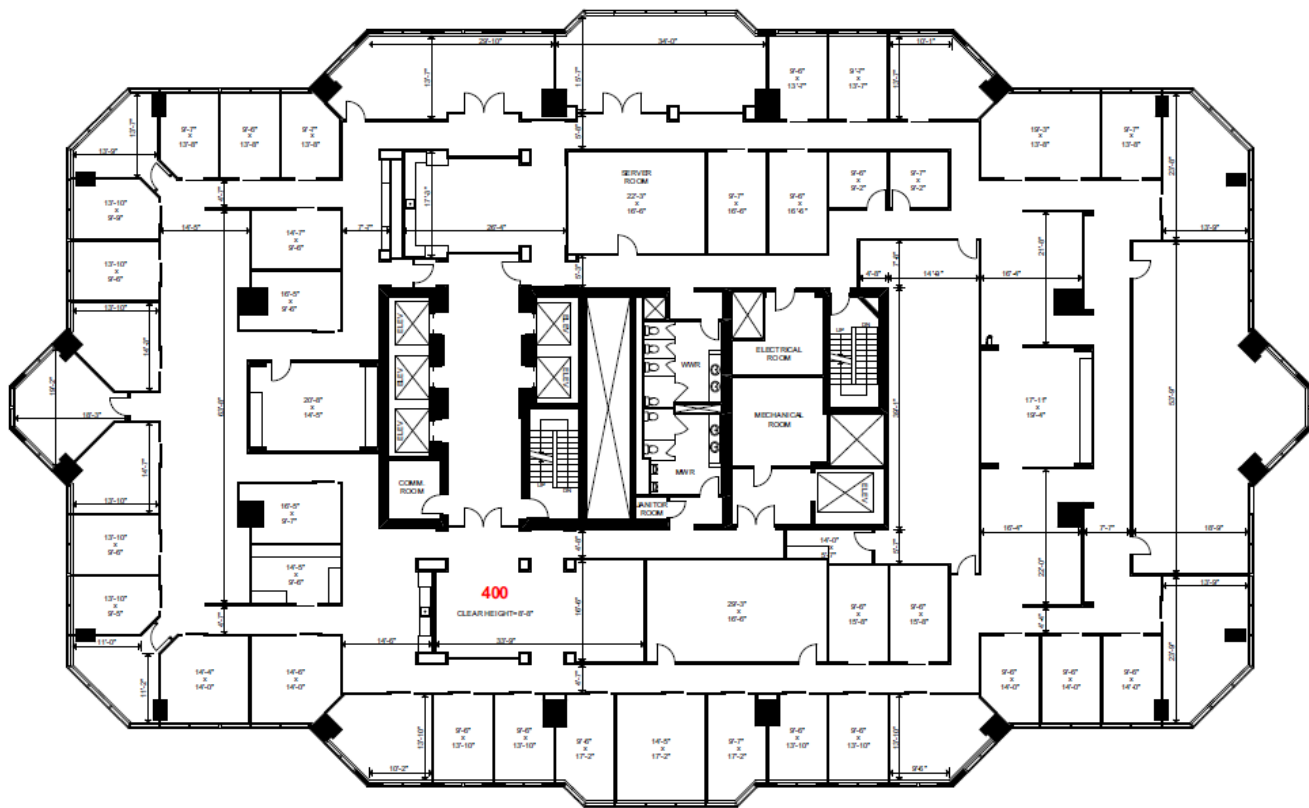
2024 Operating costs:
\$16.32 per sq. ft.

2024 Realty taxes:
\$5.61 per sq. ft.





Total additional rent:
\$21.93 per sq. ft.

Suite 400W/410W

Suite 400W – Available September 2024
 Suite 410W – Available Immediately



RENTABLE AREA – 22,758 SF

- 
 45 Private Offices
- 
 6 Meeting Rooms
- 
 2 Kitchen Servery
- 
 2 Private Washrooms

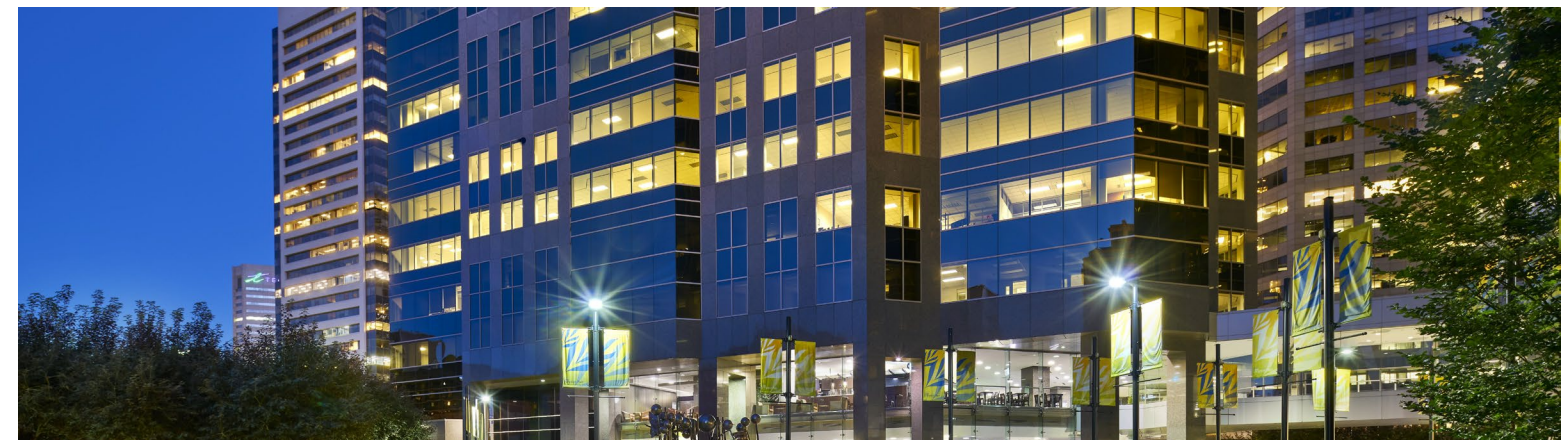


Key Features:
 - Office intensive layout.

2024 Operating costs:
 \$16.32 per sq. ft.

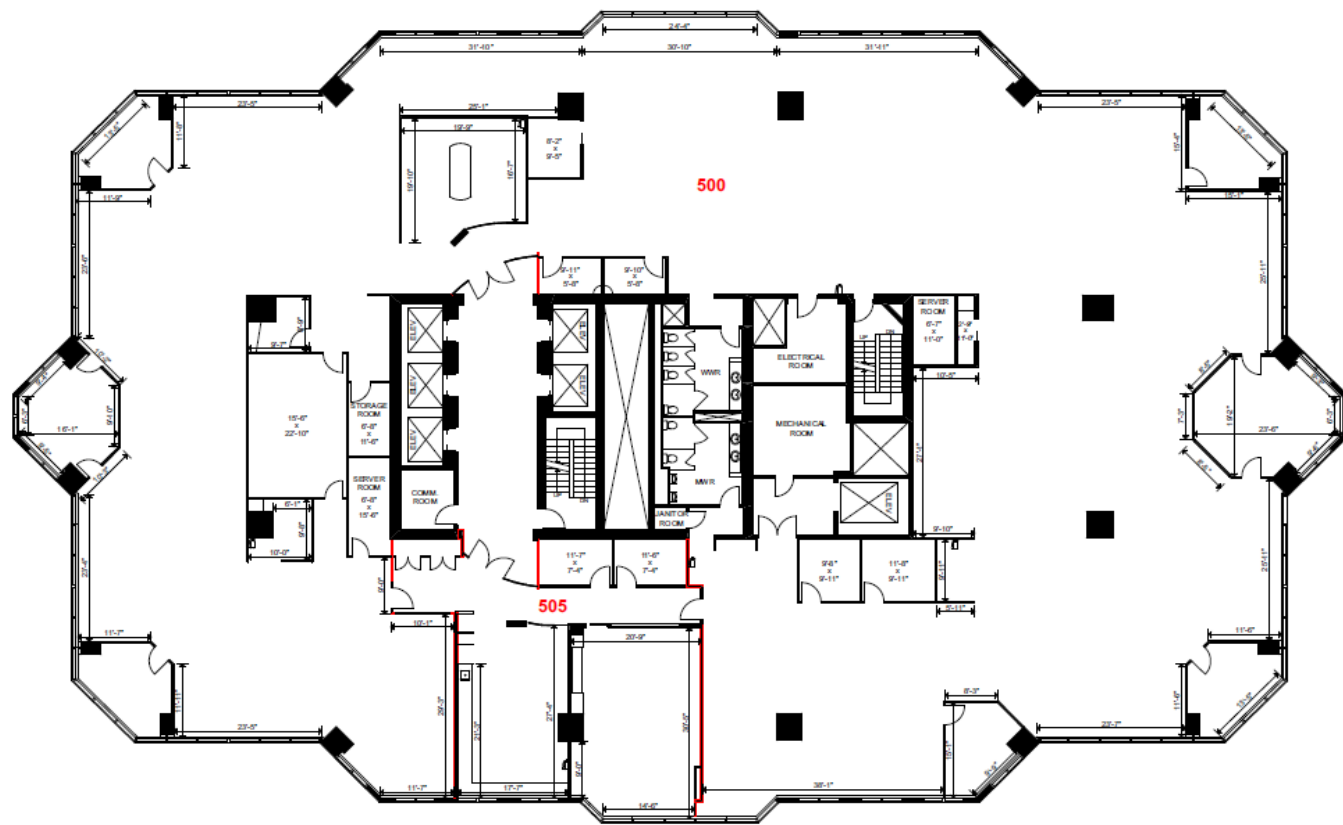
2024 Realty taxes:
 \$5.61 per sq. ft.

Total additional rent:
 \$21.93 per sq. ft.



Suite 500W

Available Immediately



Key Features:
- Open plan layout.

2024 Operating costs:
\$16.32 per sq. ft.

2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.



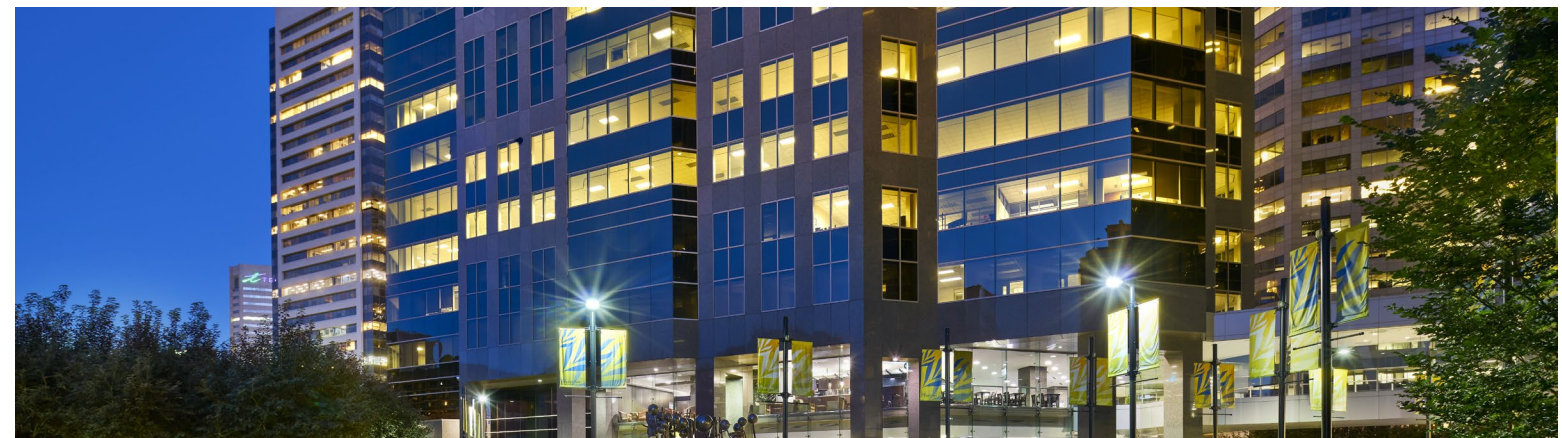
RENTABLE AREA – 22,756 SF


100%
Open
Office
Space


10
Meeting
Rooms

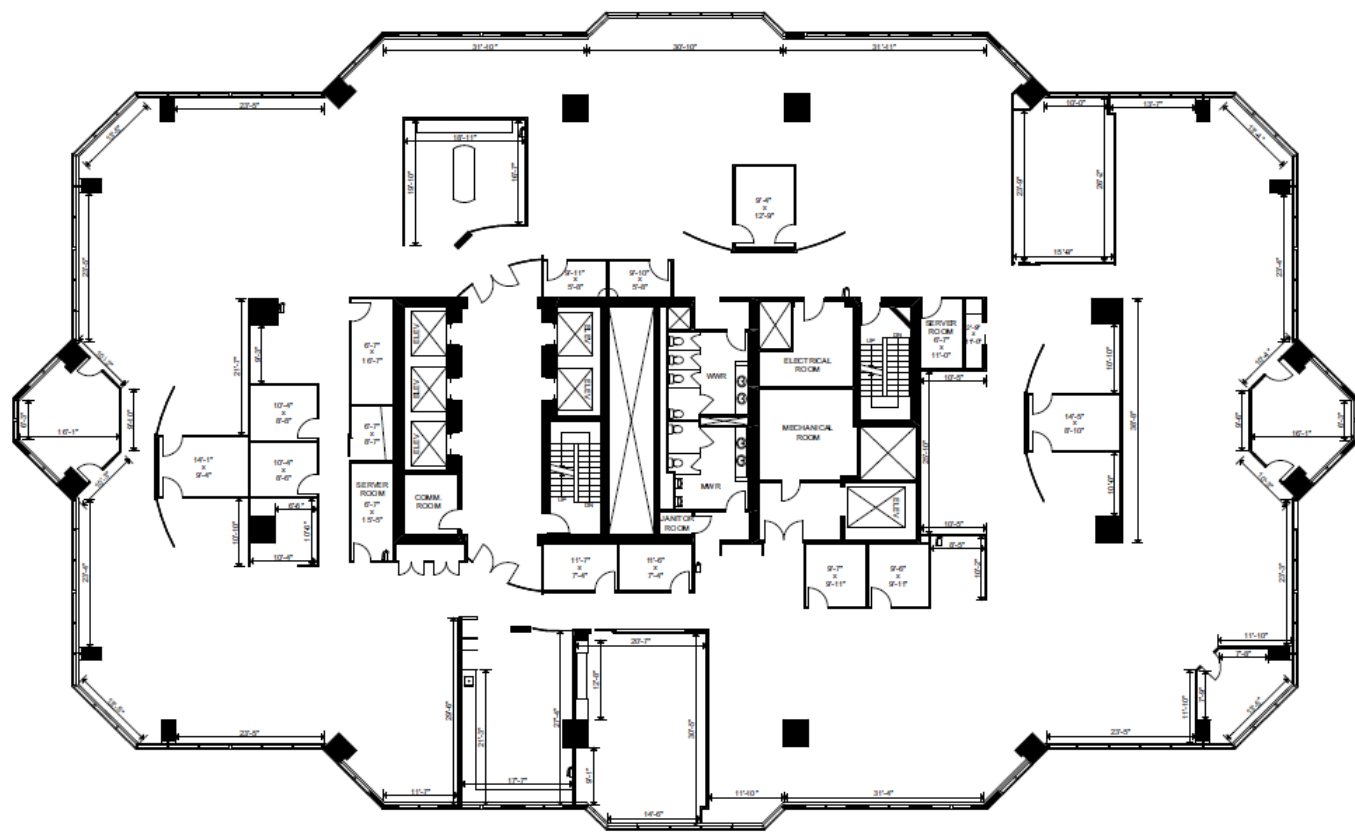

1
Kitchen
Servery


2
Private
Washrooms



Suite 600W

Available Immediately



Key Features:
- Open plan layout.

2024 Operating costs:
\$16.32 per sq. ft.

2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.



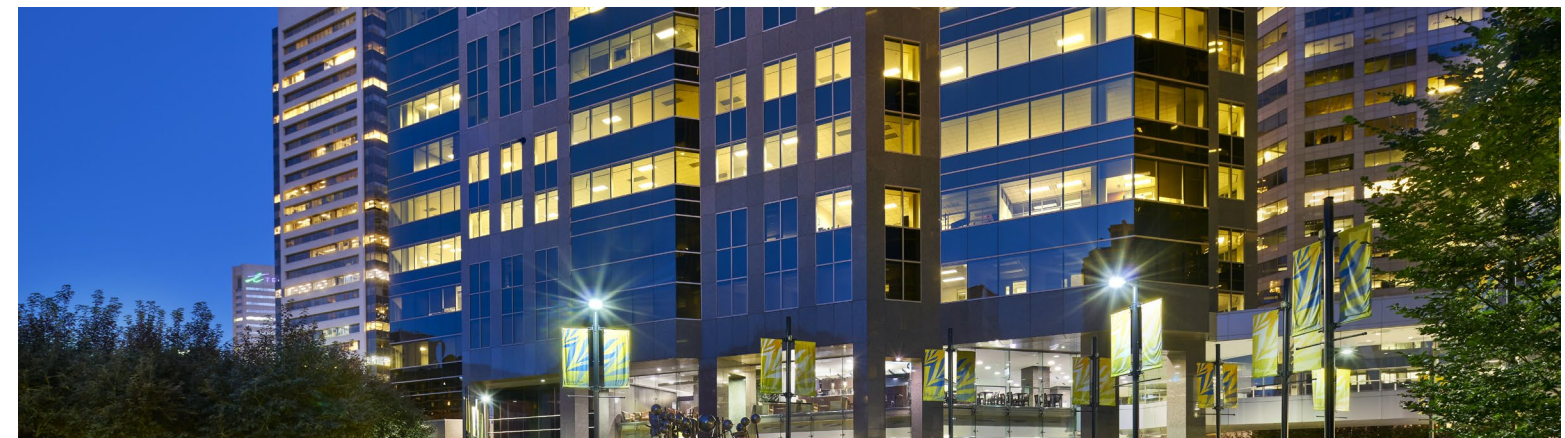
RENTABLE AREA – 22,756 SF


6 Private Offices


5 Meeting Rooms


1 Kitchen Servery


2 Private Washrooms



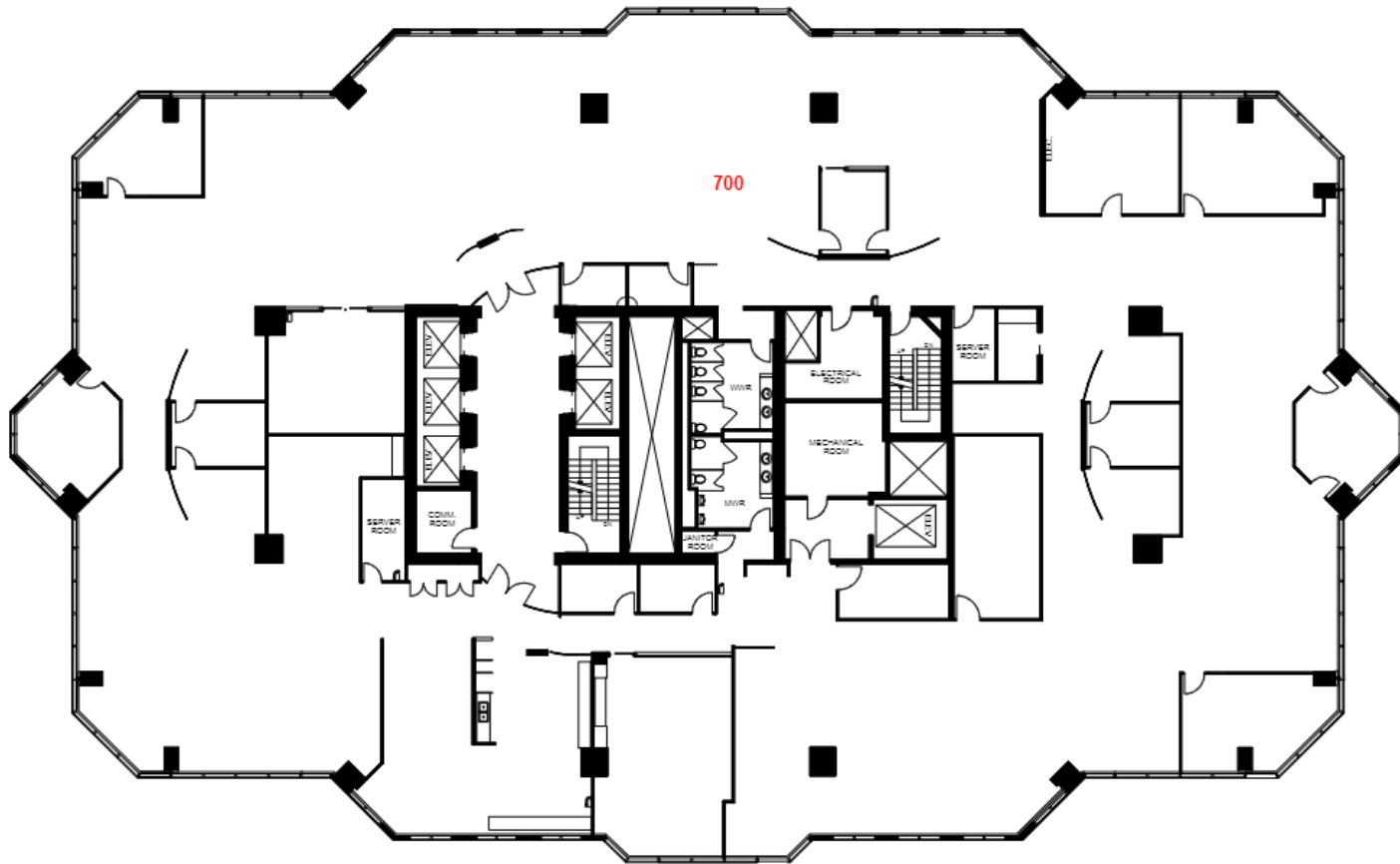
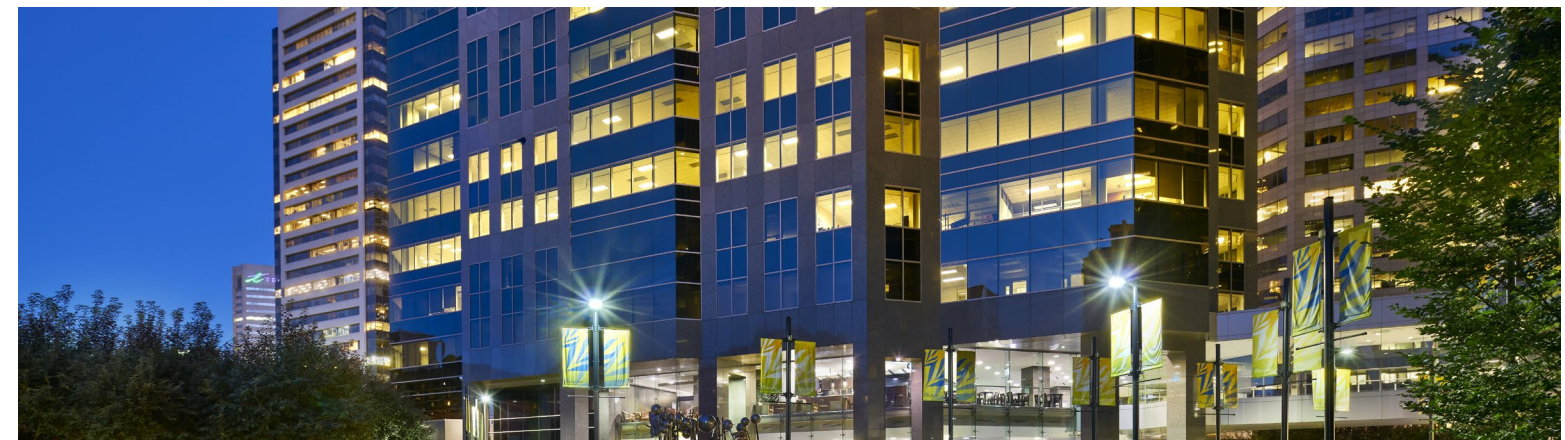
Suite 700W

Available Immediately



RENTABLE AREA – 22,758 SF

5 Private Offices	7 Meeting Rooms	1 Kitchen Server	2 Private Washrooms



Key Features:

- Mixed open plan layout.

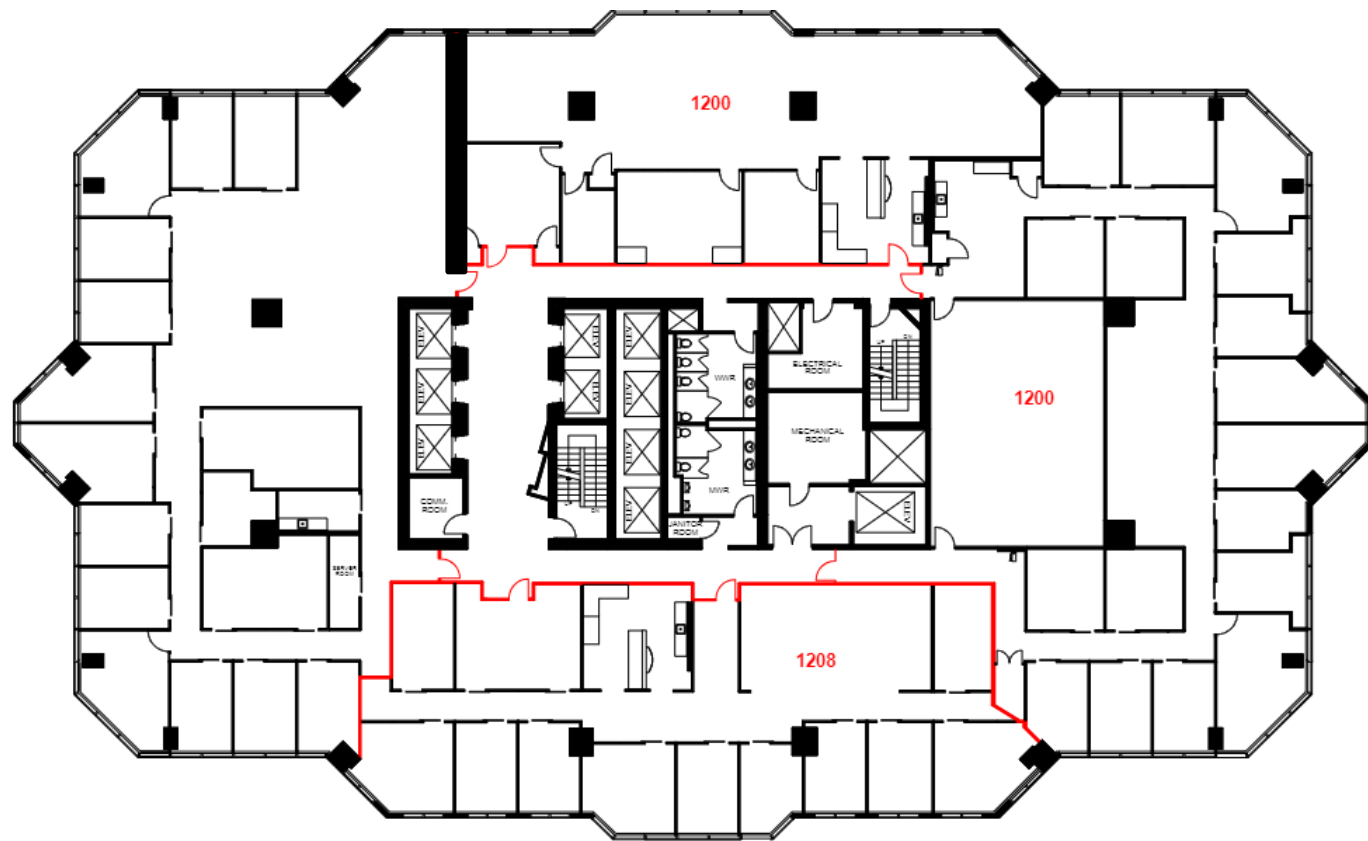
2024 Operating costs:
\$16.32 per sq. ft.

2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.

Suite 1200W

Available Immediately



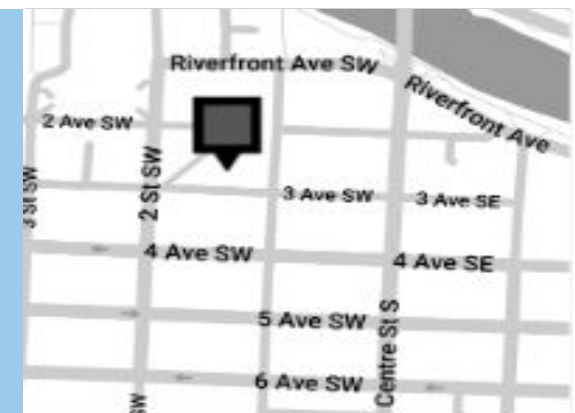
RENTABLE AREA – 19,156 SF


14
Private
Offices


1
Meeting
Room


2
Kitchen
Servery


2
Private
Washrooms

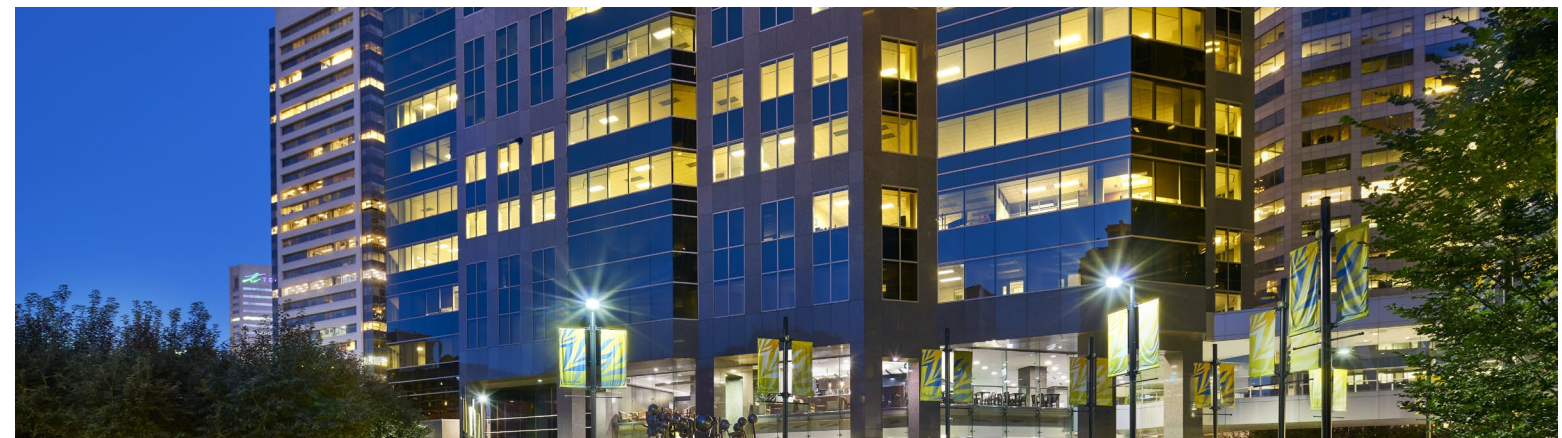


Key Features:
- Oil and Gas layout.

2024 Operating costs:
\$16.32 per sq. ft.

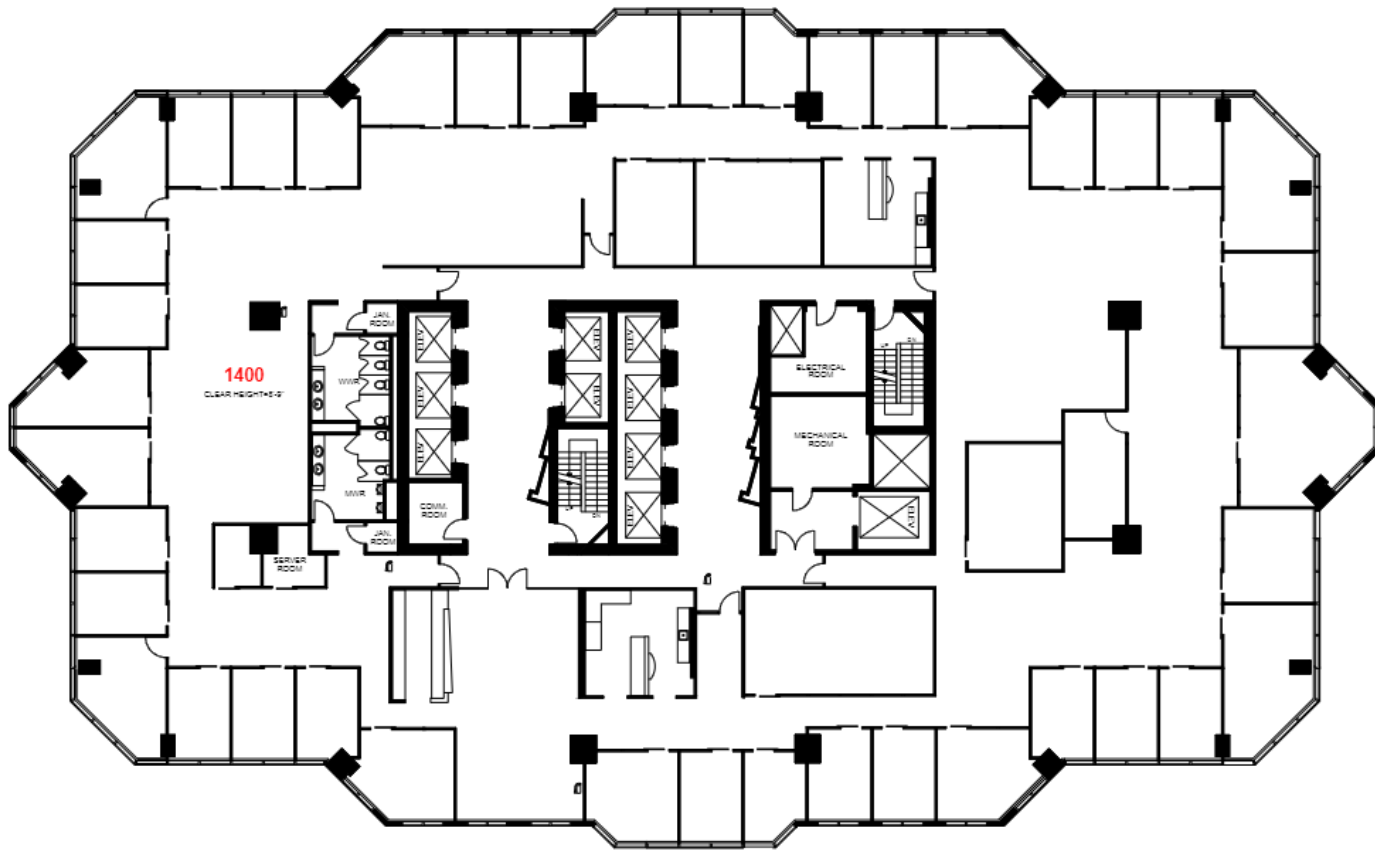
2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.



Suite 1400W

Available Immediately



RENTABLE AREA – 22,756 SF


40
Private
Offices


6
Meeting
Rooms


2
Kitchen
Servery


2
Private
Washrooms

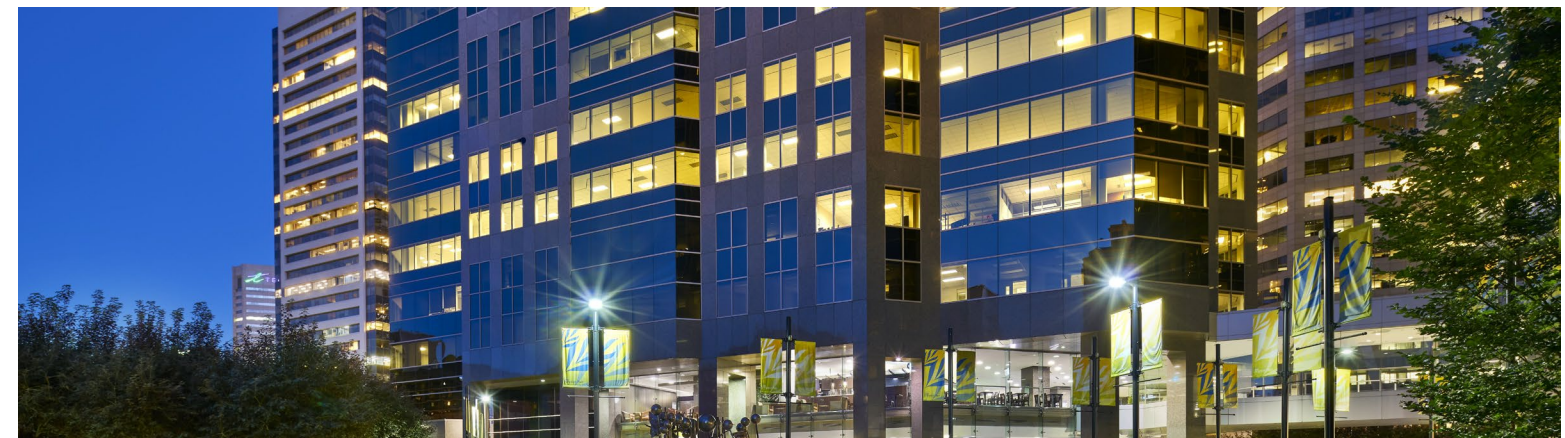


Key Features:
- Office plan layout.

2024 Operating costs:
\$16.32 per sq. ft.

2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.








Suite 1800W

Available Immediately



RENTABLE AREA – 9,862 SF

 34 Private Offices	 2 Meeting Rooms	 2 Kitchen Servery	 2 Private Washrooms
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Key Features:

- Four units, or can be combined into full floor.

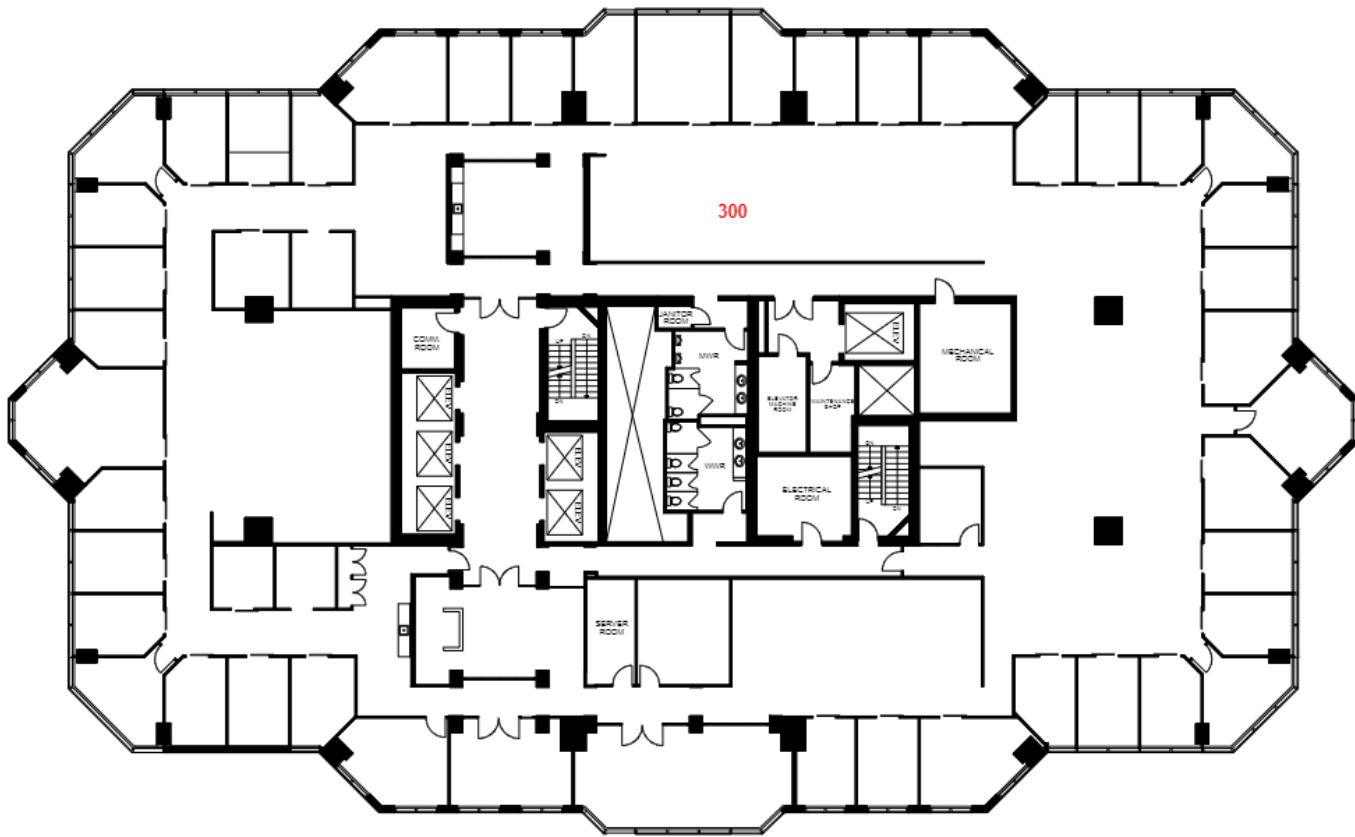
2024 Operating costs:
\$16.32 per sq. ft.

2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.

Suite 300S

Available Immediately



RENTABLE AREA – 22,643 SF

45
Private
Offices

4
Meeting
Rooms

2
Kitchen
Servery

2
Private
Washrooms



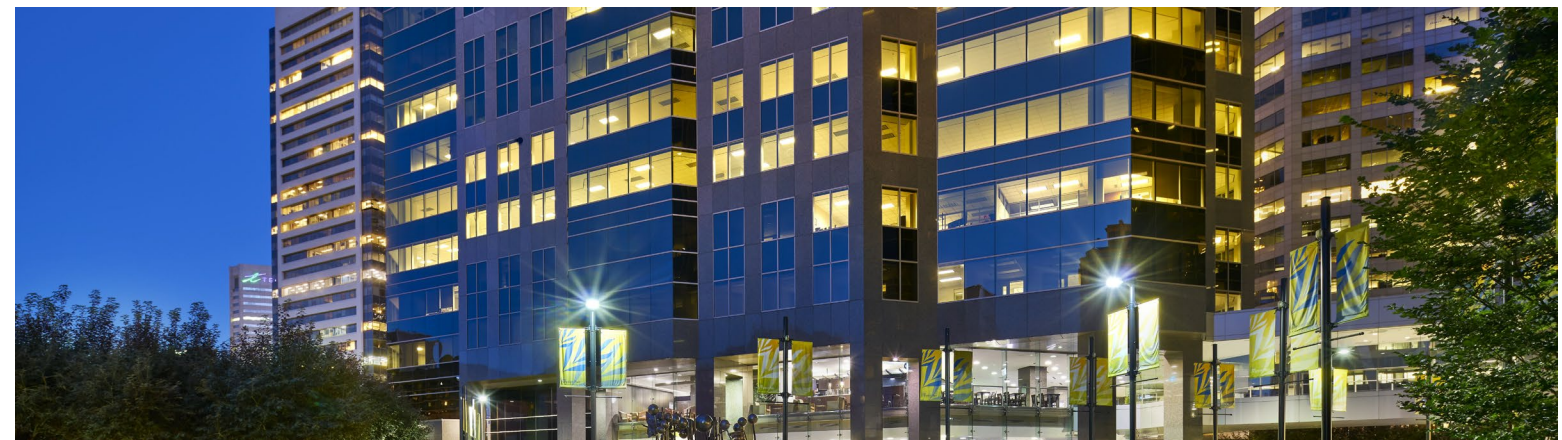
Key Features:

- Newly refurbished with high end finishes.

2024 Operating costs:
\$16.32 per sq. ft.

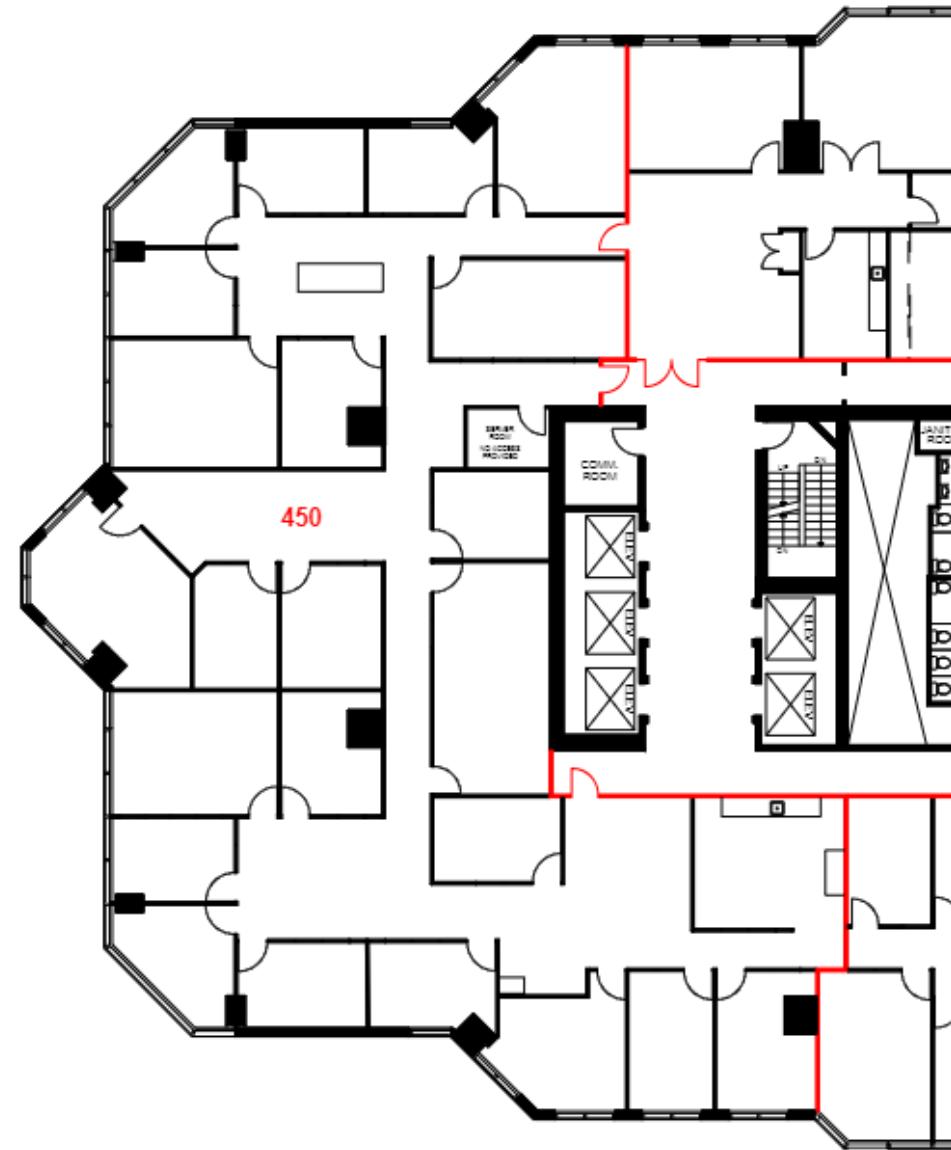
2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.



Suite 450S

Available Immediately



Key Features:
- Office intensive layout.

2024 Operating costs:
\$16.32 per sq. ft.

2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.



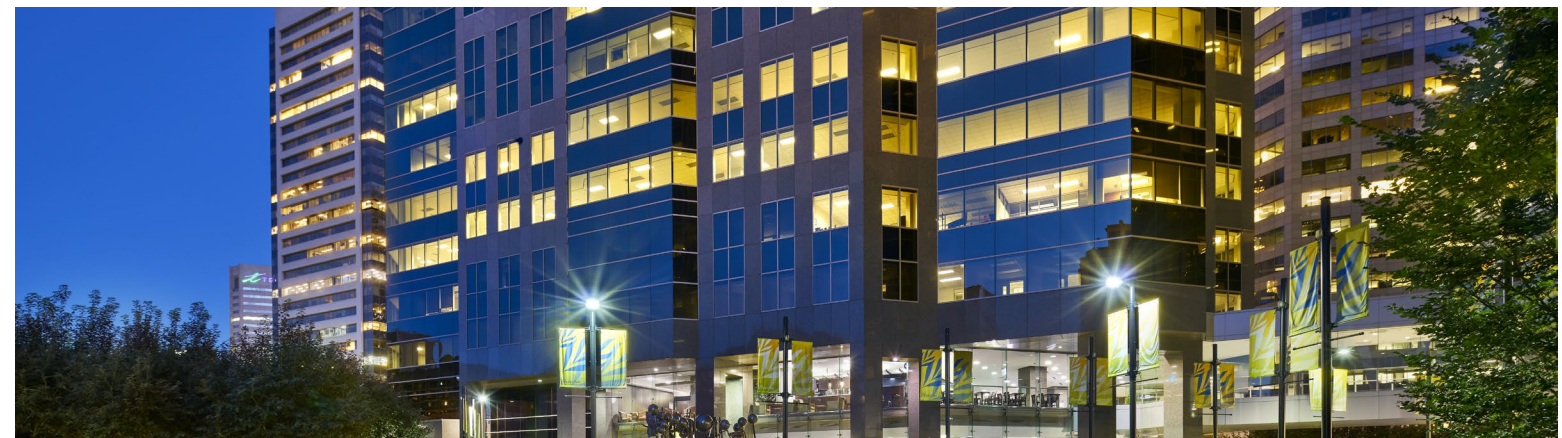
RENTABLE AREA – 12,936 SF


10
Private
Offices


0
Meeting
Rooms

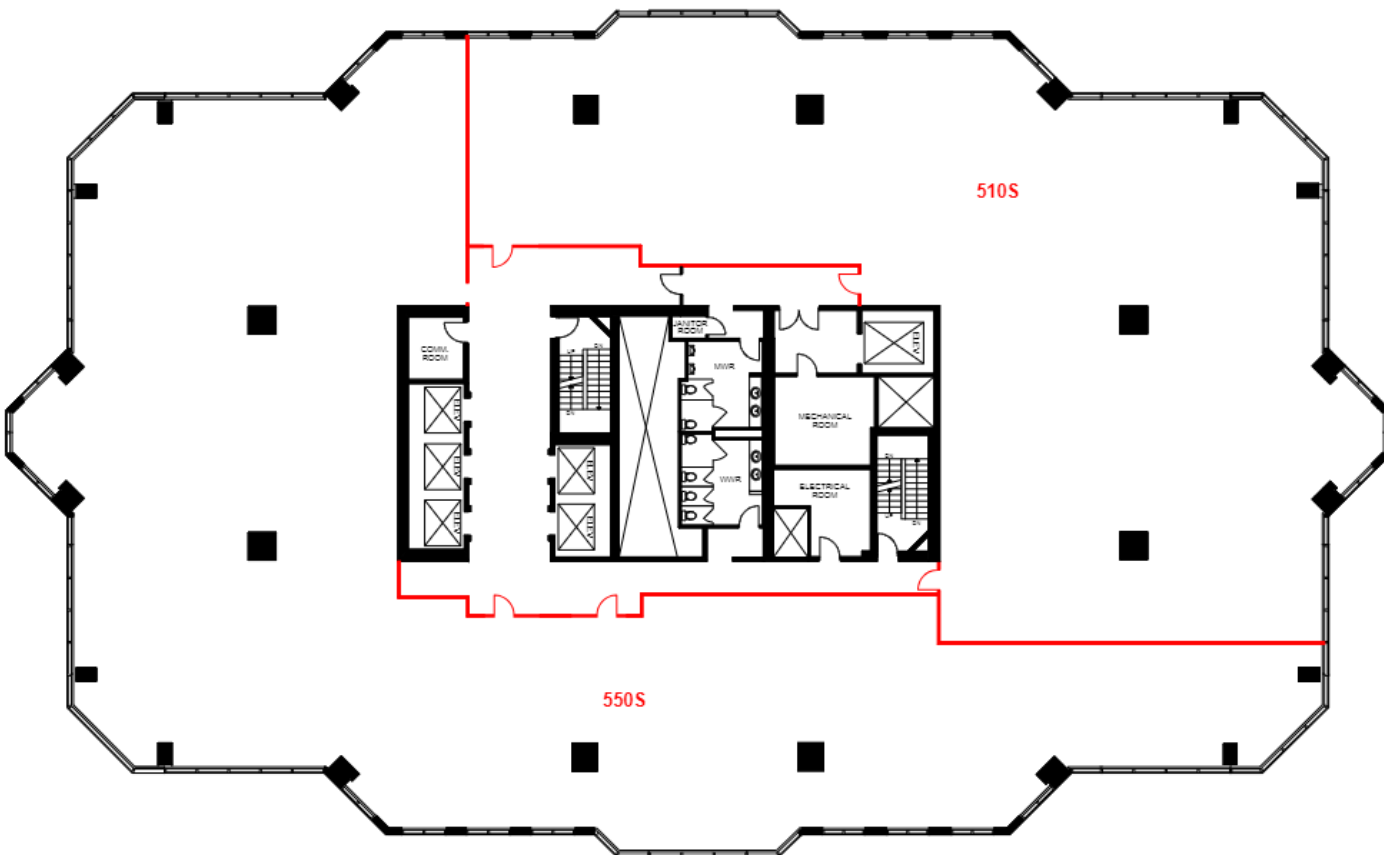

1
Kitchen
Servery


2
Washrooms



Suite 550S

Available Immediately



RENTABLE AREA – 12,244 SF

- 0 Private Offices
- 0 Meeting Rooms
- 0 Kitchen Servery
- 2 Private Washrooms

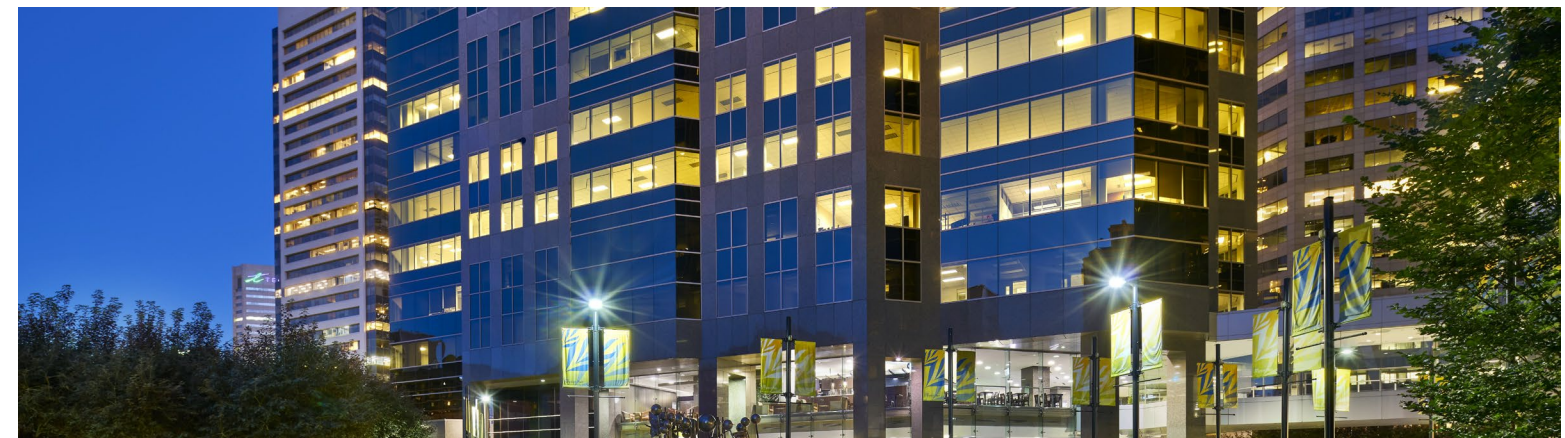


Key Features:
- Fully white boxed space.

2024 Operating costs:
\$16.32 per sq. ft.

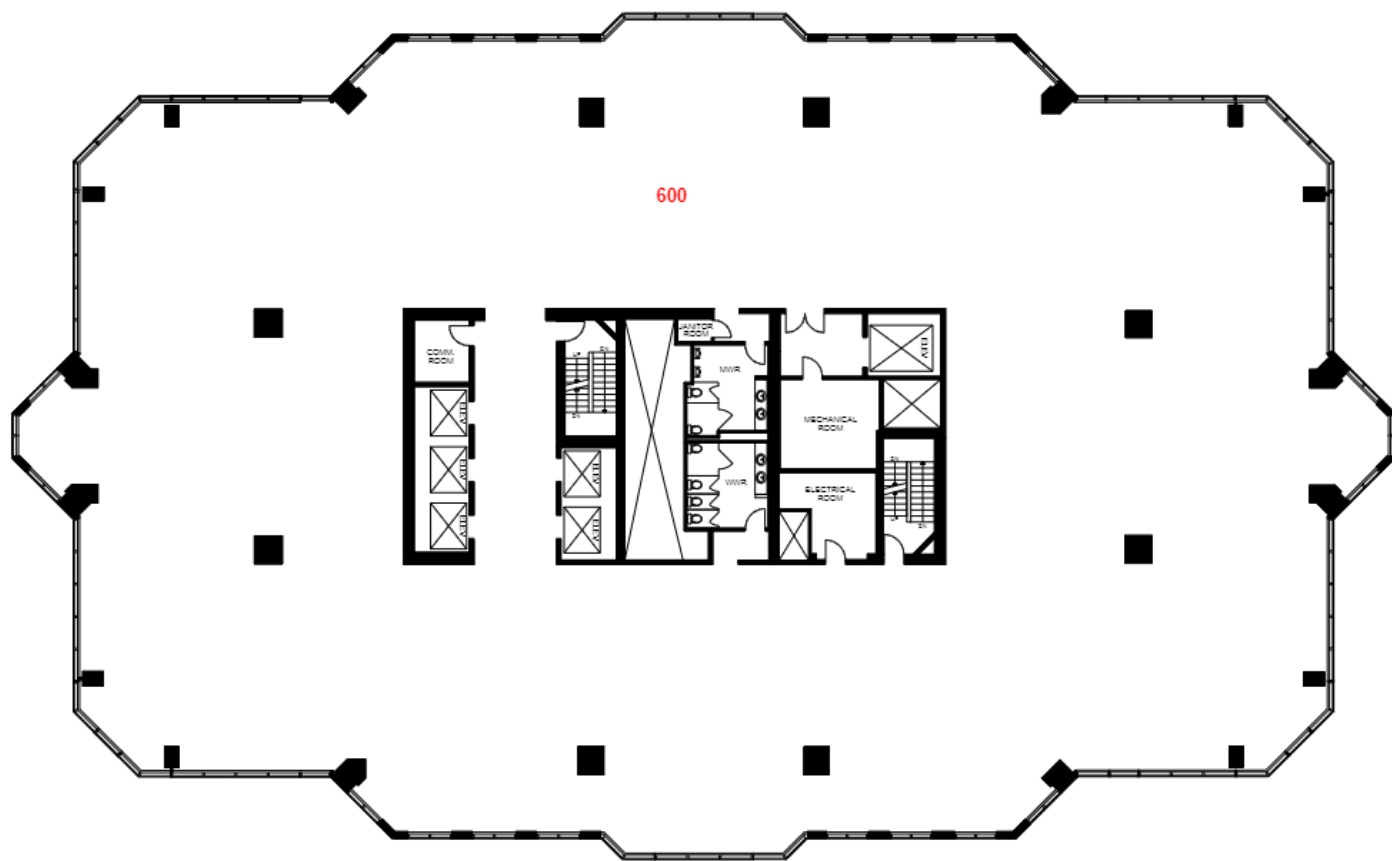
2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.



Suite 600S

Available Immediately



RENTABLE AREA – 22,936 SF

0 Private Offices

0 Meeting Rooms

0 Kitchen Servery

2 Private Washrooms



Key Features:
- Fully white boxed space.

2024 Operating costs:
\$16.32 per sq. ft.

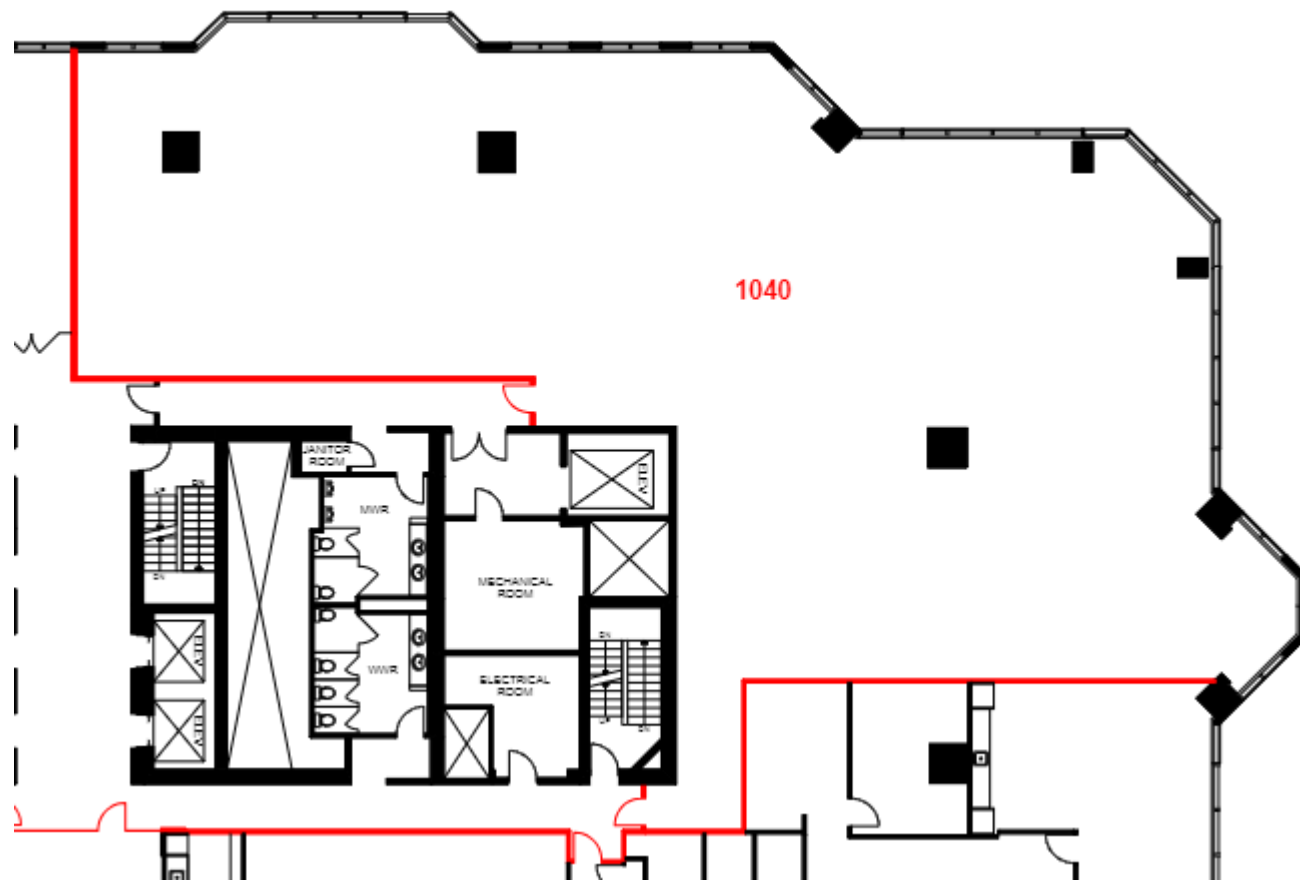
2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.



Suite 1040S

Available Immediately



RENTABLE AREA – 8,174 SF

- 0 Private Offices
- 0 Meeting Rooms
- 0 Kitchen Servery
- 2 Washrooms

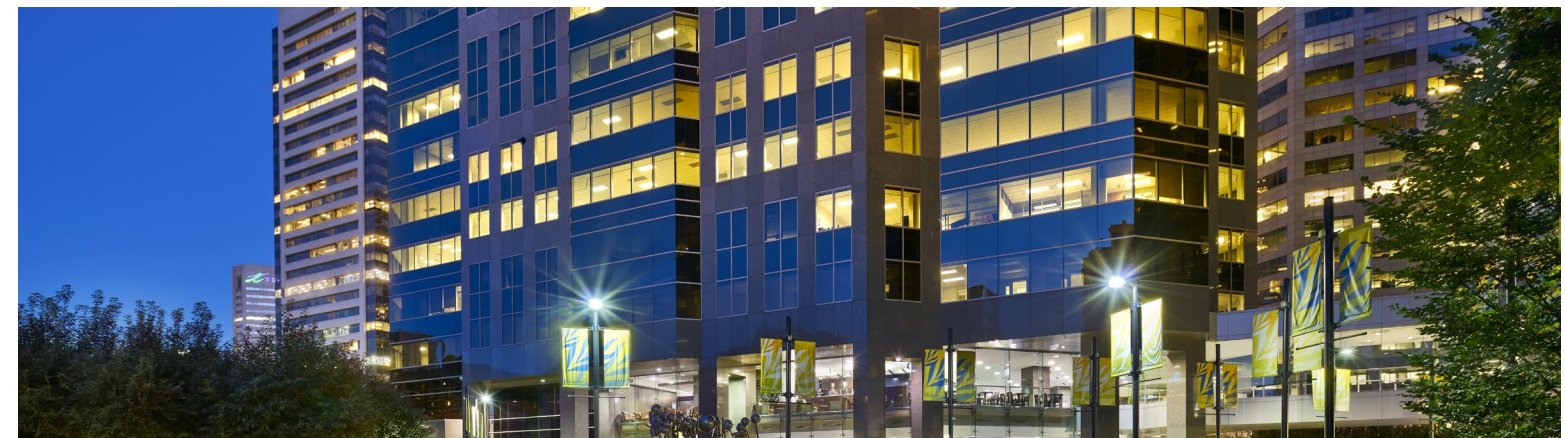


Key Features:
- Fully white boxed space.

2024 Operating costs:
\$16.32 per sq. ft.

2024 Realty taxes:
\$5.61 per sq. ft.

Total additional rent:
\$21.93 per sq. ft.



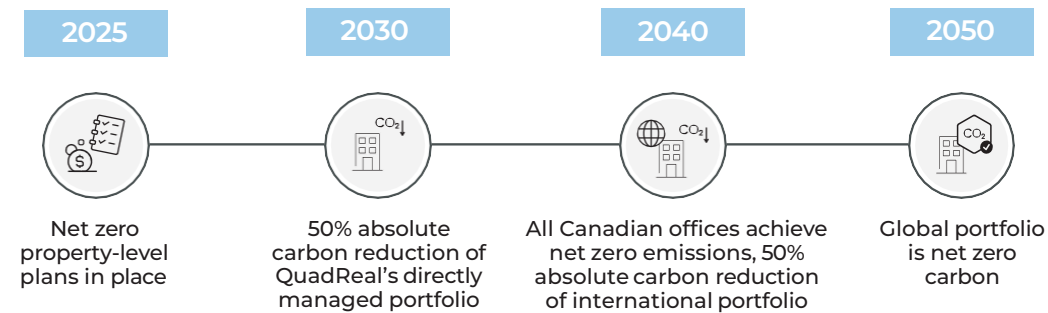
Our Commitment to Wellness & Sustainability

At QuadReal we're committed to leadership in sustainability on a global scale, and right here at home in Canada.

We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' wellbeing but for the entire planet.



QUADREAL'S PATH TO NET ZERO



KEY NOTABLES AT QUADREAL

LEED® EB Gold
BOMA BEST Gold
certified

Various zero
waste tenant
events

Smart watering
irrigation
system

Green
cleaning
program

Energy star
certified,
score of 96

Bike
racks
provided

Full recycling
program, including
organics

QuadReal: Excellence Lives Here

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.



Livingston Place is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities. Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.

We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

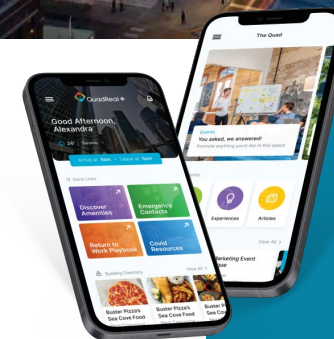
40M SF
CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

\$73.8B
ASSETS SPANNING
NORTH AMERICA,
THE UNITED KINGDOM,
EUROPE & ASIA-PACIFIC

800 W Fulton
Chicago



quadreal.com



CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP
or
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quadrealconnect.com

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