



240 FOURTH

240 – 4th Avenue SW

240Fourth
Calgary, AB





Building Specifications

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 – 11'2"
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

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/ 2,950 SF leased
- Accessible public parking
- 2 EV charging stations

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

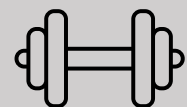


Fitwel
Certification

240 FOURTH Amenities



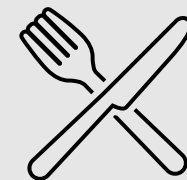
State of the Art **fitness centre** with studio space for group lessons and personal training.



Modern **conference centres & tenant lounges** in Jamieson Place, Livingston Place, and 240 FOURTH are available to tenants.



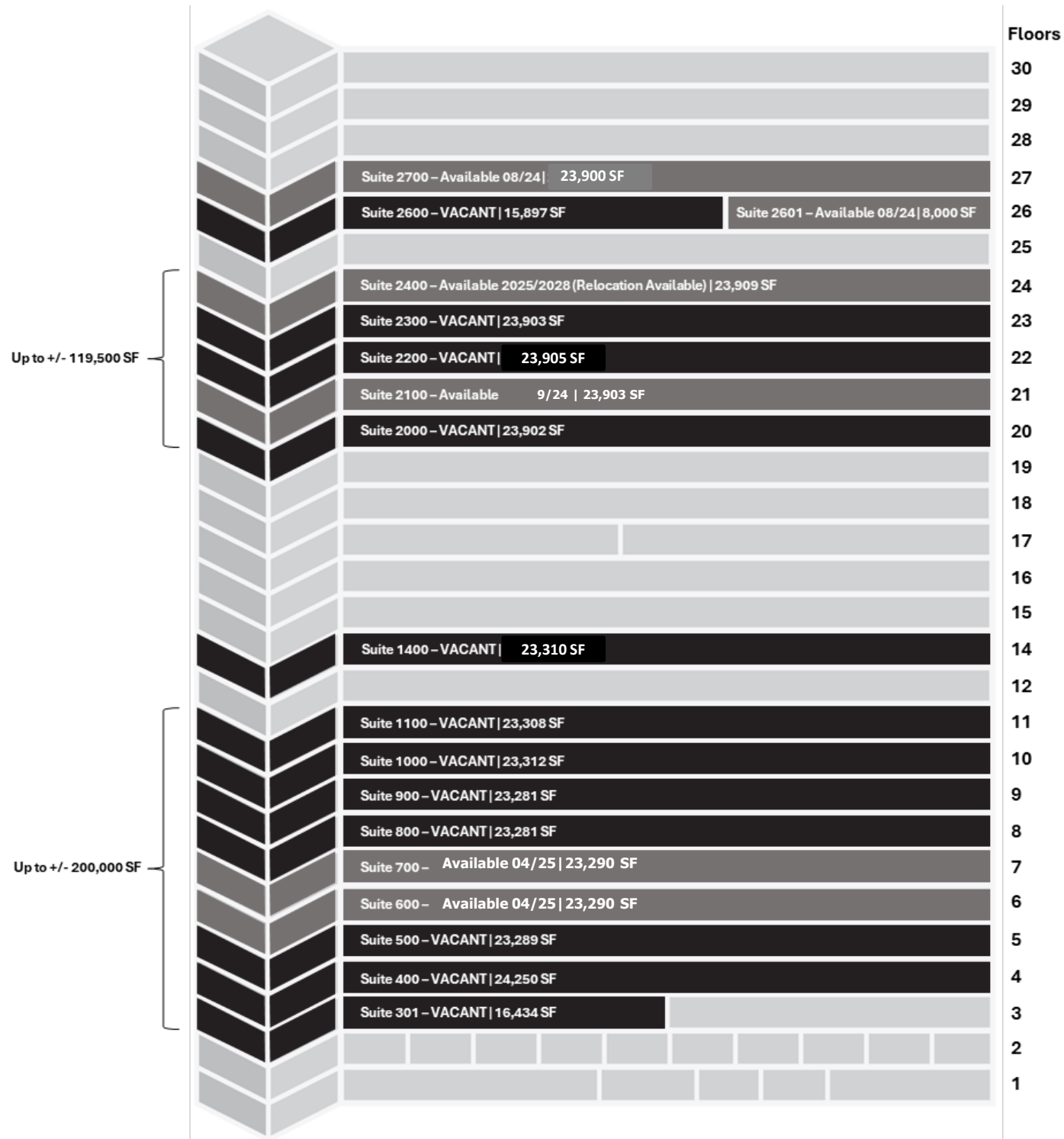
Diverse **food + beverage** offering anchored by the renowned **Seed N' Salt** experience and the Jamieson **Winter Garden** space.



End of trip facility, secure **bike storage**, and **EV charging stations** promote modes of transportation utilizing alternative energy.



Availability at a Glance



Where Work-Life Balance is a Reality

Within walking distance to restaurants, cafés, the Core Shopping Centre, and Eau Claire Park with Prince's Island and Bow River Pathways.

On the corner of 4th Avenue SW and 2nd Street SW, with easy access to Calgary Transit LRT and bus routes. 240 FOURTH is a short distance from the Bow River and the walking and biking paths that follow the river bank.

Fitness centre with shower facilities and change rooms, underground parking, bike storage, and end-of-trip facilities.



Nearby bus stops located easily within walking distance provide quick access to and from the downtown to inner city neighbourhoods.



Red and Blue Line Light Rail Train stations located three blocks south from the Building allowing full city access. The future Green Line LRT Eau Claire station will be one-block north of 240 FOURTH.



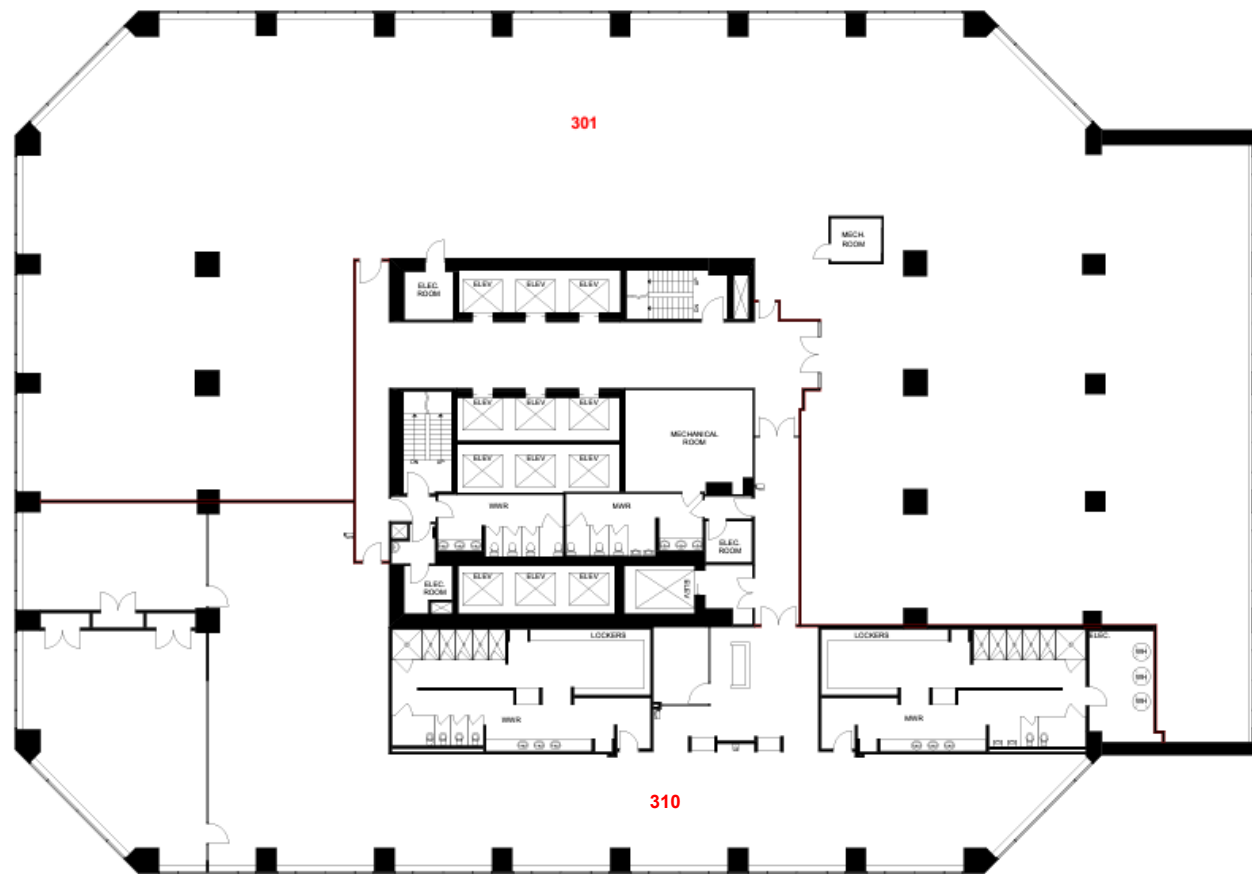
Located a short walk within the +15 system or outside from nearby shopping centre 'The Core' and Eau Claire Park.



Beautiful year-round river paths located within walking distance. Visitors can also utilize the Jamieson Winter Garden for cooler days.

Suite 301

Available Immediately



Key features:
- Fully white boxed space.

2024 Operating costs:
\$19.56 per sq ft
2024 Realty taxes:
\$2.54 per sq ft
Total additional rent:
\$22.10 per sq ft



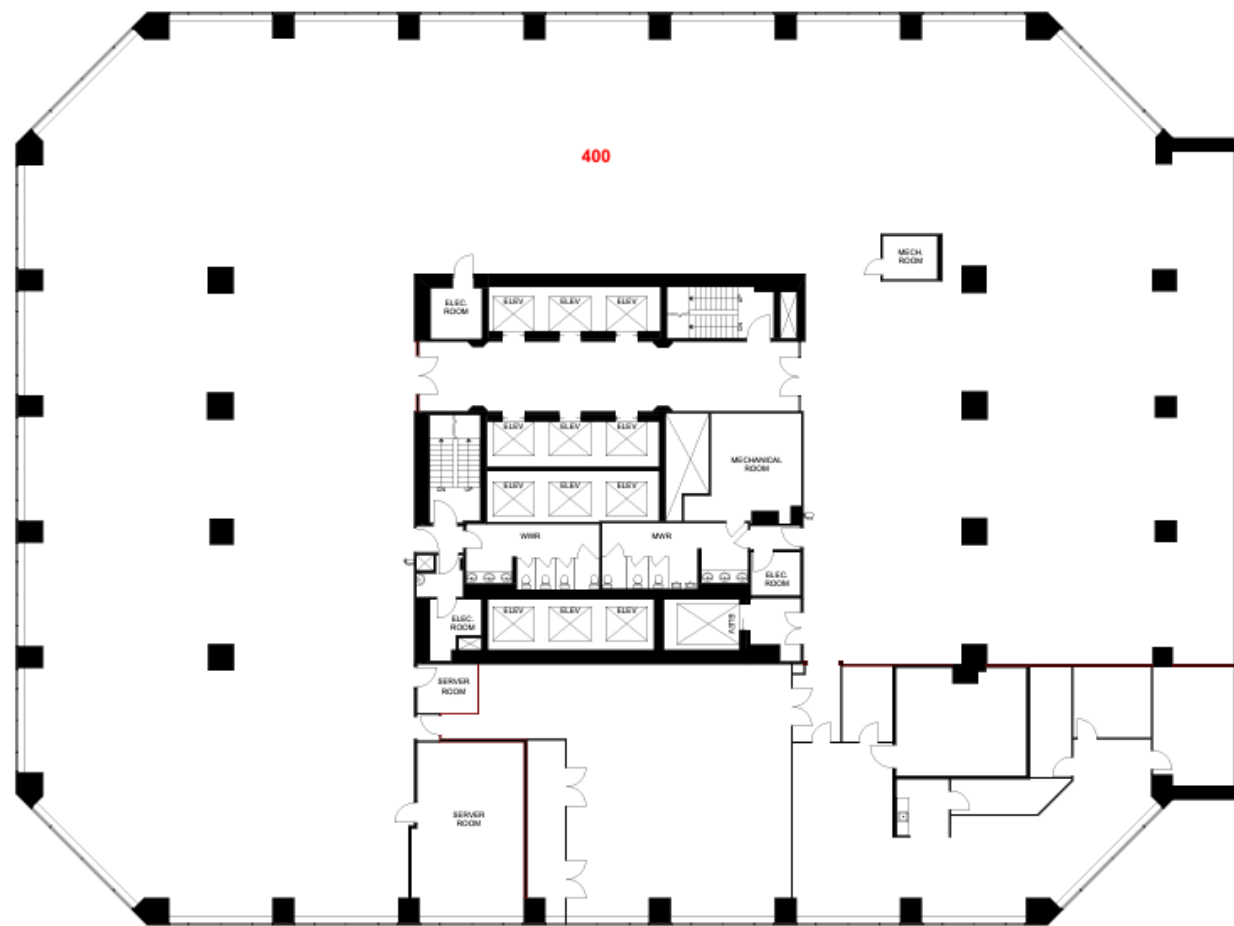
RENTABLE AREA – 8,500 SF

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



Suite 400

Available Immediately



Key features:
- Fully white boxed space.

2024 Operating costs:
\$19.56 per sq ft
2024 Realty taxes:
\$2.54 per sq ft
Total additional rent:
\$22.10 per sq ft



RENTABLE AREA – 24,250 SF

0 Private Offices

0 Meeting Rooms

0 Kitchen Servery

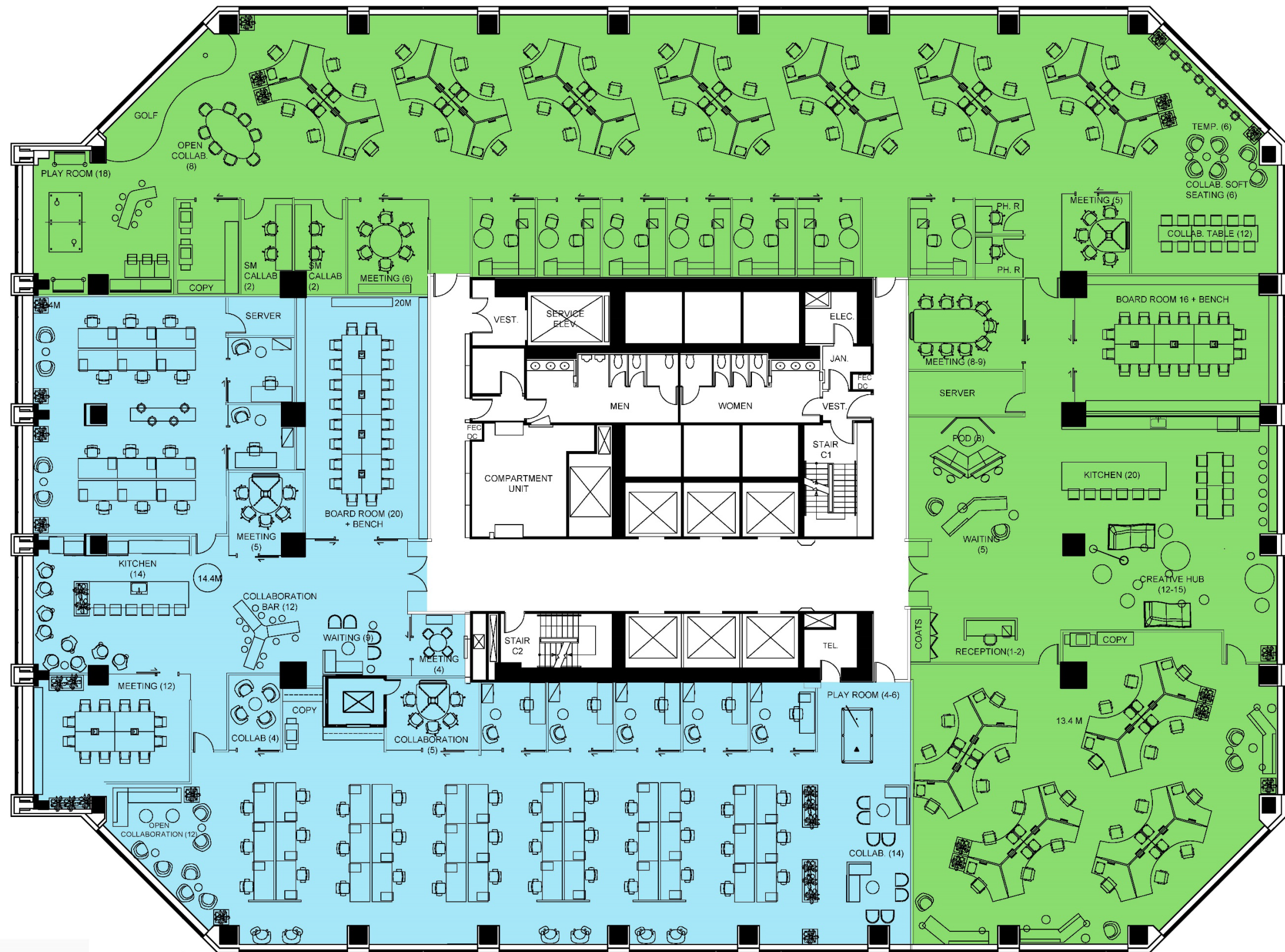
2 Private Washrooms



4th Floor Possible Renderings

- **APPROXIMATE USABLE AREA:**
 +/- 12,222 SQ.F. 13,156.5
 OFFICES: 7 (9.5 SQ. M)
 SQ.M.WORKSTATIONS: 66
 RECEPTION 1-2
 WAITING 6
 MEETING ROOMS:
 1 FOR 16 + BENCH
 1 FOR 8 PEOPLE
 1 FOR 6 PEOPLE
 1 FOR 5 PEOPLE
 2 FOR 2 PEOPLE
 2 INDIVIDUAL PHONE ROOMS
 1 INTERACTIVE POD FOR 8
 OPEN COLLABORATION:
 OPEN TABLE FOR 12
 SOFT SEATING (6)
 TEMPORARY SEATING (6)
 OPEN TABLE (8)
 OPEN POD (8)
 PLAY ROOM (18)
 KITCHEN (20)
 CREATIVE HUB (12-15)

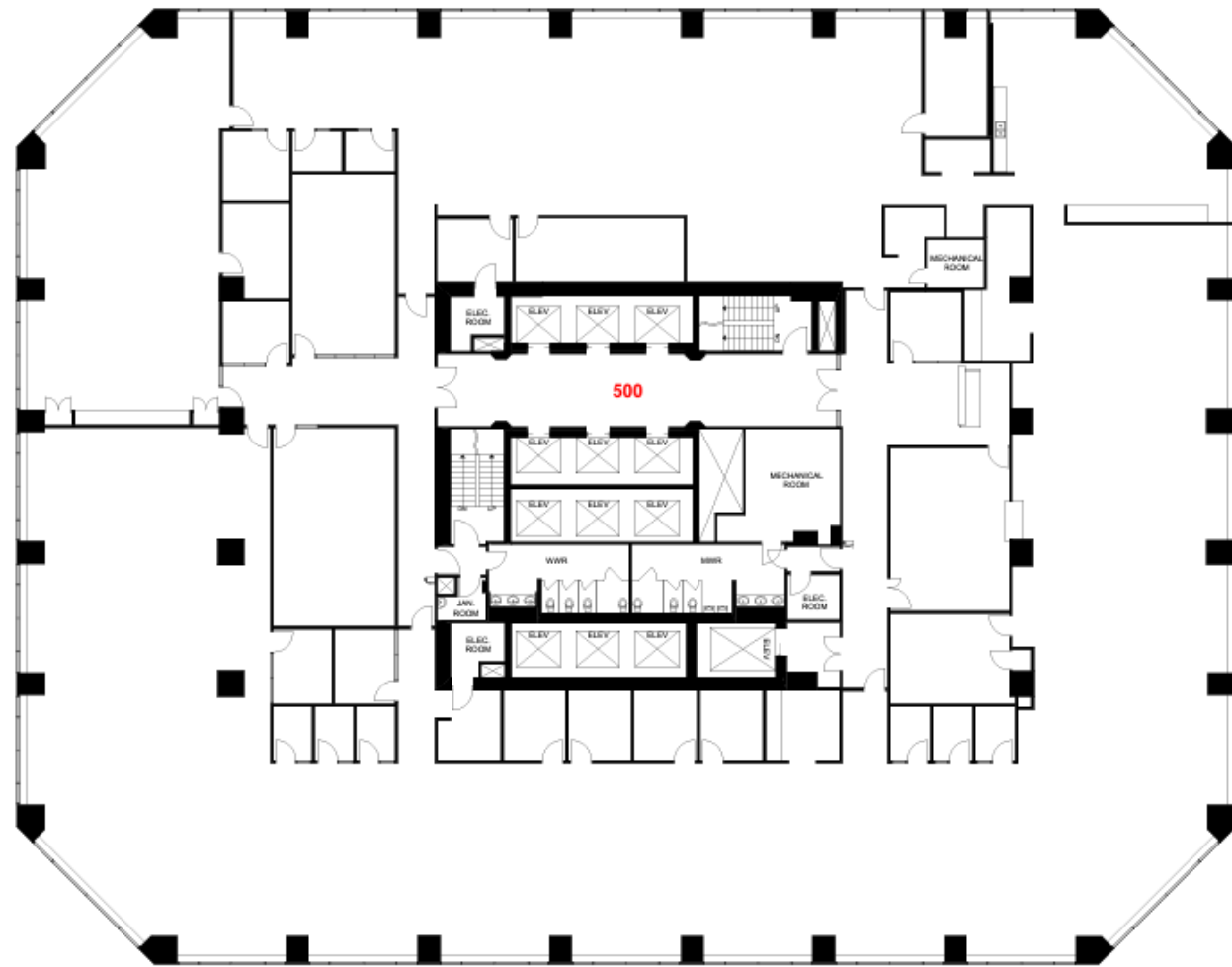
- **USABLE AREA: +/- 8,267 SQ.F - 768 SQ.M**
 OFFICES: 7 (9.5 SQ.M)
 WORKSTATIONS: 48
 BOARDROOM: 20 + BENCH
 MEETING ROOM:
 1 FOR 12 PEOPLE
 2 FOR 5 PEOPLE
 2 FOR 4 PEOPLE
 OPEN COLLABORATION:
 SOFT SEATING (14)
 BILLIARD ROOM (4-6)
 SOFT SEATING (12)
 COLLABORATION BAR SEATING (12)
 WAITING/ COLLABORATION (9)
 KITCHEN/COLLABORATION (15)



SCALE: 1 = 200 DATE: 2024.03.18 REV 02

Suite 500

Available Immediately



Key features:

- Partial open floor plan with mixed office space.

2024 Operating costs: \$19.56 per sq ft
2024 Realty taxes: \$2.54 per sq ft
Total additional rent: \$22.10 per sq ft



RENTABLE AREA – 23,289 SF

17
Private
Offices

5
Meeting
Rooms

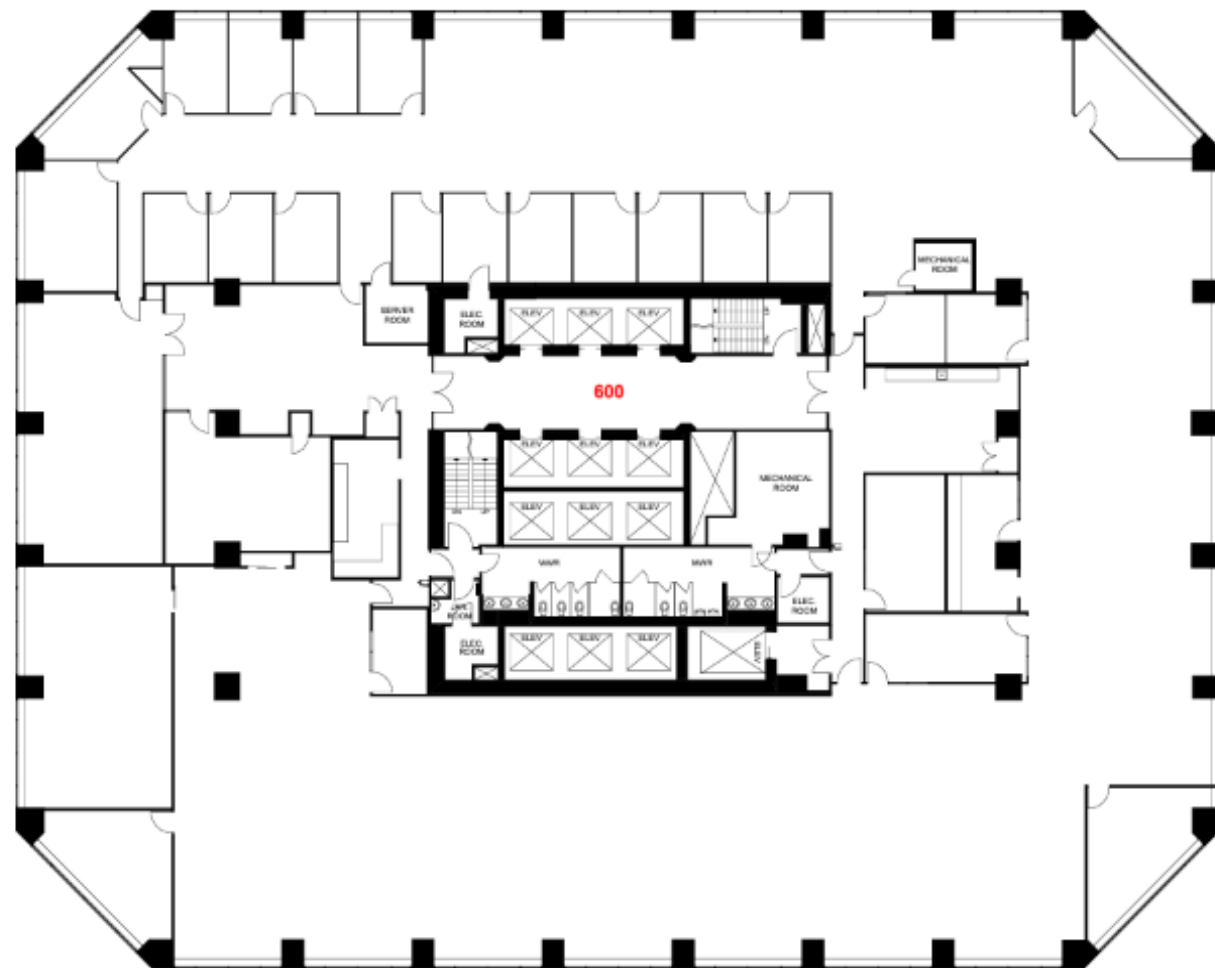
1
Kitchen
Servery

2
Washrooms



Suite 600

Available January 2025



RENTABLE AREA – 23,290 SF

24
Private
Offices

2
Meeting
Rooms

1
Kitchen
Servery

2
Private
Washrooms



Key features:

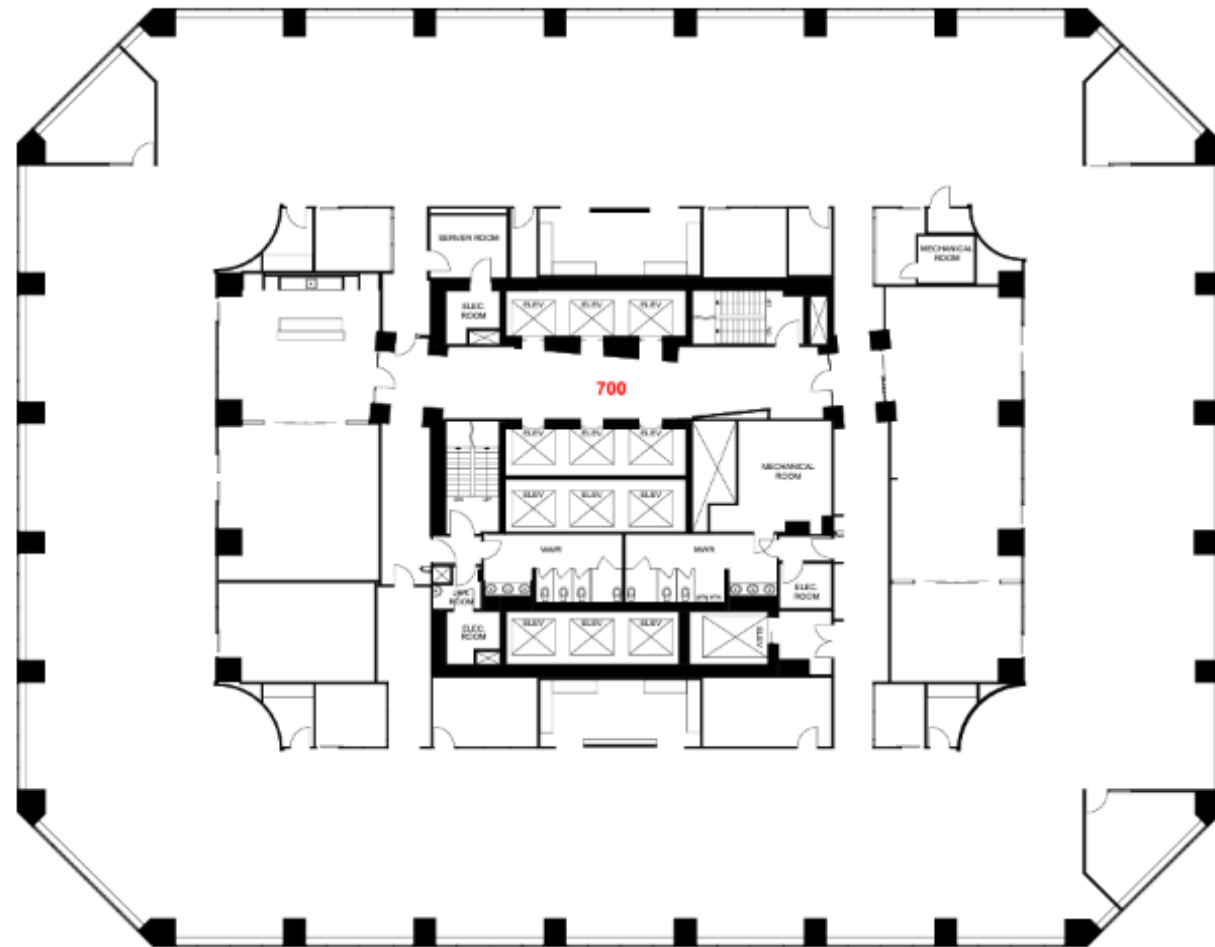
- Partial open floor plan with mixed office space.

2024 Operating costs:
\$19.56 per sq ft
2024 Realty taxes:
\$2.54 per sq ft
Total additional rent:
\$22.10 per sq ft



Suite 700

Available January 2025



RENTABLE AREA – 23,290 SF


15
Private
Offices


1
Meeting
Rooms


1
Kitchen
Servery


2
Private
Washrooms



Key features:

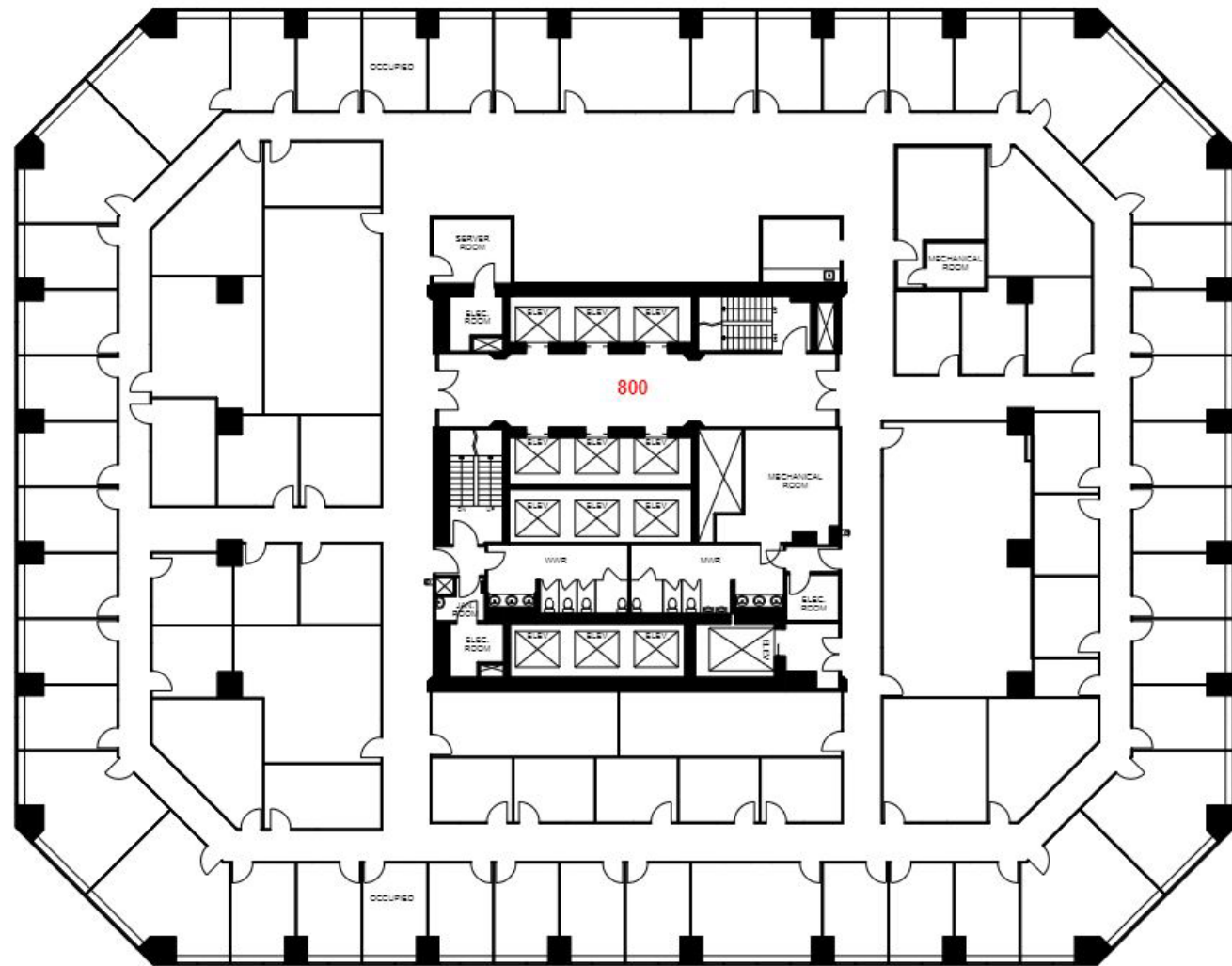
- Partial open floor plan with mixed office space.

2024 Operating costs:
\$19.56 per sq ft
2024 Realty taxes:
\$2.54 per sq ft
Total additional rent:
\$22.10 per sq ft



Suite 800

Available Immediately



RENTABLE AREA – 23,281 SF

- 9 Private Offices
- 3 Meeting Rooms
- 1 Kitchen Servery
- 2 Private Washrooms



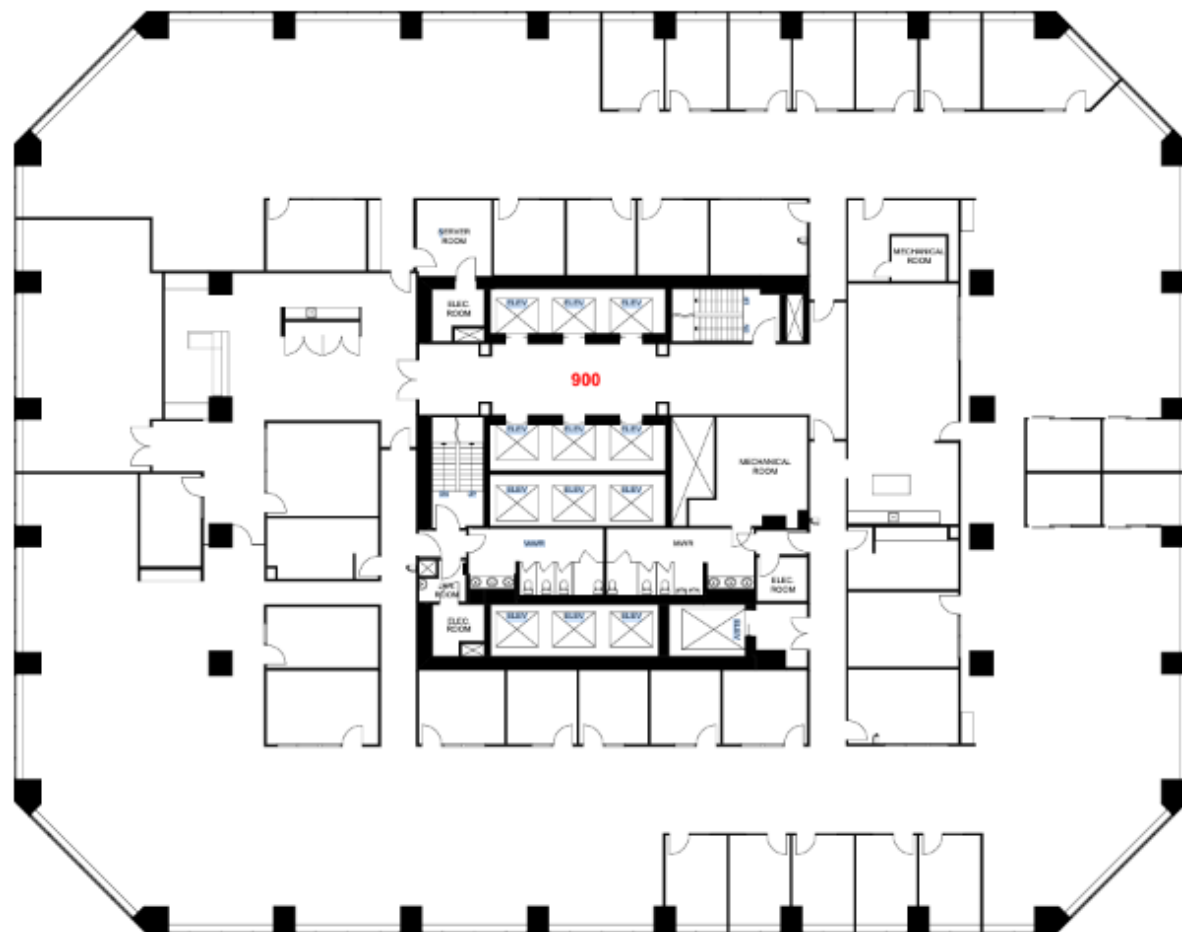
Key features:
- Office intensive build out.

2024 Operating costs:
\$19.56 per sq ft
2024 Realty taxes:
\$2.54 per sq ft
Total additional rent:
\$22.10 per sq ft



Suite 900

Available Immediately



Key features:
- Open concept layout.

2024 Operating costs:
\$19.56 per sq ft
2024 Realty taxes:
\$2.54 per sq ft
Total additional rent:
\$22.10 per sq ft



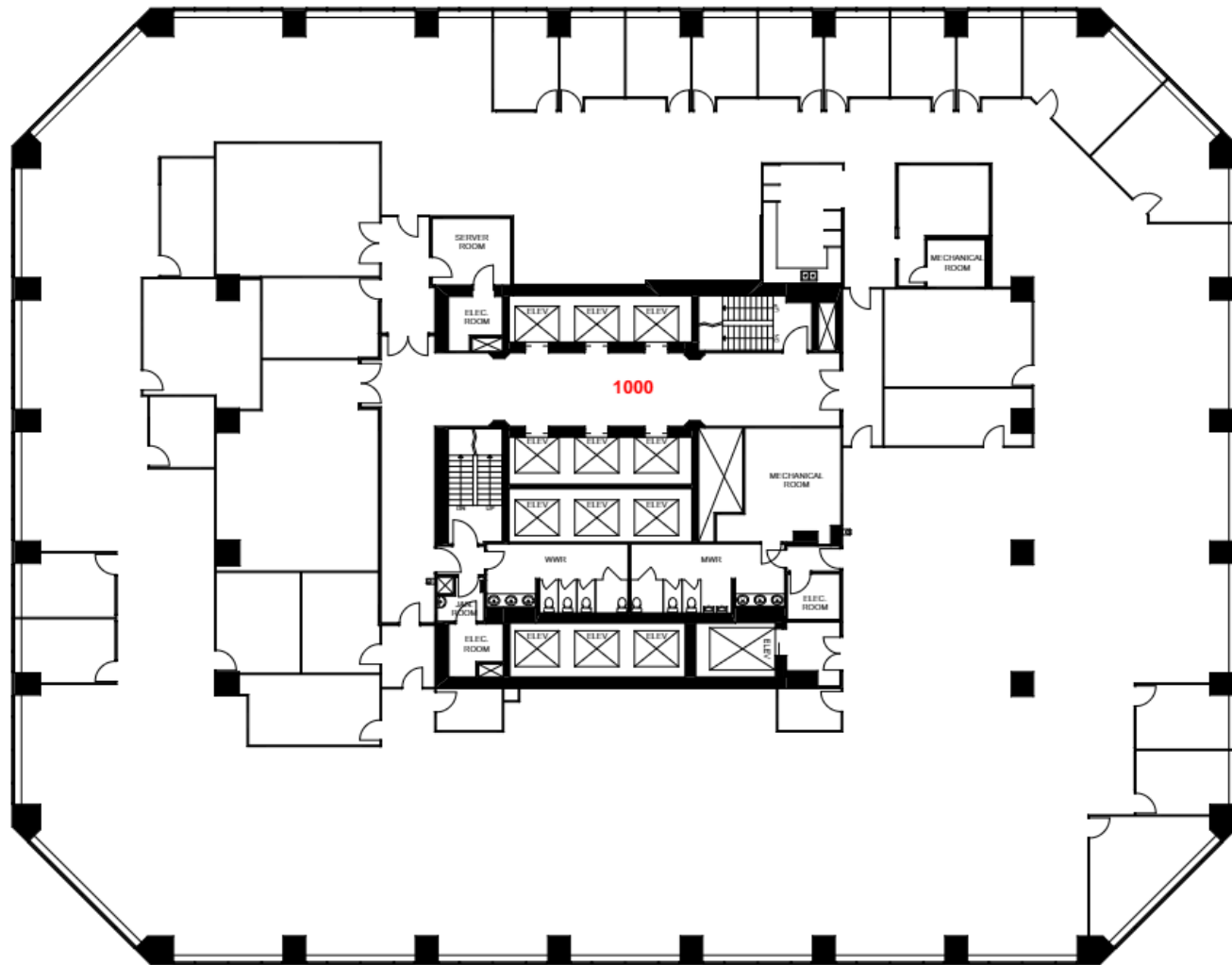
RENTABLE AREA – 23,281 SF

- 35 Private Offices
- 1 Meeting Rooms
- 1 Kitchen Servery
- 2 Private Washrooms



Suite 1000

Available Immediately



Key features:
- Open concept layout.

2024 Operating costs:
\$19.56 per sq ft
2024 Realty taxes:
\$2.54 per sq ft
Total additional rent:
\$22.10 per sq ft



RENTABLE AREA – 23,312 SF

9
Private
Offices

3
Meeting
Rooms

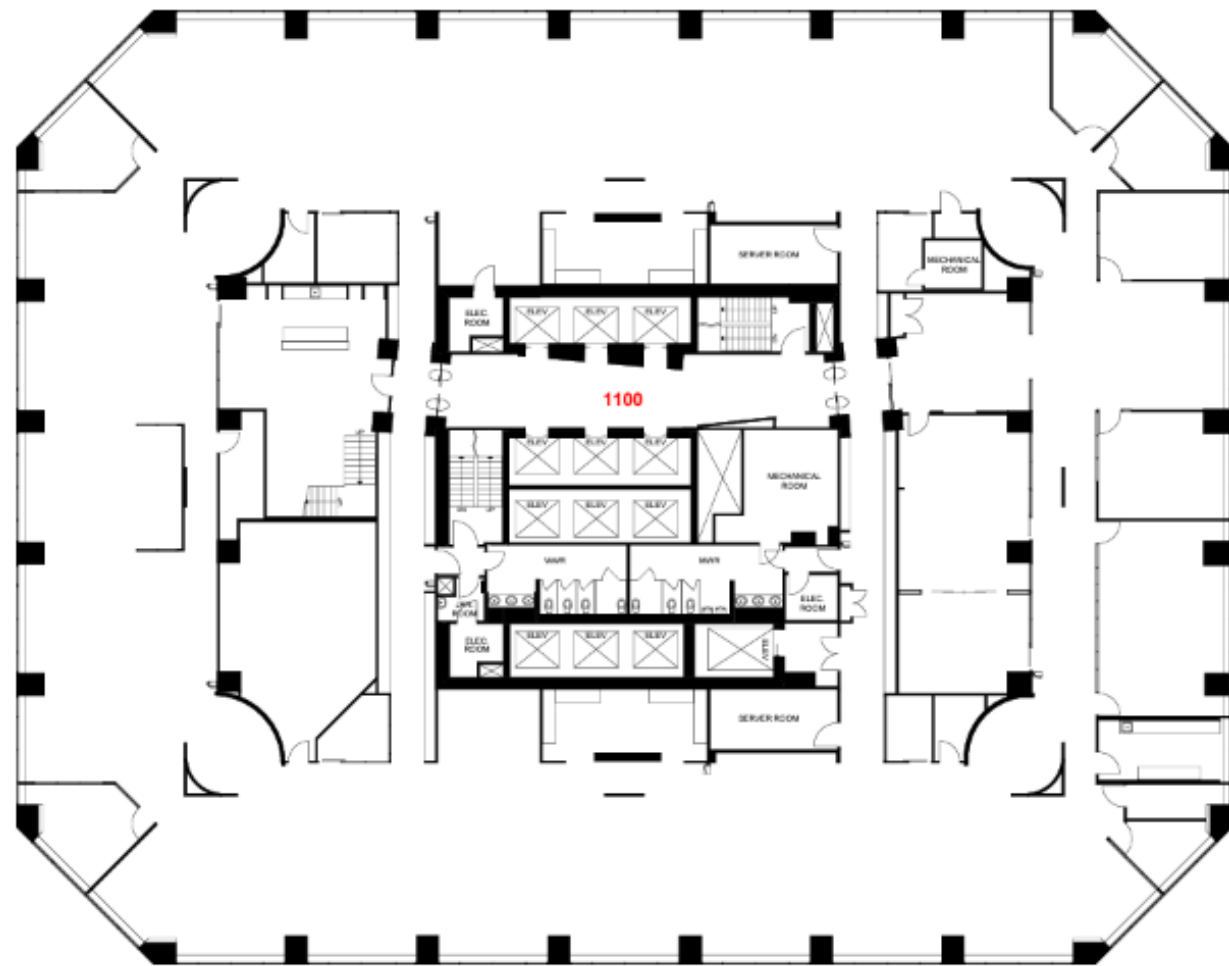
1
Kitchen
Servery

2
Private
Washrooms



Suite 1110

Available Q3 2024



Key features:
- Base Building Condition.

2024 Operating costs:
\$19.56 per sq ft
2024 Realty taxes:
\$2.54 per sq ft
Total additional rent:
\$22.10 per sq ft



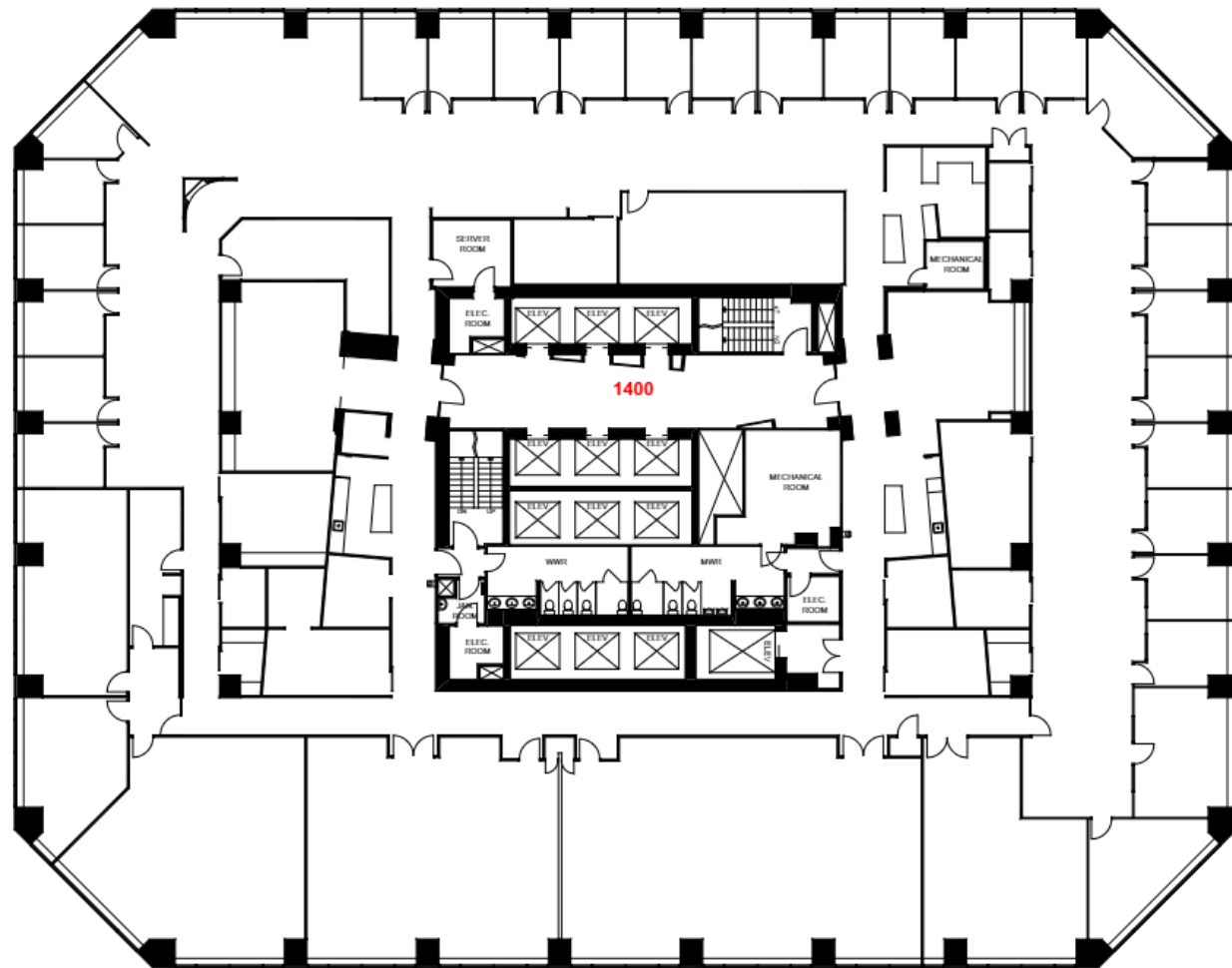
RENTABLE AREA – 10,000 SF

- 14 Private Offices
- 2 Meeting Rooms
- 1 Kitchen Servery
- 2 Private Washrooms



Suite 1400

Available Immediately



RENTABLE AREA – 23,310 SF

25
Private
Offices

5
Meeting
Rooms

2
Kitchen
Servery

2
Private
Washrooms



Key features:
- Open concept layout.

2024 Operating costs:
\$19.56 per sq ft
2024 Realty taxes:
\$2.54 per sq ft
Total additional rent:
\$22.10 per sq ft

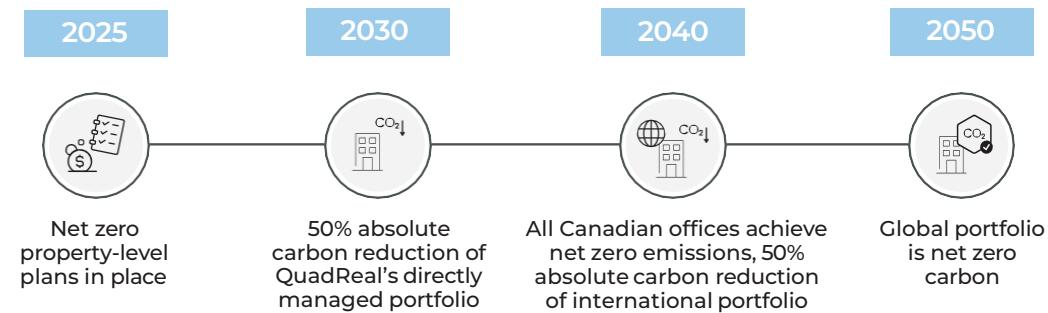


Our Commitment to Wellness & Sustainability

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.



240 FOURTH 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.

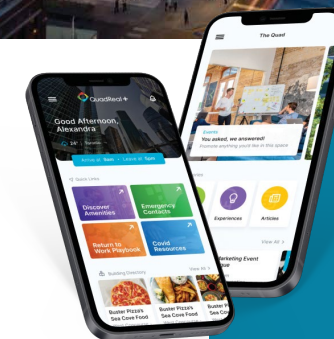
800 W Fulton
Chicago

40M SF
CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

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



quadreal.com



CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP
or
1 877-977-2262
quadrealconnect.com

QUESTIONS? CONTACT:

Albert Tai

SVP Leasing, Office & Industrial
QuadReal Property Group, Brokerage

T 403 202 7545 E Albert.Tai@quadreal.com

Ashley Dundas

Director, Leasing

T 403 202 7514 E Ashley.Dundas@quadreal.com

