

FACT SHEET

LIVINGSTON PLACE

South Tower: 222 3rd Avenue SW
West Tower: 250 2nd Street SW
Calgary, AB | www.livingstonplace.ca



PROPERTY DESCRIPTION

Livingston Place consists of two AAA-class office towers located in downtown Calgary.

Surrounded by Conveniences

Within walking distance to restaurants, cafés and the Core Shopping Centre.

Centrally Located

On the corner of 2nd Street SW and 3rd Avenue SW, with easy access to Calgary Transit c-trains and bus routes. Livingston Place is a short distance from the Bow River and the walking and biking paths that follow the river bank.

Tenant Amenities

On-site fitness centre, conference centre, underground parkade and bike storage.



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PROPERTY FEATURES

Amenities

- Private fitness centre for tenant use
- Conference centre
- Bicycle parking and lockup
- Electric vehicle charging stations
- Private green space for tenant use
- Livingston Place Club features a relaxing lounge area with fireplace, private outdoor patio and Wireless Internet
- Car wash
- On-site food and banking services

Parking

- Total parking stalls: 504
- Parking ratio: 1.00/1,750 sq. ft.
- Parking description: Random: \$500.00/month

Access and Public Transit

Close proximity to Calgary Transit c-trains and bus routes. Bus route 300 (BRT Airport/City Centre) located on the corner of 4th Avenue SW and 2nd Street SW (in front of BP Centre)

Sustainable Certifications

- 2018 Outstanding Building of the Year (TOBY) Award winner
- BOMA Best Certified Gold
- LEED® Gold
- 2009 winner of BOMA's Pinnacle Award for Customer Service, both at the local and national level

BUILDING SPECIFICATIONS

Property Specifications

Year Built: 2008

Safety and Security Features

Fire Detection System: Yes
 Sprinkler System: Yes
 Manned Security: Yes
 Security System: Yes

Building Size

Number of Floors: 23 per tower
 Typical Floor Plate: 22,000 sq. ft.
 Gross Building Area: 859,590 sq. ft.
 South Tower Area: 435,368 sq. ft.
 West Tower Area: 424,222 sq. ft.

Technical Specifications

Fibre Optic Capability: Yes
 Shipping and Receiving: Yes
 Ceiling Height: 9'
 Washrooms per Floor: 2
 Exterior Finish: Granite and glass
 HVAC Hours: Weekdays: 6 am - 6 pm
 HVAC Distribution: Compartmental unit VAV system with radiant heating.
 Lighting: T8 fluorescent fixtures
 Crossover Floors: 3, 8, 14, 19 and 22

Elevators

No. of Elevators: 12
 No. of Parking Elevators: 2
 No. of Freight Elevators: 1

Rates

2023 Operating Costs: \$15.64 per sq. ft.
 2023 Realty Taxes: \$5.65 per sq. ft.
 Total Additional Rent: \$21.29 per sq. ft.