

FACT SHEET

JAMIESON PLACE

308 4th Avenue SW
Calgary, AB | www.jamiesonplace.ca



PROPERTY DESCRIPTION

Jamieson Place is a 38-storey AAA-class office tower located in downtown Calgary.

Surrounded by Conveniences

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

Centrally Located

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

Tenant Amenities

Conference centre, Winter Garden, fitness centre, parking, bicycle storage and car wash.



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PROPERTY FEATURES

Amenities

- Conference Centre
- Winter Garden
- Bicycle parking and lockup
- Underground parkade
- Car Wash
- Fitness Centre
- On-site food services

Parking

- Total parking stalls: 496
- Ratio: 1/1500 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 in front of BP Centre.

Sustainable Certifications

- BOMA Best Level 3
- LEED® Gold

BUILDING SPECIFICATIONS

Property Specifications

Year Built: 2010

Safety and Security Features

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

Building Size

Number of Floors: 38
 Typical Floor Plate: 23,400
 Gross Building Area: 810,630 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 perimeter radiant heating.
 Lighting: T8 fluorescent fixtures
 Crossover Floors: 5, 10, 16, 21, 26, 31 and 36

Elevators

No. of Elevators: 14
 No. of Parking Elevators: 2
 No. of Freight Elevators: 1

Rates

2023 Operating Costs: \$15.75 per sq. ft.
 2023 Realty Taxes: \$7.16 per sq. ft.
 Total Additional Rent: \$22.91 per sq. ft.