333 FIFTH AVENUE

Simply the best location in the city

333 FIFTH AVENUE

Located at the apex of downtown Calgary, 333 Fifth Avenue is beside the Petroleum Club and central to all major downtown buildings and amenities.

333 FIFTH AVENUE

Specifications

BUILDING DESCRIPTION

ADDRESS
333–5th Avenue S.W., Calgary, Alberta

LOCATION
Southeast corner of 5th Avenue and 3rd Street S.W.

TYPICAL FLOORPLATE
15,600 square feet

NUMBER OF FLOORS
Seventeen

PARKING
Two levels of underground parking at a ratio of one stall per 2,100 square feet with enclosed surface visitor parking

Vicinity
Located at the apex of downtown Calgary, 333 Fifth Avenue is beside the Petroleum Club and central to all major downtown buildings and amenities.

Amenities
- 'Centre Ice' location on +15 system
- Conference Centre available to tenants
- All major banks within one block
- Downtown shopping steps away
- On-site print shop and travel agents

Management
The property is managed by Yale Properties Limited, with a management office located in downtown Calgary. Yale Properties manages over 4.5 million square feet of office space across Canada, with more than 45 years of experience.

Ownership
333 Fifth Avenue is owned by First Real Properties Limited, a joint-venture company owned by Yale Properties Limited and The Standard Life Assurance Company of Canada. First Real Properties was formed in 1970 to develop and acquire real estate in Canada and currently owns over two million square feet of property in Calgary, Toronto and Hamilton.

Security
333 Fifth Avenue has a state-of-the-art access system, using I-Disc technology, securing the main entrance and elevators. The parkade is also secured at all times with the same system. A security guard is on-site 24 hours a day and there is comprehensive video monitoring of high-traffic common areas.

Elevator Systems
Five Otis passenger elevators serve the building, while a parkade shuttle elevator connects both levels of the parkade with the main floor.

Life Safety Systems
333 Fifth Avenue is equipped with an Edwards EST3 two-stage fire alarm system. The building is fully sprinklered with smoke and heat detection on each floor. An emergency generator provides back-up power to emergency systems.

Mechanical Systems
The building is heated by four natural-gas-fired Raypak boilers serving a perimeter-zone heating system. Air conditioning is provided by two Carrier chillers. The air-handling system is designed to provide fresh air from a minimum of 20 percent up to 100 percent during free cooling. HVAC hours are 6 a.m. to 6 p.m. weekdays and 10 a.m. to 4 p.m. weekends and holidays.

Lighting System
The lighting system has been upgraded to high-efficiency, single T-8, full-spectrum fluorescent lamps with special reflective inserts added to improve light distribution. A lighting-control system has also been implemented to assist in energy consumption by automatically turning the lights off after hours. Additional lighting is available in one-hour increments by simply turning on the main light switch in each premises.

Other Features
- Extended HVAC hours, operating on weekends and holidays
- Fibre optic providers in the building