



Livingston Place

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

Livingston Place
Calgary, AB



QuadReal™



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 2020
BOMA 360 Award 2019
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
Rick Hansen Foundation Accessibility 2022
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

2025 ADDITIONAL RENT
Operating Costs: \$15.92 PSF
Realty Tax: \$5.55 PSF
Total: \$21.47 PSF

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

- PARKING**
- 1/2000 SF leased
 - Accessible public parking
 - 6 EV charging stations (Level 2 and 3)
 - \$590 /s/m reserved
 - \$500 /s/m unreserved

- 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
 - Sports Court

- 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

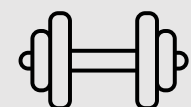


Rick
Hansen
certified

Livingston Place Amenities



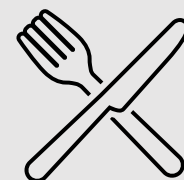
State of the Art
fitness centre with
studio space for
group lessons and
personal training.



Modern **conference
centres & tenant
lounges** in
Livingston Place
are available to
tenants.



Great **food +
beverage** offering
by **Alforno Coffee**
with nearby options
in the connected
buildings and the
Jamieson Place
Winter Garden
space.



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



Livingston Place Amenities

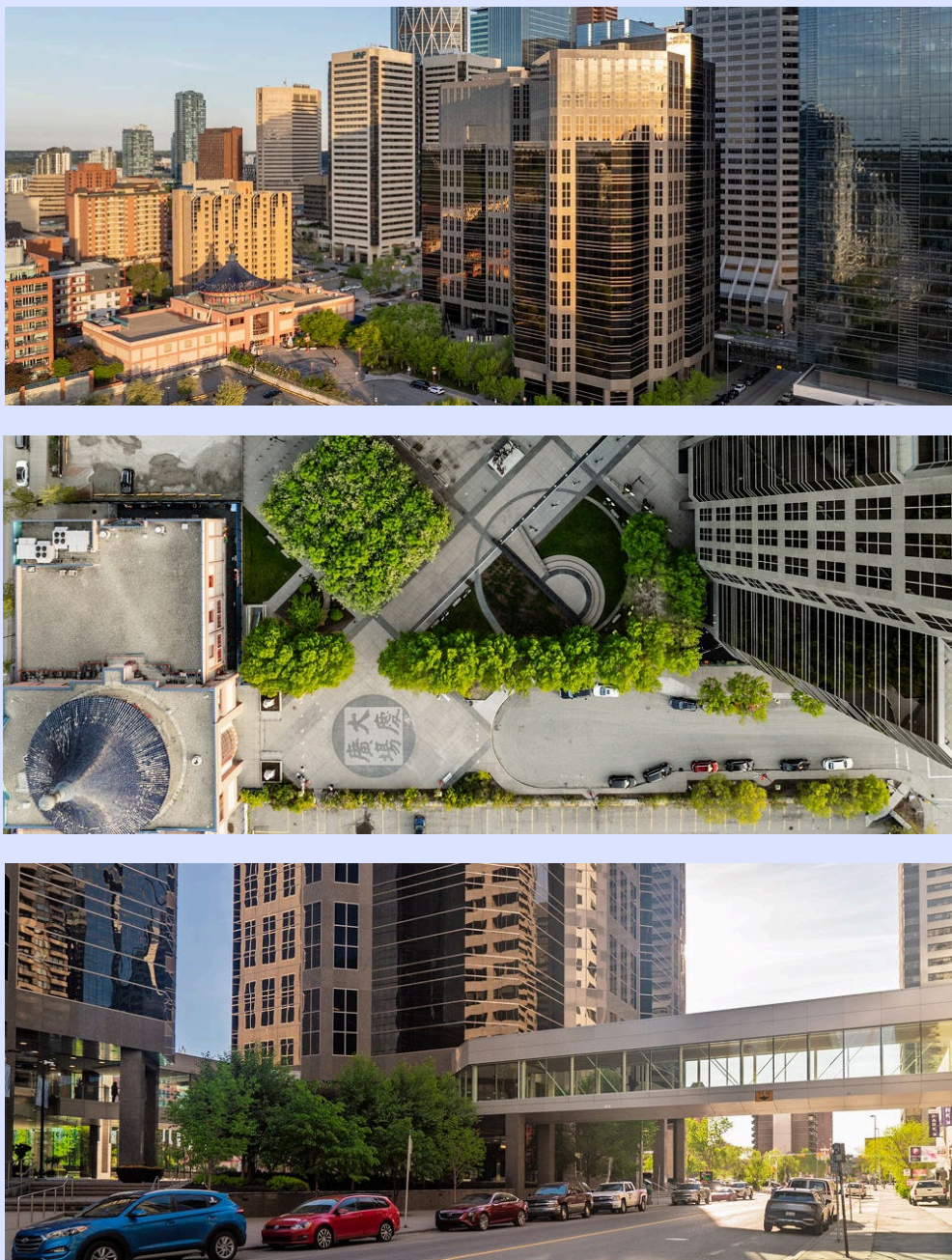


NOW OPEN!

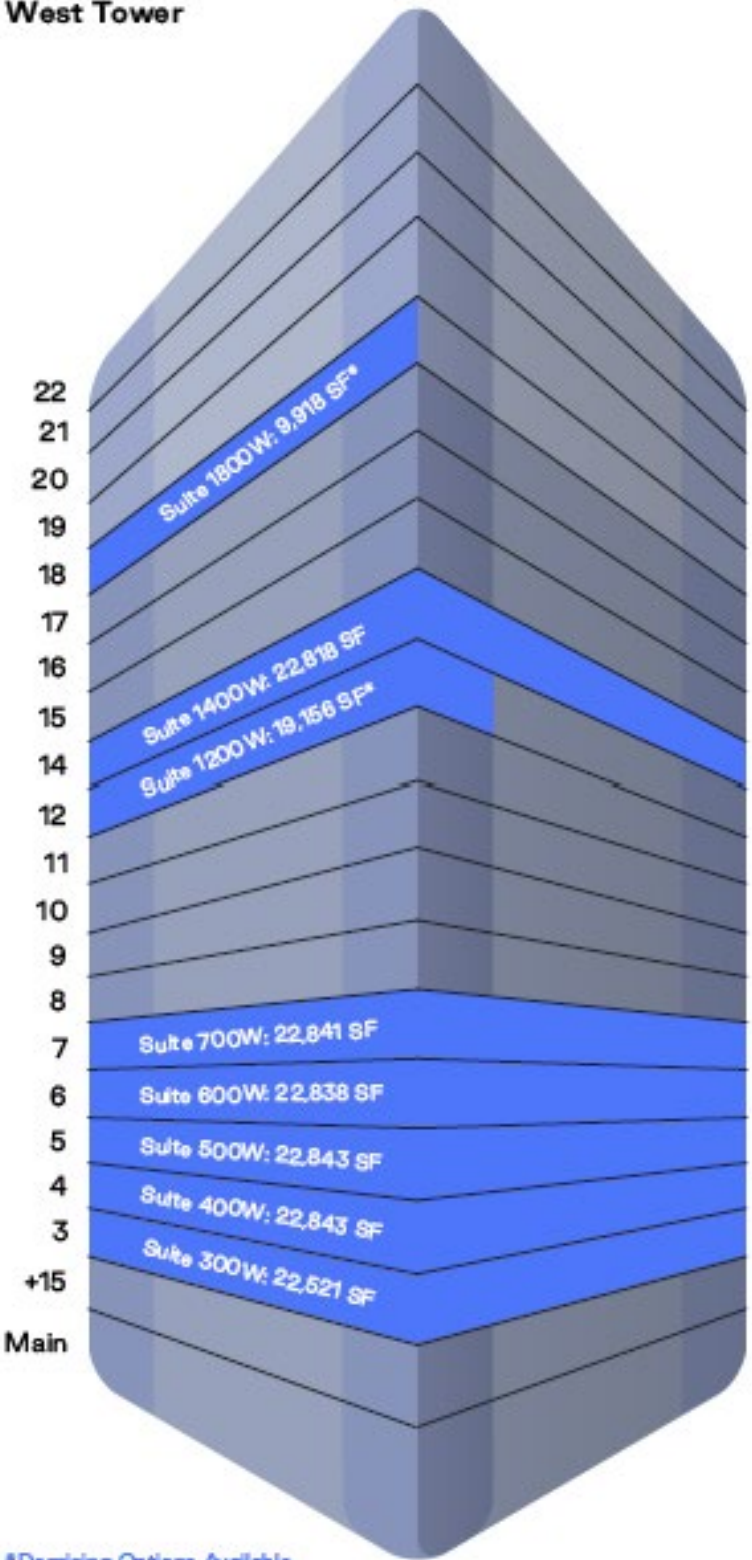
THE COURTS
AT THE WINTER GARDEN



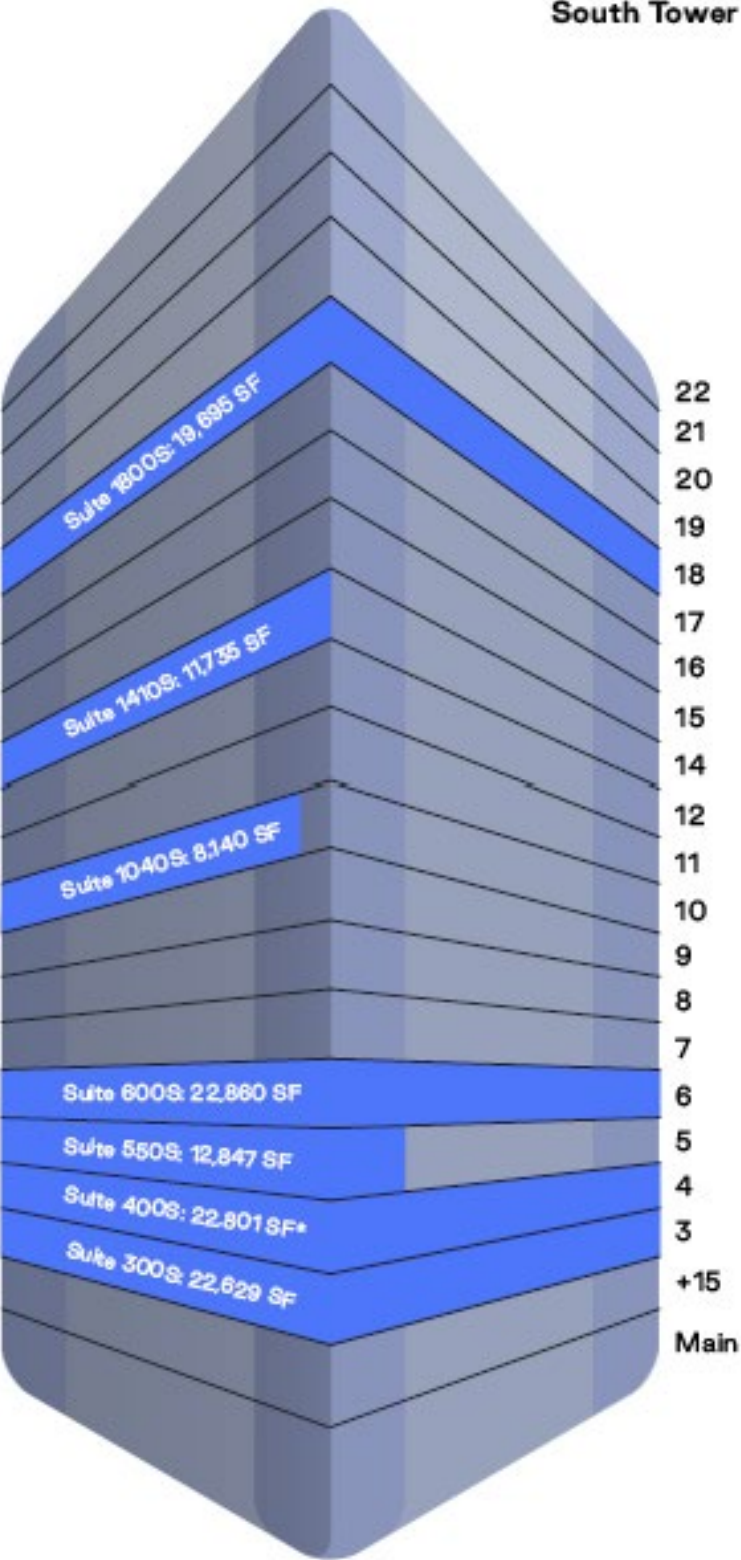
Availability at a Glance



West Tower



South Tower



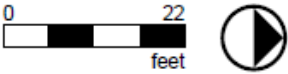
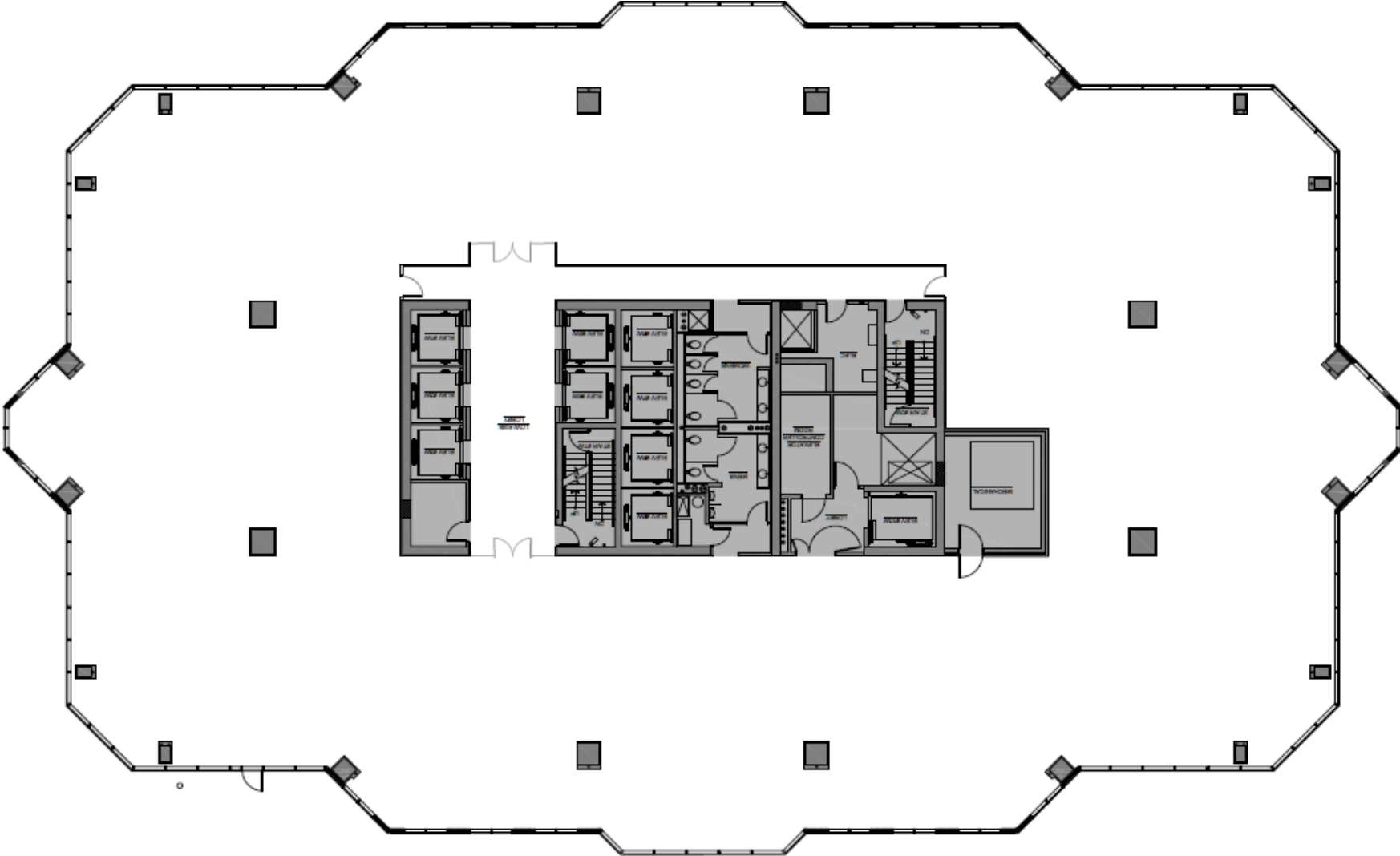
*Demising Options Available

Suite 300W

22,521 SF

Available Immediately

- Base Building Condition

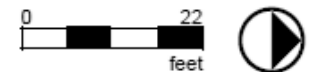
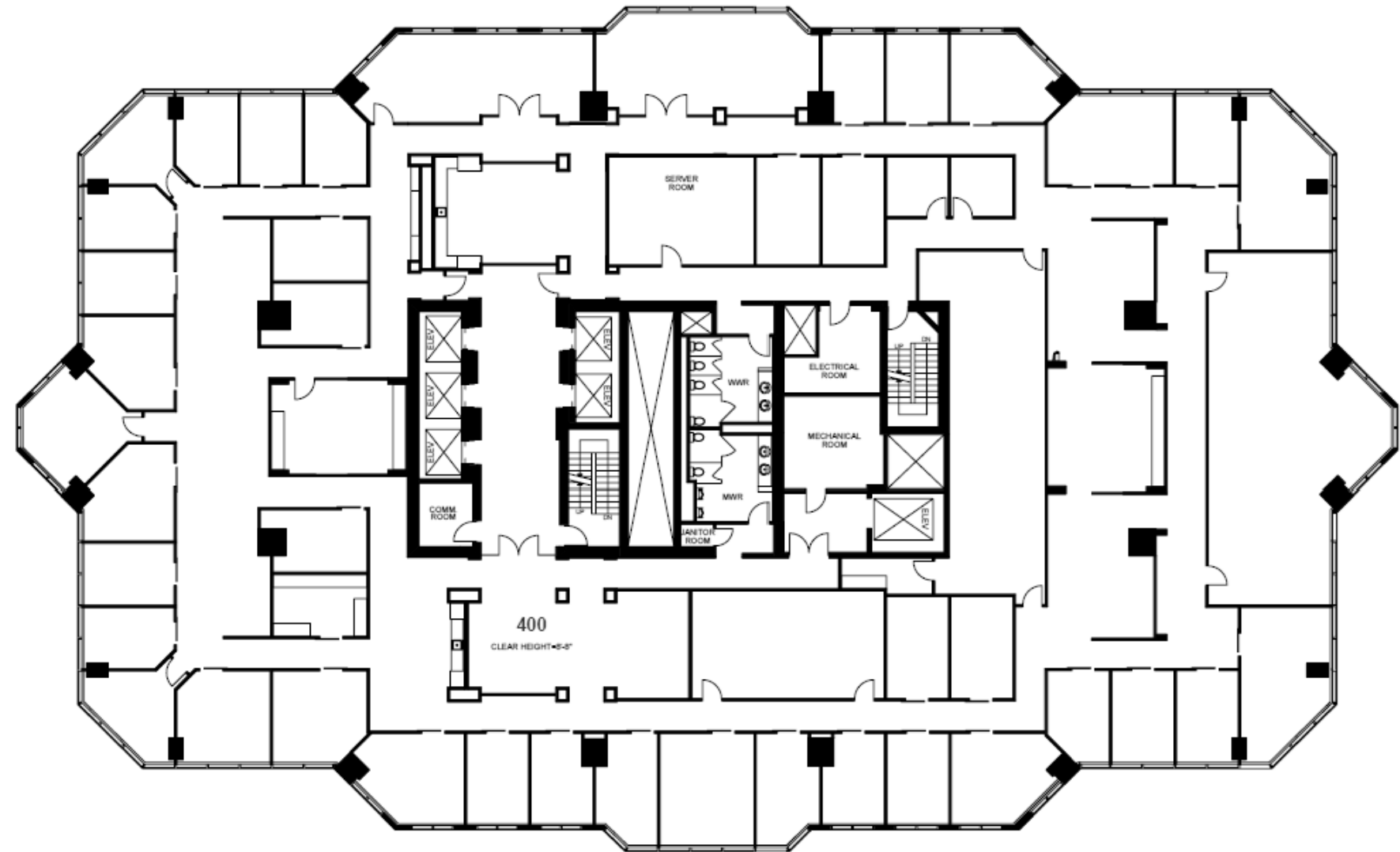


Suite 400W

22,843 SF

Available Immediately

- 40 Offices
- 2 Kitchens
- 3 Large Boardrooms
- Server Room
- Copy Areas

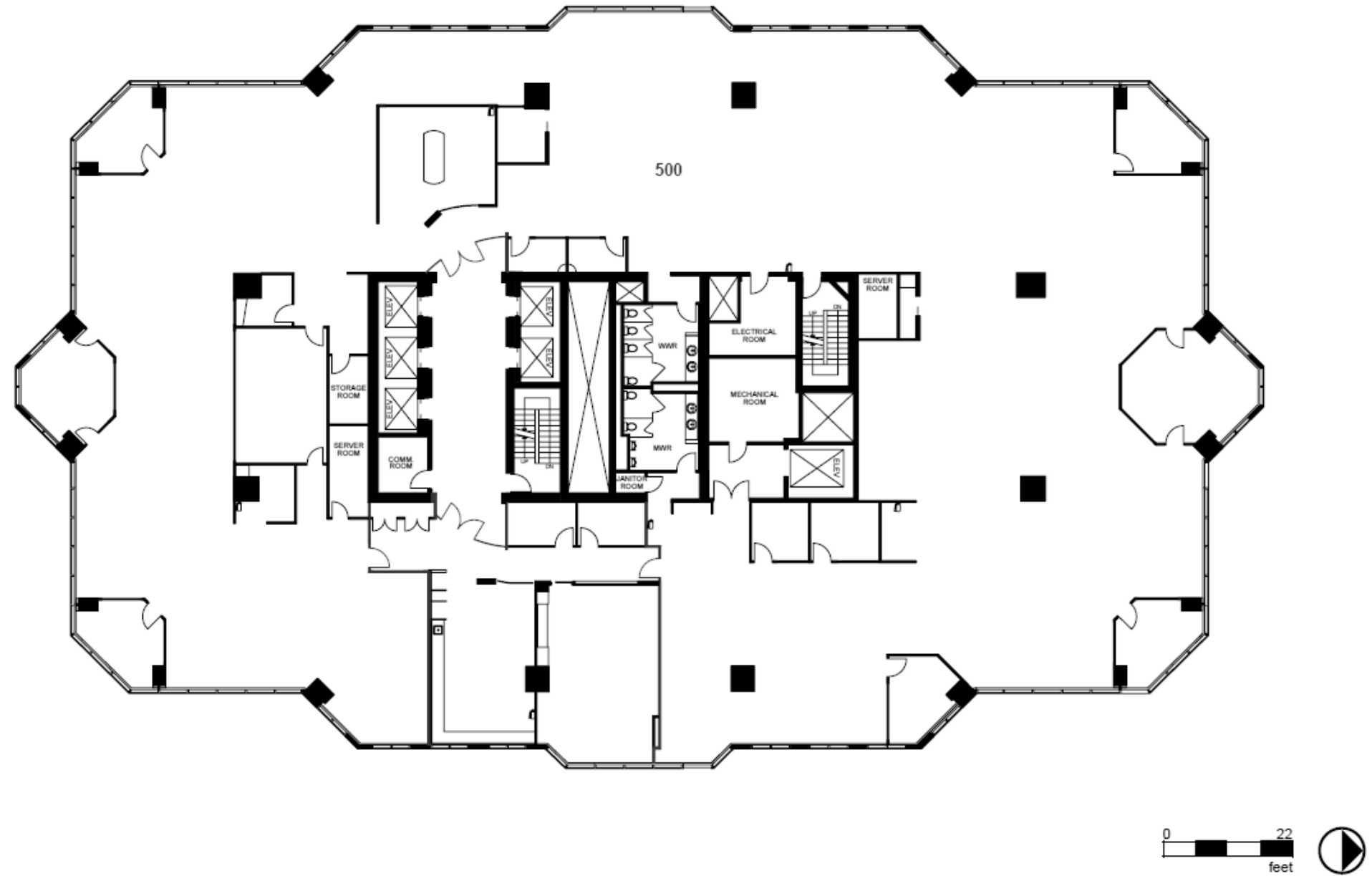


Suite 500W

22,843 SF

Available Immediately

- Open Plan Layout
- Kitchen
- 2 Boardrooms
- Breakout Rooms

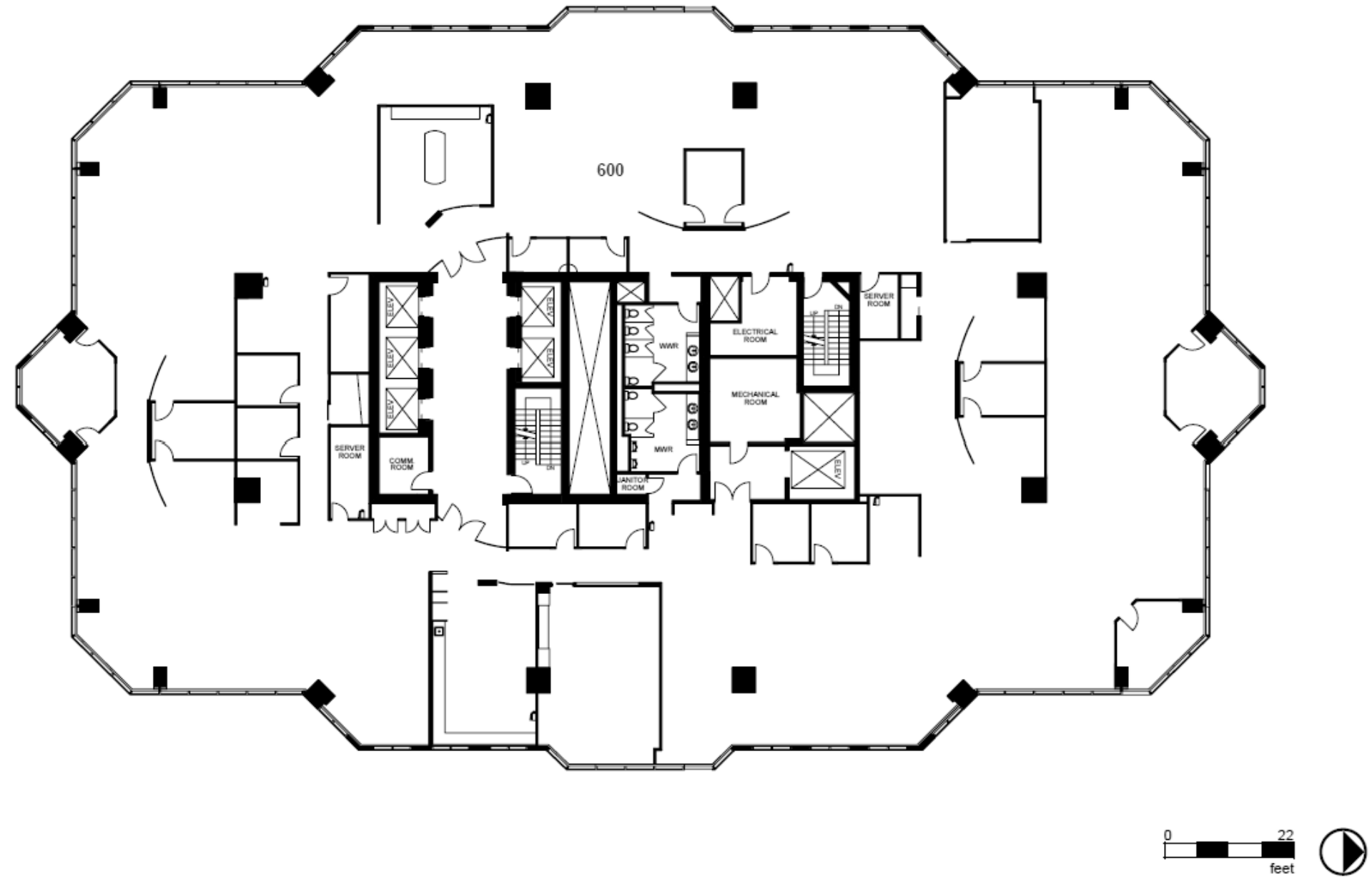


Suite 600W

22,838 SF

Available Immediately

- Open Plan Layout
- 2 Boardrooms
- Kitchen
- Breakout Rooms

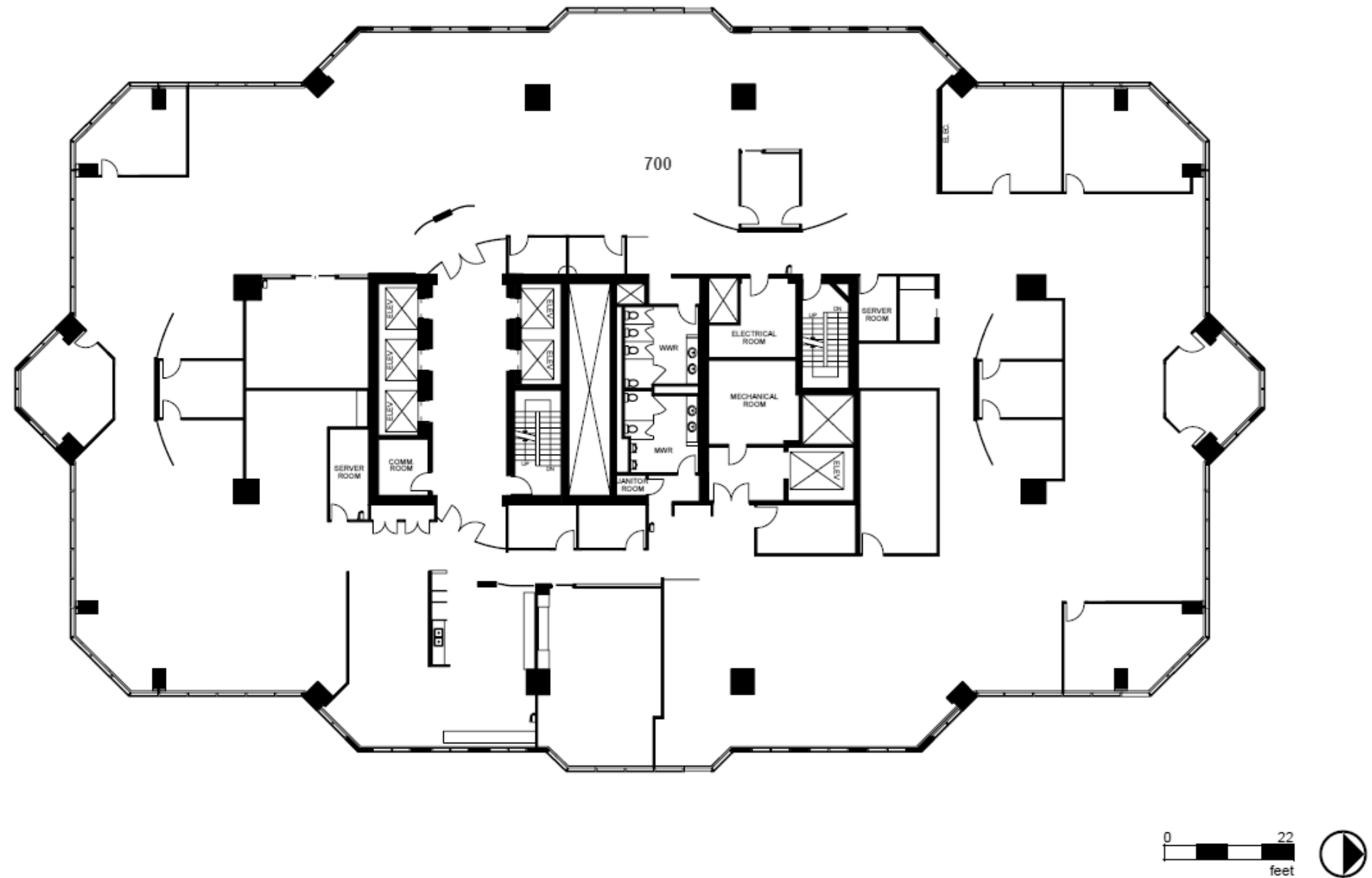


Suite 700W

22,841 SF

Available Immediately

- Open Plan Layout
- Boardroom
- Meeting Room
- Kitchen
- Breakout Rooms



Suite 1200W

19,156 SF

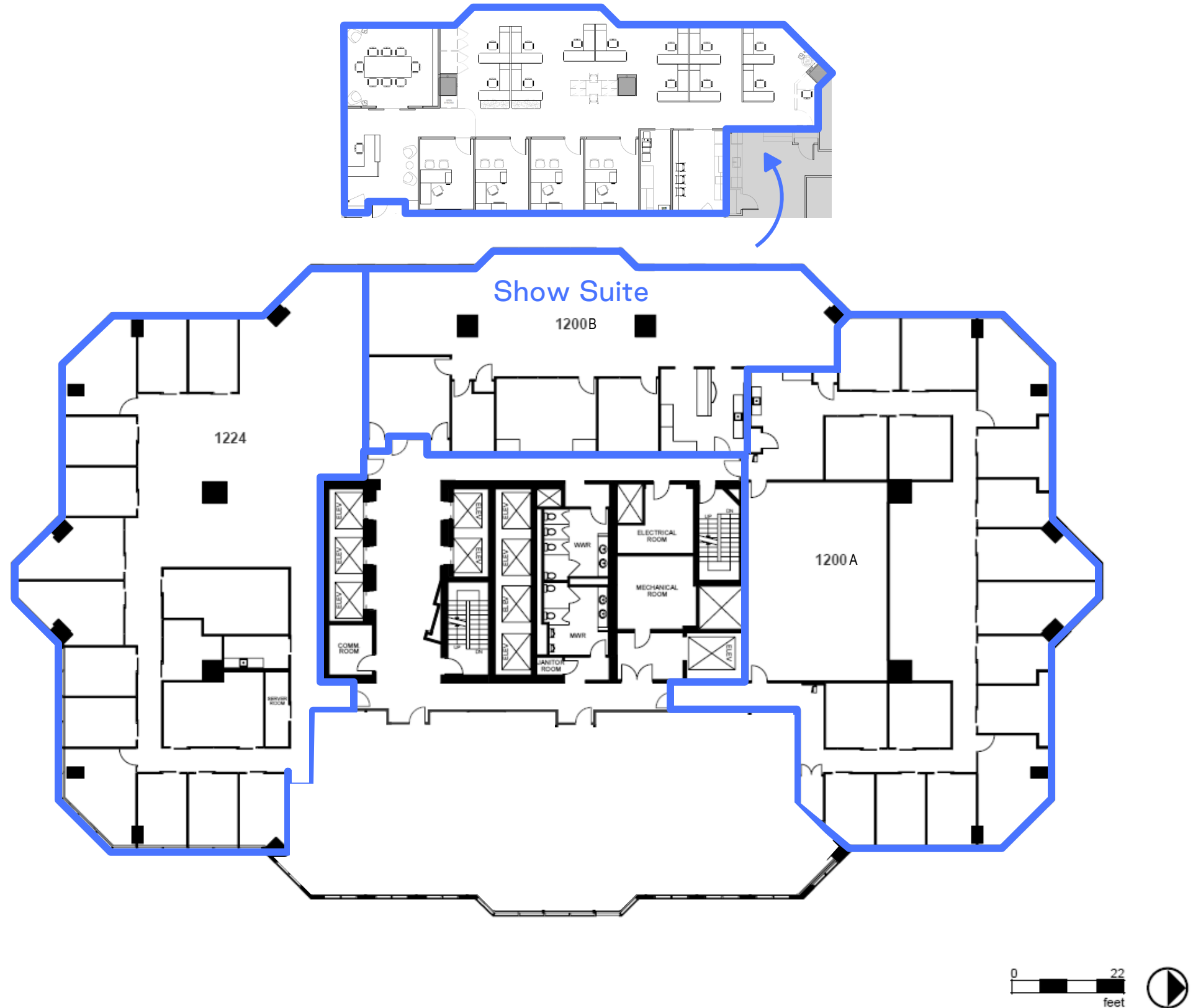
Available Immediately

- Currently 3 Separate Units
- 1200A – 17 Offices, Storage Area
- 1200B – Reception, Boardroom, Open Plan, Kitchen
- 1224 – Open Plan, 13 Offices, Kitchen

Suite 1200W-B

Show Suite – Proposed Layout

- 4 Offices
- 12 Workstations
- Meeting Room
- Phone Room
- Kitchen
- Reception



Suite 1200W-B Renderings

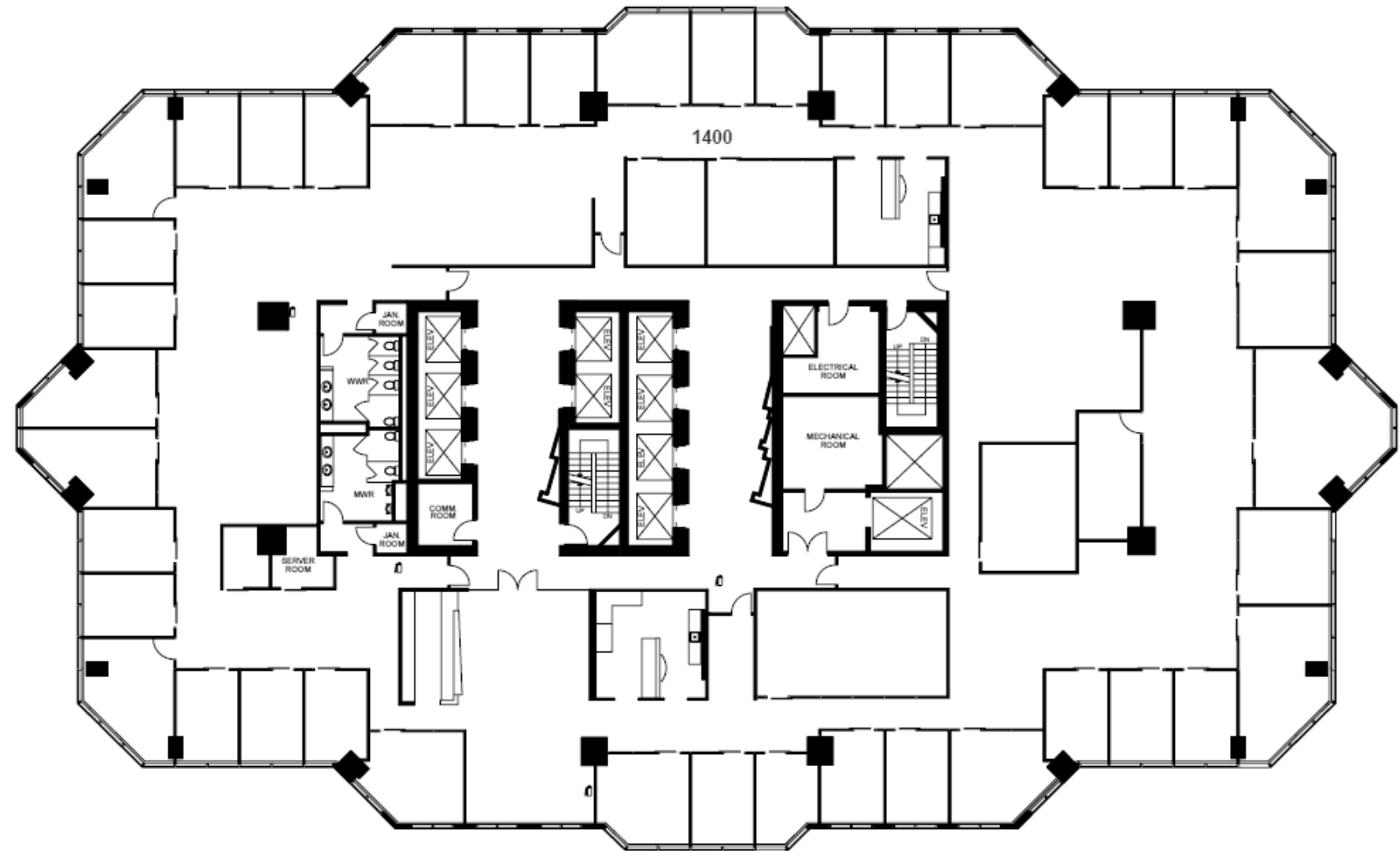


Suite 1400W

22,818 SF

Available Immediately

- Reception
- 42 Offices
- Open Area
- Kitchen
- File Storage

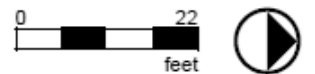
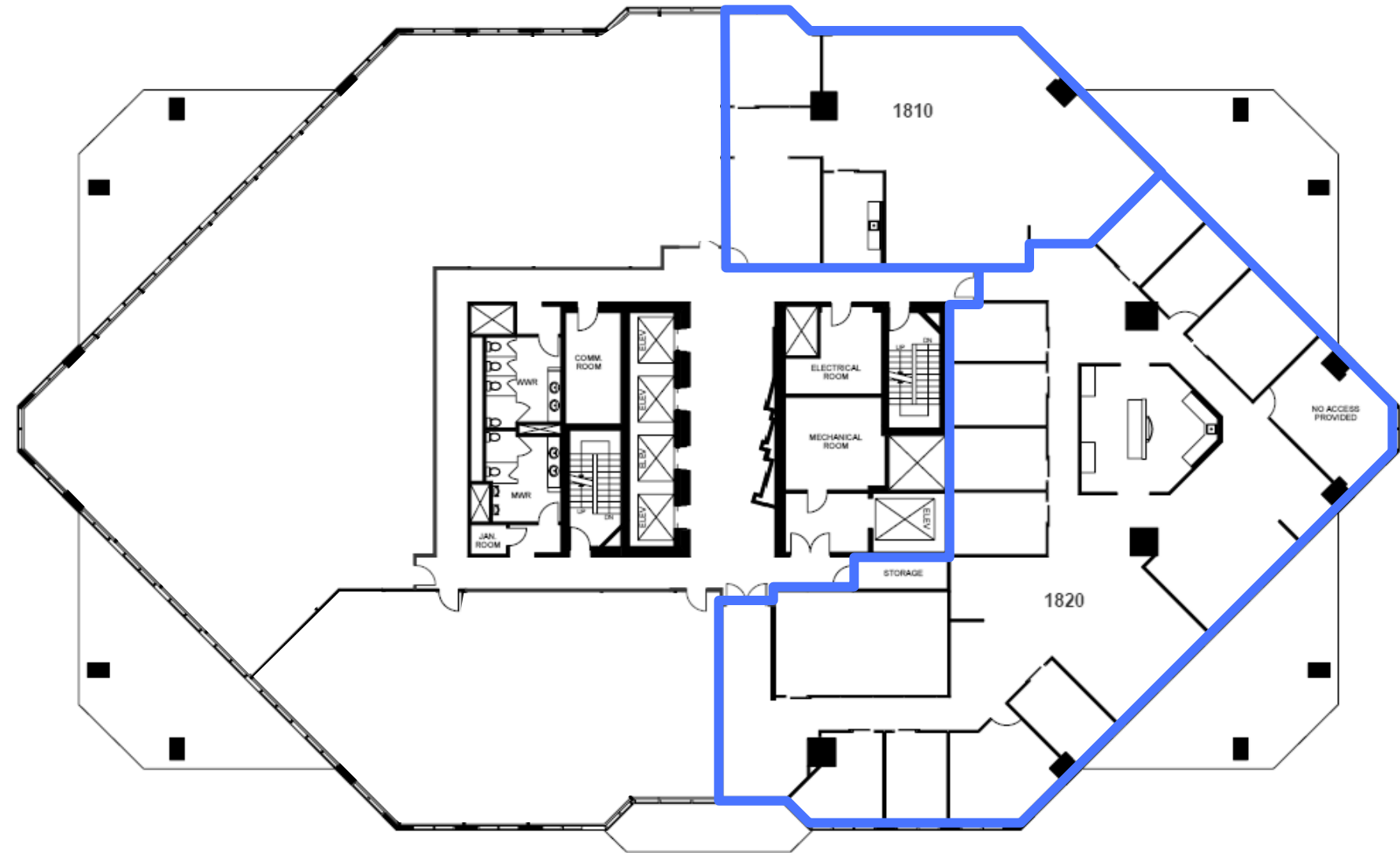


Suite 1800W

9,918 SF

Available Immediately

- Currently 2 Contiguous Units
- **Suite 1810: 2,778 SF** – 1 Office, Kitchen, Open Area
- **Suite 1820: 7,139 SF** – 12 Offices, Boardroom, Kitchen

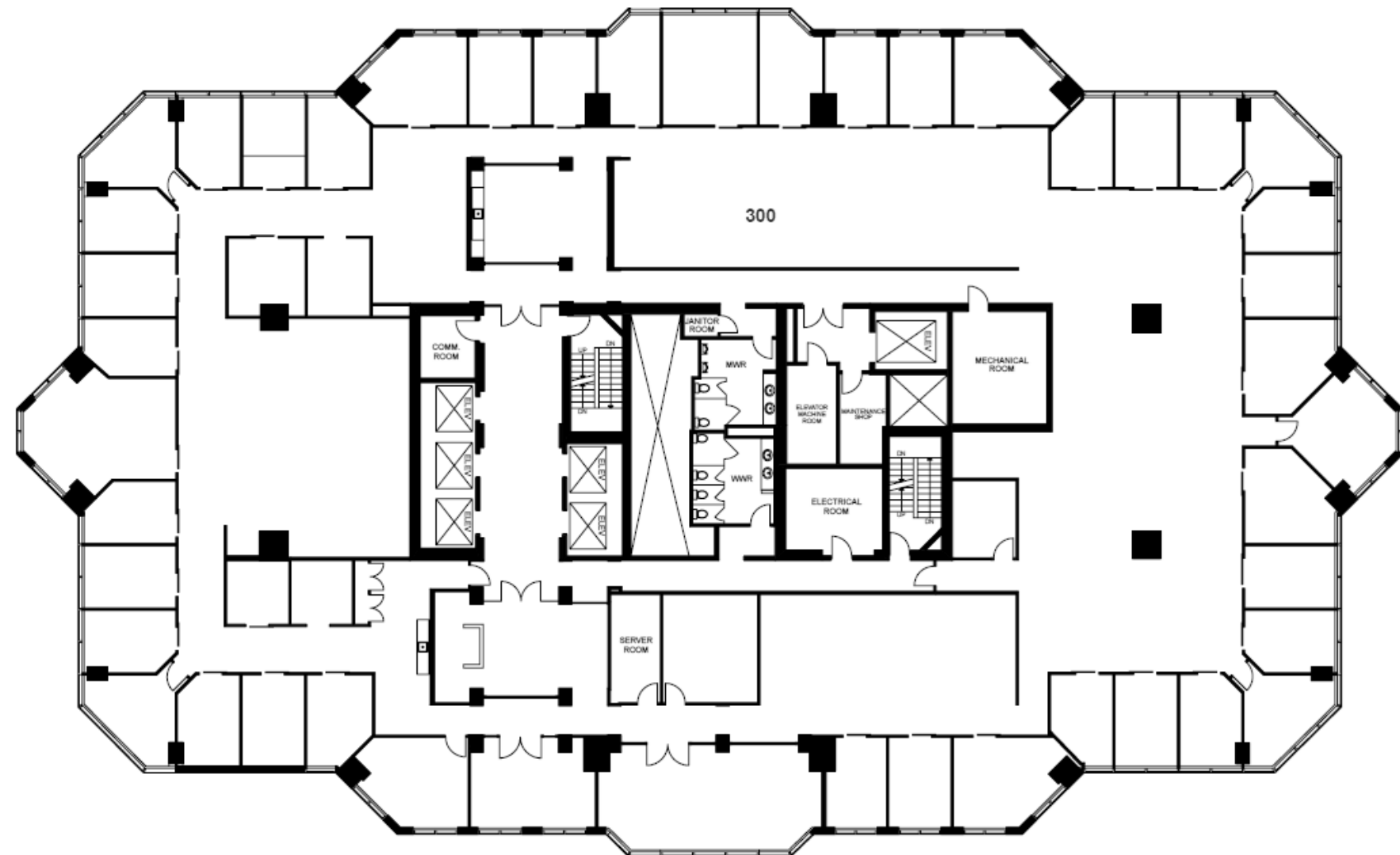


Suite 300S

22,629 SF

Available Immediately

- Newly Refurbished, Move-in Ready Space
- Reception
- 2 Boardrooms
- 47 Offices
- Kitchen
- Large Open Areas



Suite 400S

Suite 450S: 8,651 SF

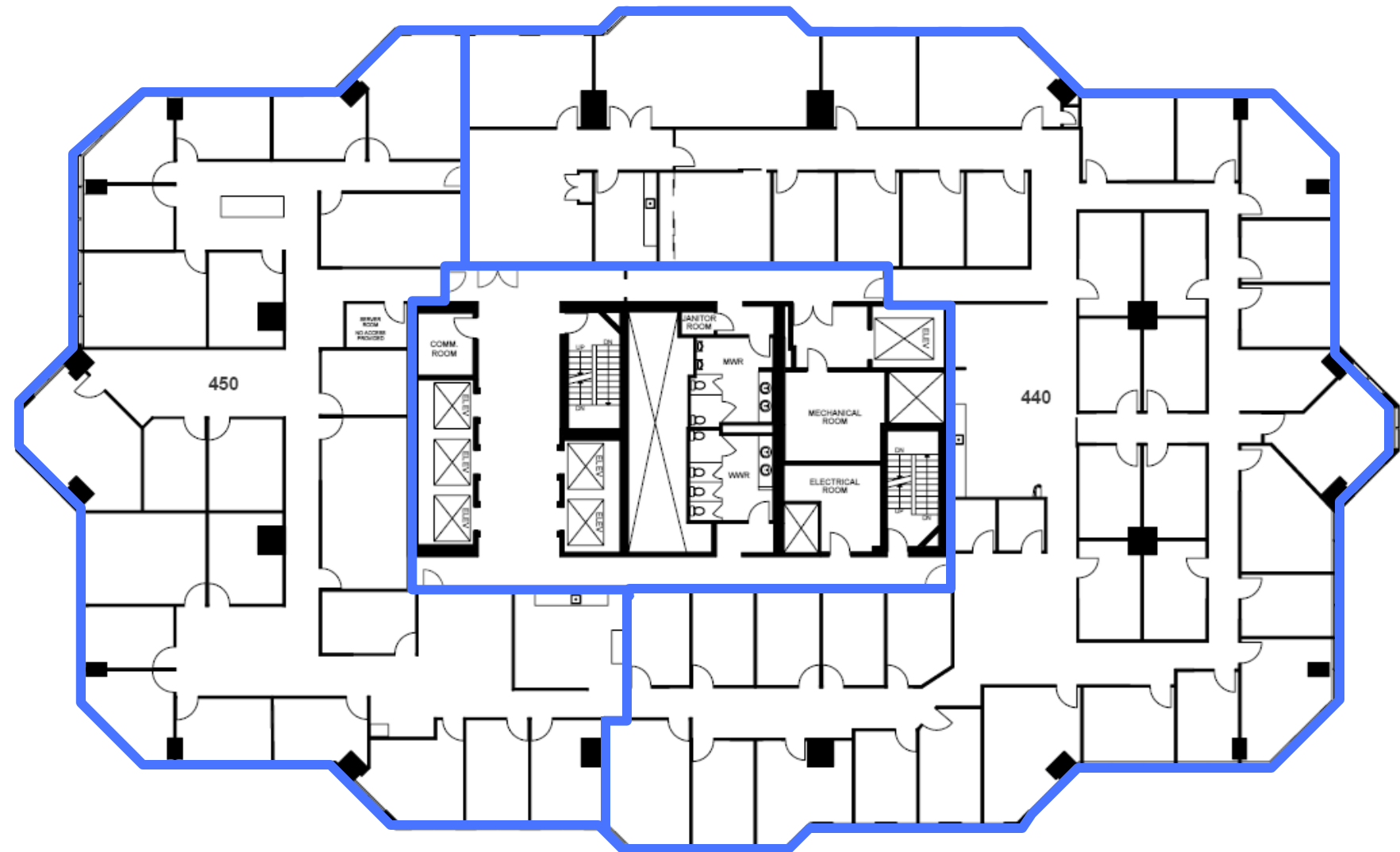
Available Immediately
(Full Floor Available May 1, 2026)

- 21 Offices
- Kitchen
- Boardroom
- File Storage

Suite 440S: 14,150 SF

Available May 1, 2026

- 36 Offices
- 2 Kitchens
- Boardroom
- 2 Meeting Rooms
- Reception

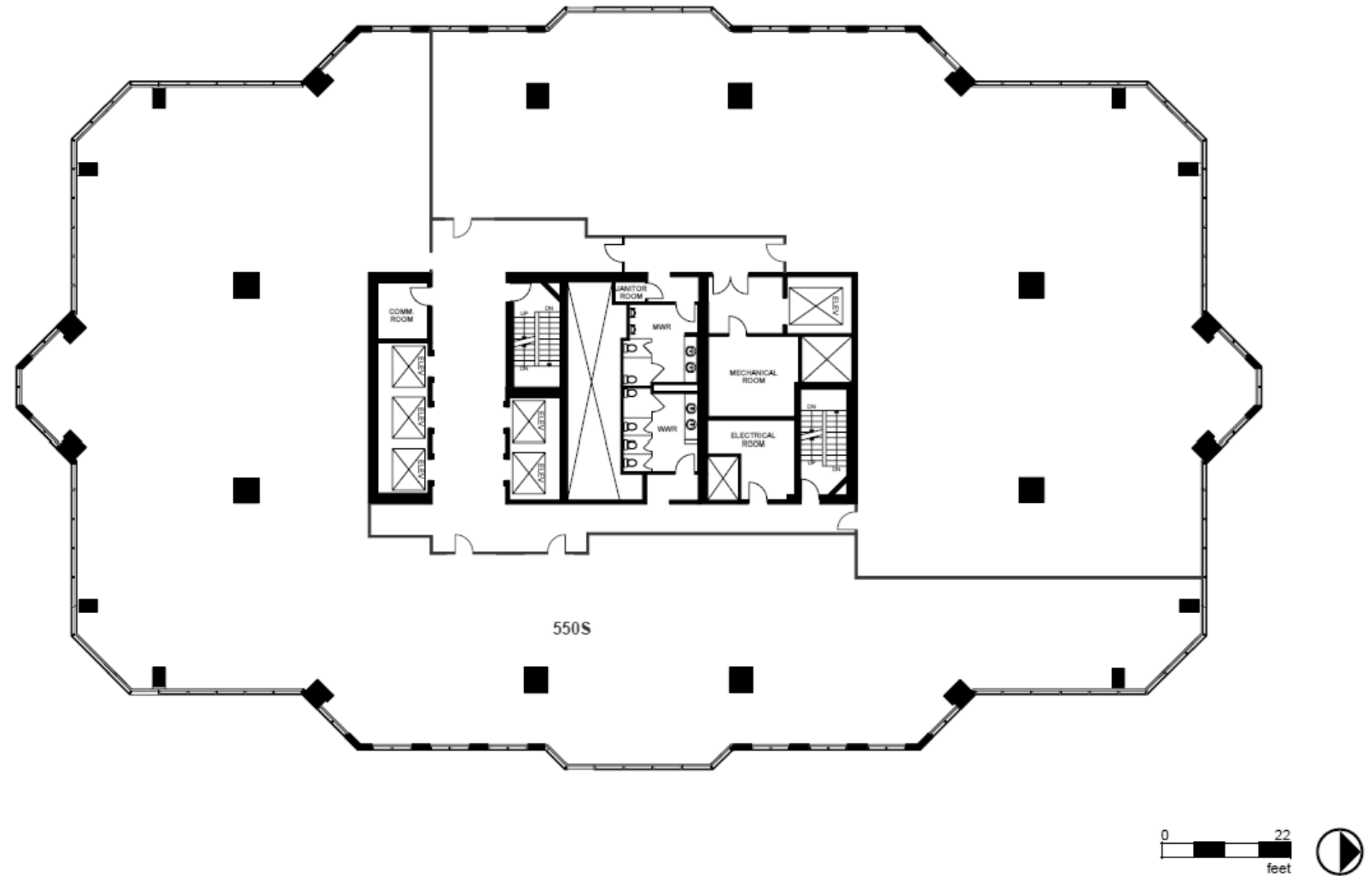


Suite 550S

12,847 SF

Available Immediately

- Fully White Boxed
- Ready for Tenant Improvements

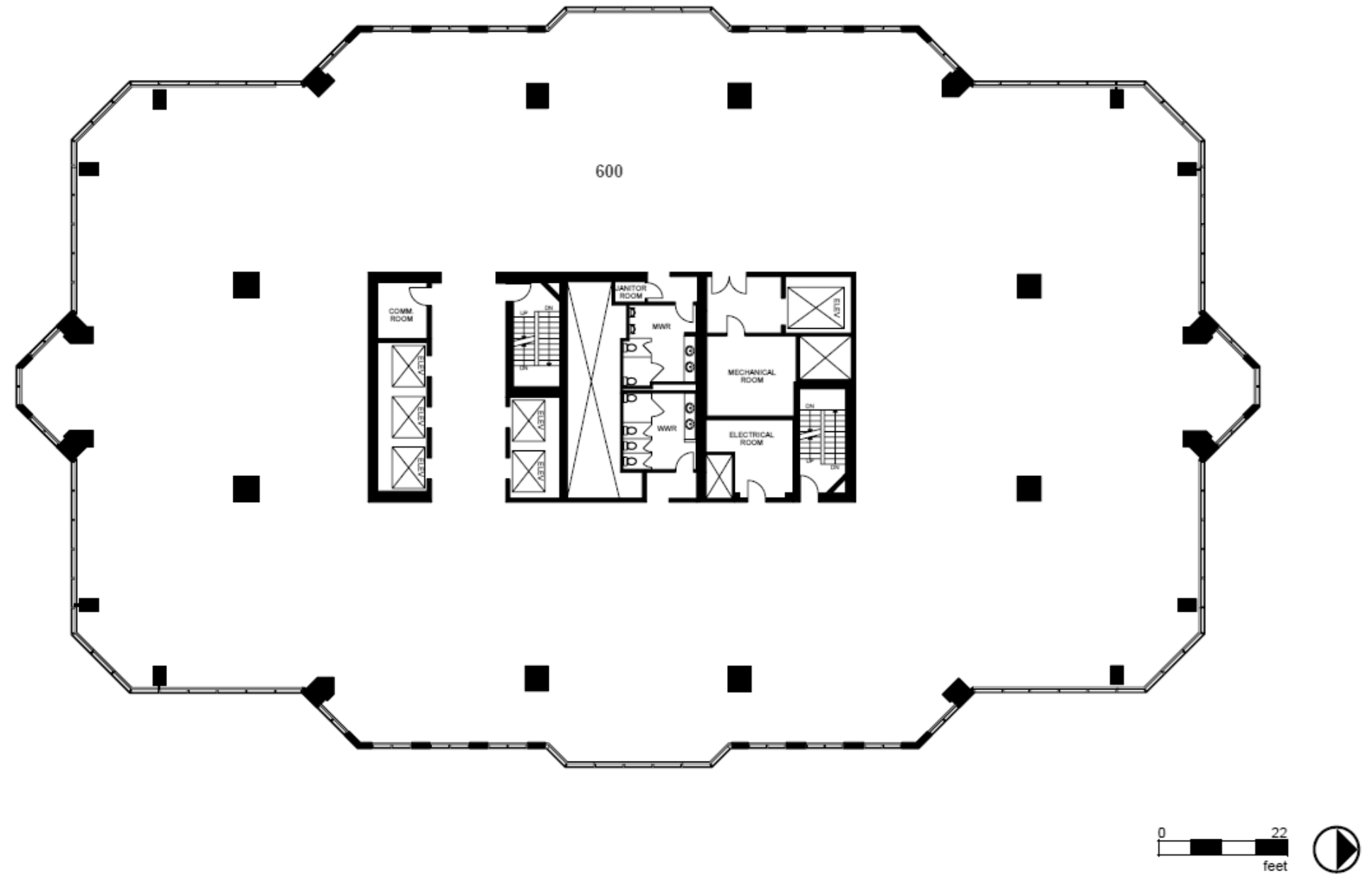


Suite 600S

22,860 SF

Available Immediately

- Fully White Boxed
- Ready for Tenant Improvements

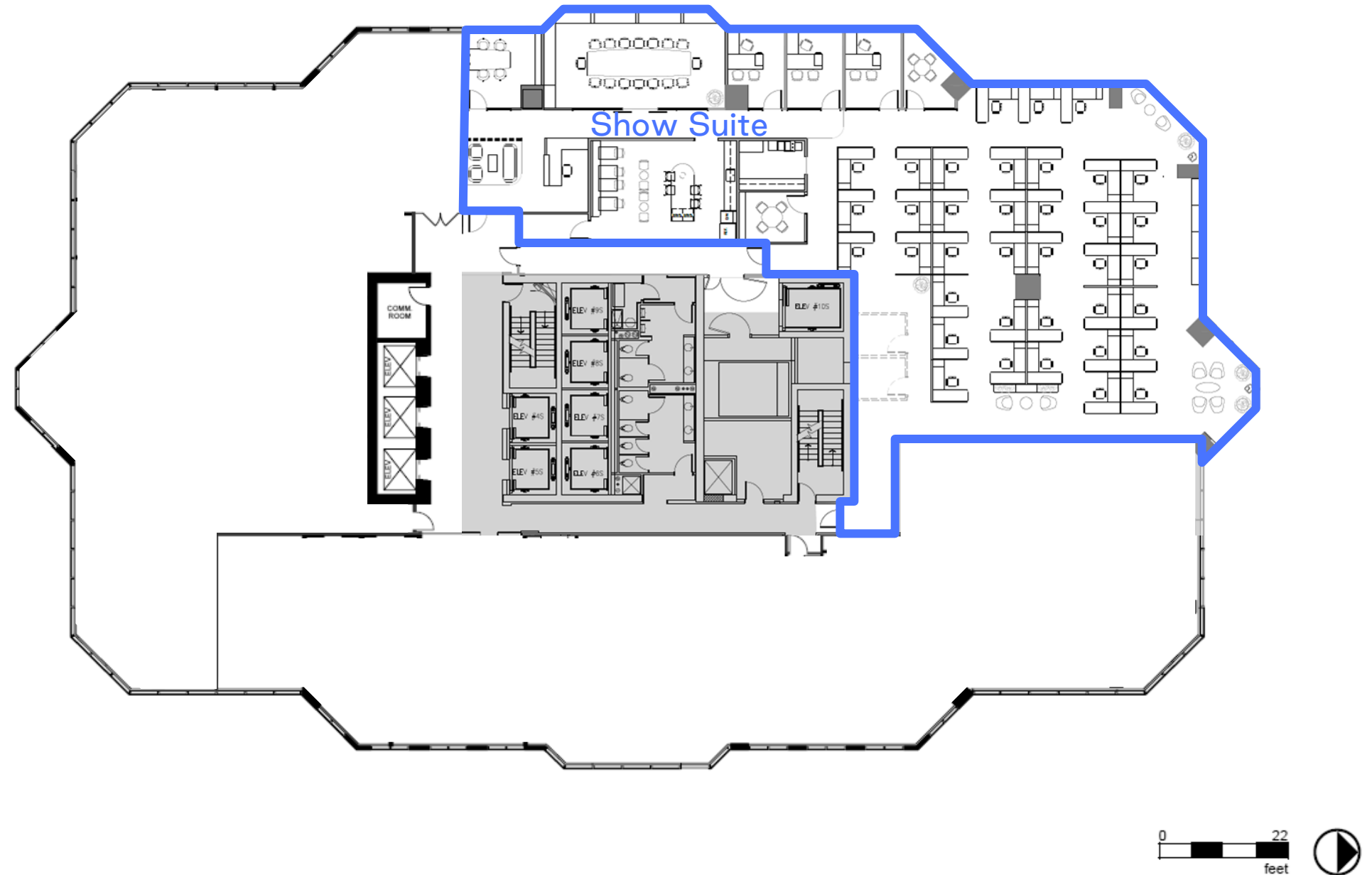


Suite 1040S

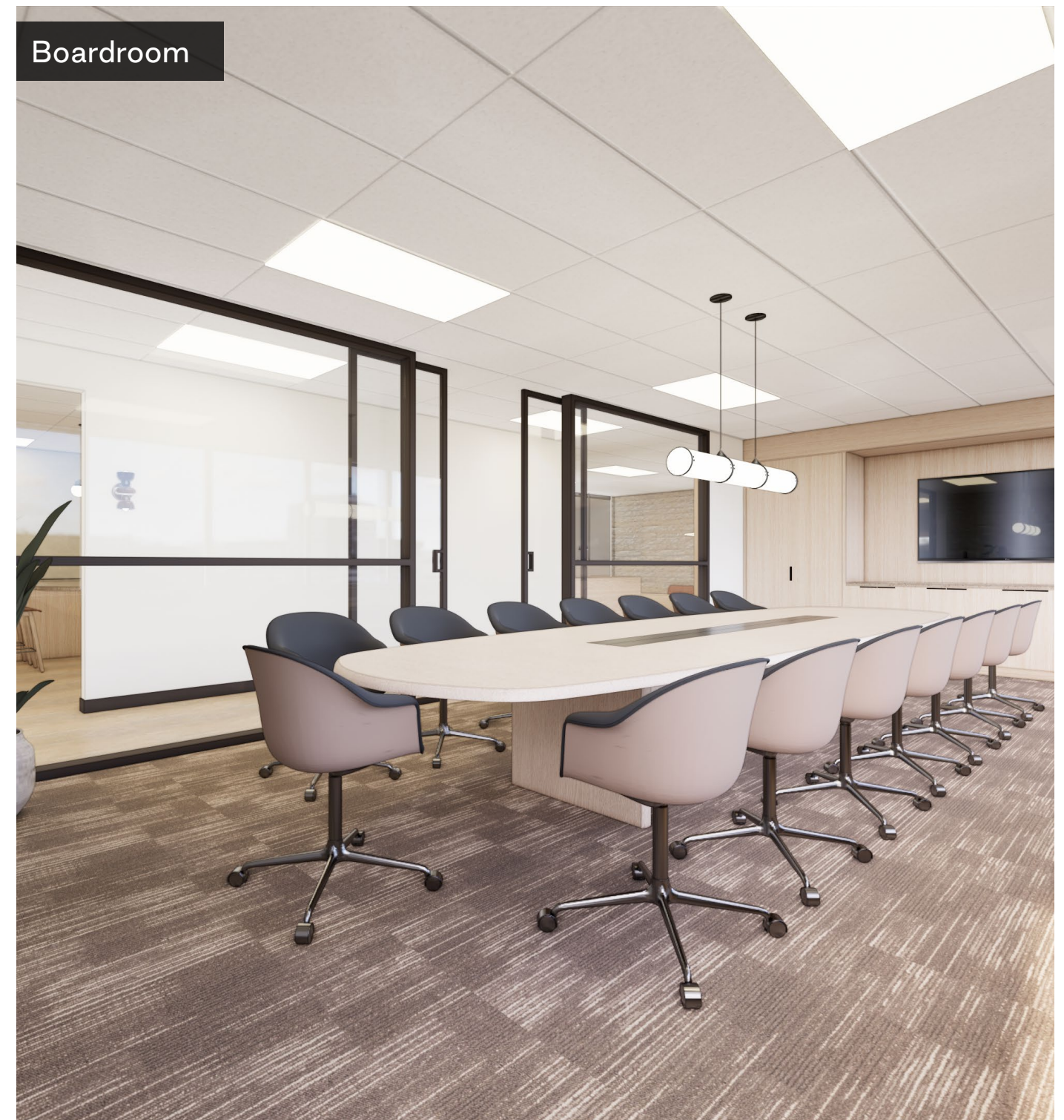
8,140 SF

Available Immediately

- *Show Suite Underway*
- 3 Offices
- Boardroom
- 3 Meeting Rooms
- Open Area for 37 Workstations
- Kitchen
- Reception



Suite 1040S Renderings

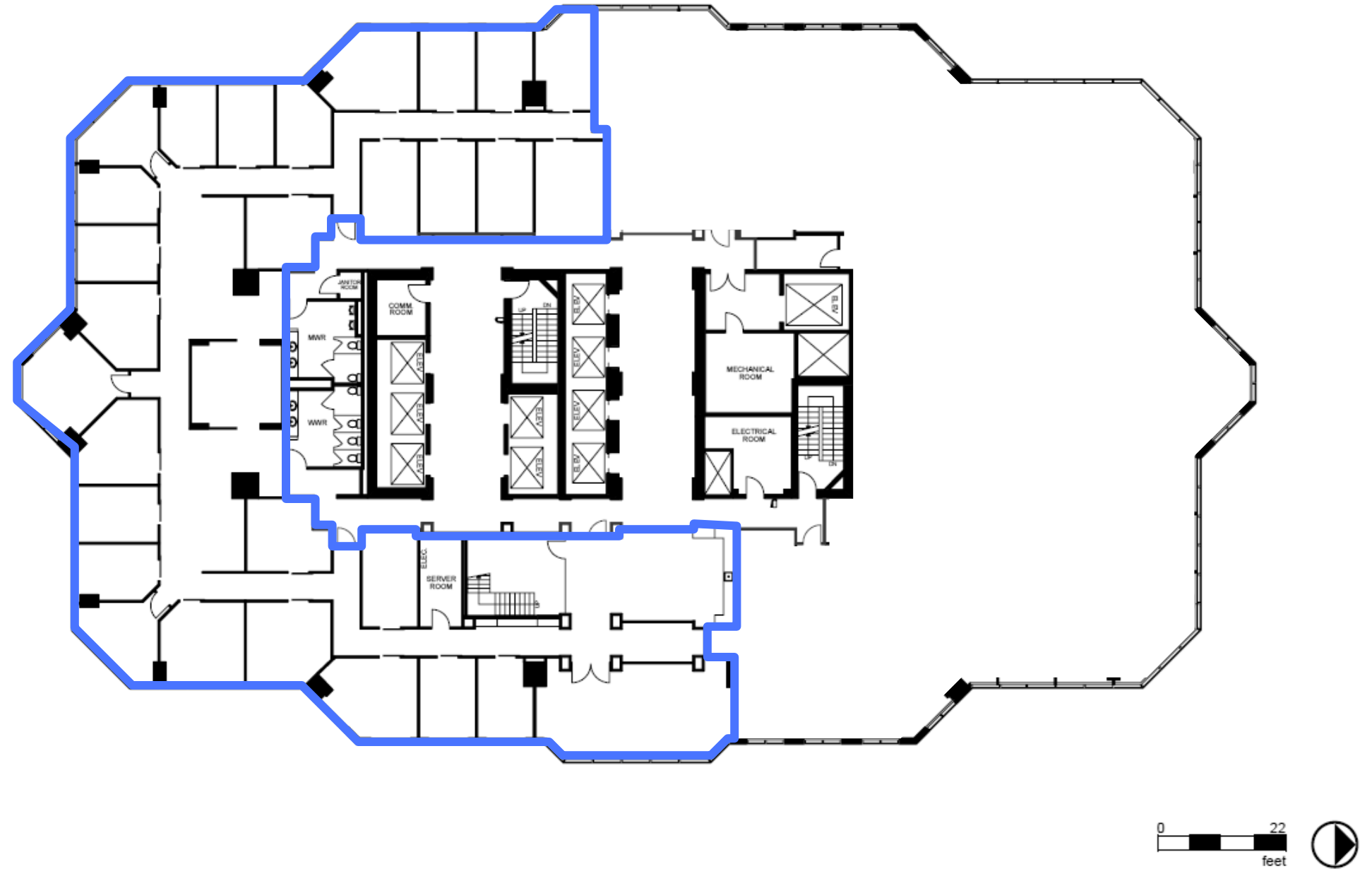


Suite 1410S

11,735 SF

Available Immediately
(Space not yet demised)

- 20 Offices
- Kitchen
- Boardroom
- File Storage

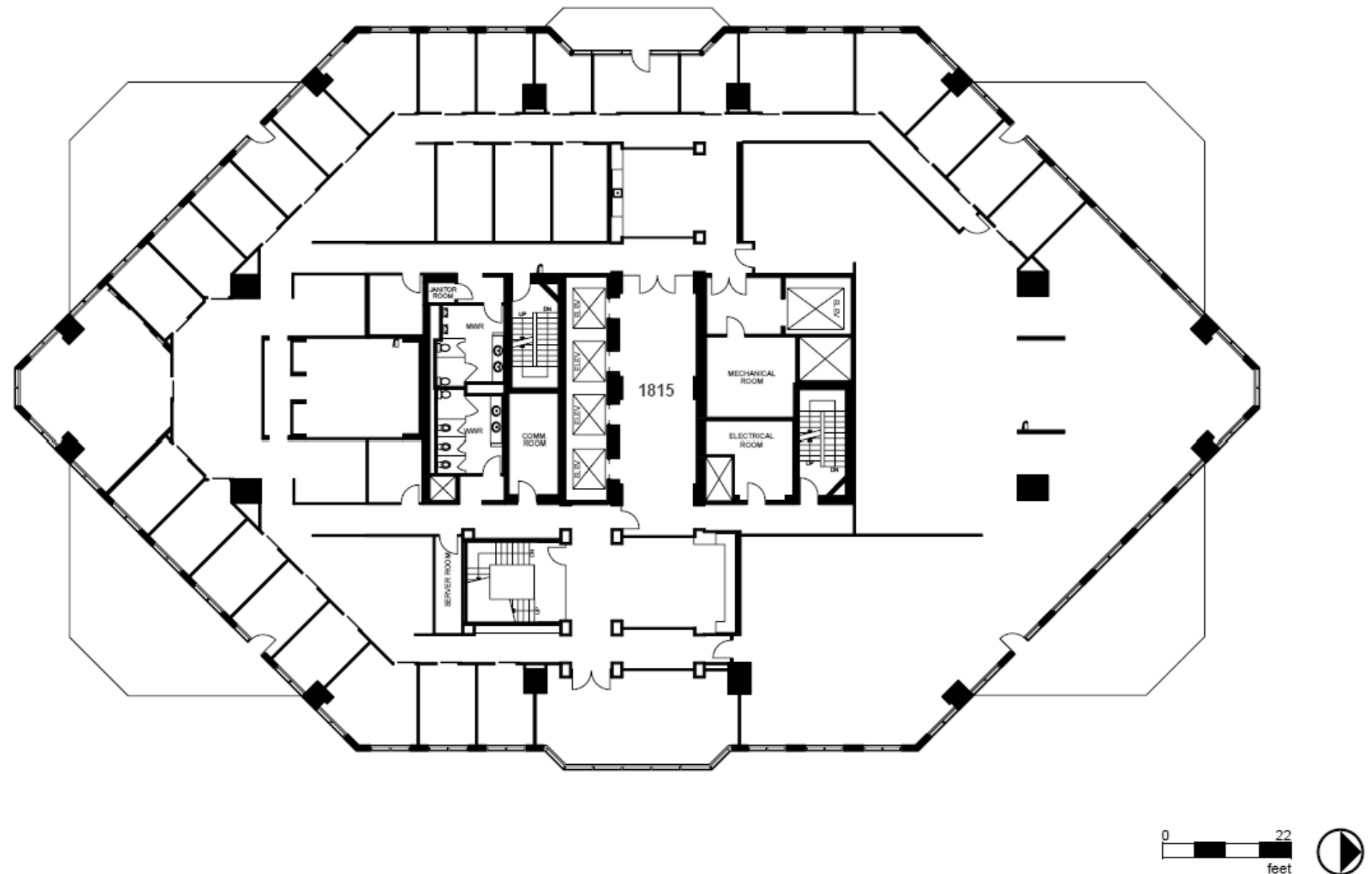


Suite 1800S

19,695 SF

Available Immediately

- Kitchen
- Boardroom
- 28 Offices
- Open Plan
- **Subject to ROFR**

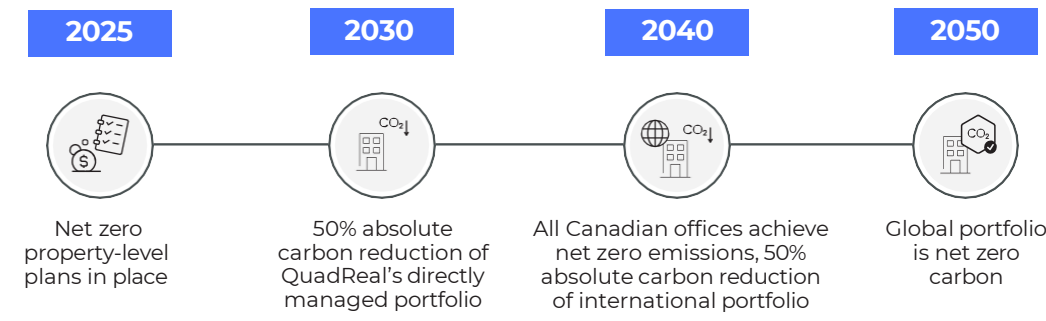


Our Commitment to Wellness & Sustainability

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 | 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 |
| BOMA BEST Gold certified | | | | | | |



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.



Commerce Court
Toronto



22 Bishopsgate
London

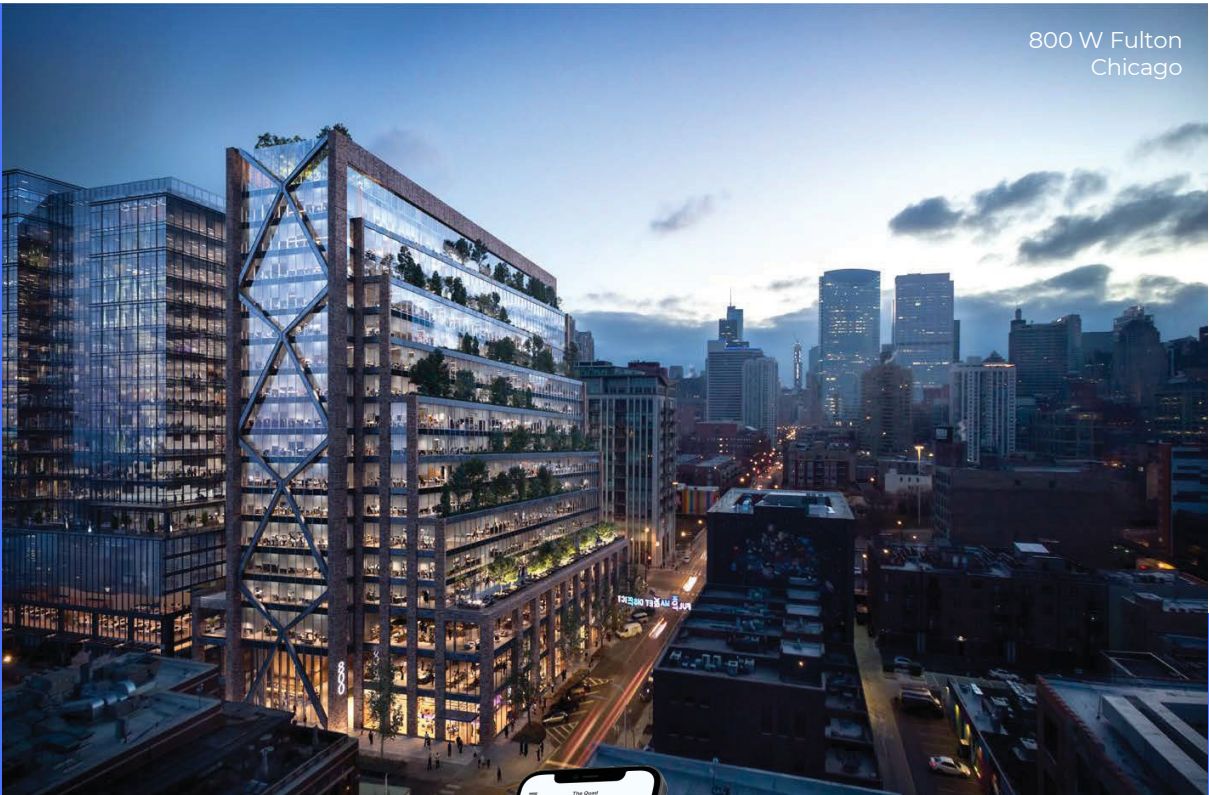
Livingston Place is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities. Excellence lives here. That’s why we’re committed to creating sustainable environments, spaces that bring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

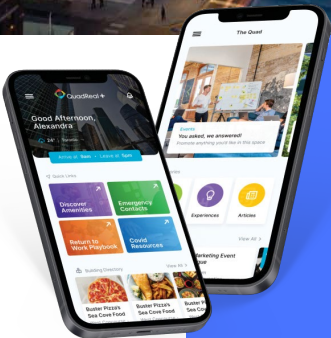
\$73.8B

ASSETS SPANNING
NORTH AMERICA,
THE UNITED KINGDOM,
EUROPE & ASIA-PACIFIC



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quadreal.com



CONTACT QUADREAL CONNECT
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QuadReal Property Group, Brokerage



QuadRealTM