

## DOME TOWER

### DESCRIPTION

Located at the core of downtown Calgary's financial and retail centres, the Dome Tower offers tenants unprecedented amenities and convenience. This location provides convenient transportation and parking with direct access to the adjacent east/west LRT and to the neighbouring developments via Calgary's Plus 15 and Plus 30 Pedways. World class accommodations are within a few blocks at the nearby Sheraton, Hyatt, Fairmont Palliser and Westin Hotels and are accessible via the Plus 15 Pedway. Directly adjoined to the TD Square and Calgary Eaton Centre Retail Centres, tenants can experience Calgary's premier retail shops, restaurants and entertainment.

### MANAGEMENT

20 VIC MANAGEMENT INC.  
1 Queen Street East  
Suite 300, Box #88  
Toronto, Ontario M5C 2W5

Tel: (416) 955-0595  
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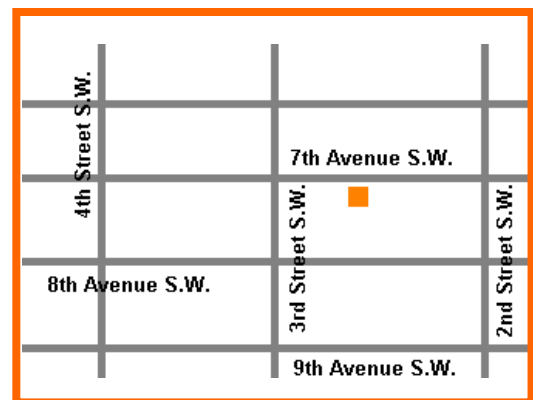
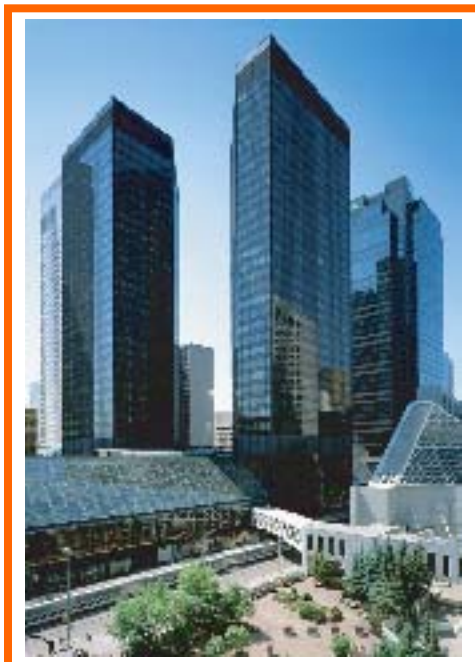
Calgary Office:  
1550, 324-8th Avenue S.W.  
Calgary, AB T2P 2Z2

Tel: (403) 441-4901  
Fax: (403) 441-4902

### ADDRESS

333 - 7th Avenue S.W.  
Calgary, AB

Dome Tower is located in the core of downtown Calgary's financial and retail centre.



**DOME TOWER**  
333 - 7TH AVE. S.W.

**DESCRIPTION:**

No. of Floors: 33  
Total Area: 402,809 sq. ft.  
Available: 0  
Year Built: 1977  
Renovated: 2005

Typ. High-Rise Floor Plate: 14,588 sq.ft.  
Typ. Low-Rise Floor Plate: 14,231 sq.ft.  
Typ. High-Rise % Gross Up: 9.71%  
Typ. Low-Rise % Gross Up: 9.71%

**MAJOR TENANTS:**

Enerplus Global Energy  
RBC Dominion Securities  
CIBC Mellon Trust  
BMO Nesbitt Burns

**AMENITIES:**

Concierge: NO  
Public Transit Surface Route: YES  
Direct LRT Access: YES  
Barrier Free Access to Building: YES  
Barrier Free Access to Washroom: YES

**TECHNICAL:**

**Typical power watts/Sq. Ft.:**

Tenant: 2 watts/sq. ft.  
Lighting: 3 watts/sq. ft.  
Other: 2 watts/sq. ft.  
Ceiling Height: 8.5'; Wall Type: Drywall  
Washrooms per Floor: 2

**LEASING:**

Net Rate: Market  
PSF Realty Tax: \$5.19  
PSF Operating Costs: \$11.13

**PARKING:**

Underground, heated, shared with Home Oil Tower  
Below Ground: 191  
Below Gound Ratio: 1 space/5,000 sq.ft.  
Monthly Parking Cost: Reserved - Market  
Unreserved - Market

**ELEVATORS:**

High Rise: 6  
Low Rise: 4  
Parking: 1 high rise; 1 low rise

**LIFE SAFETY:**

Fire Detection System: YES  
Sprinkler System: YES  
Security Department: YES  
Security Systems: Card access system

Satellite Dish Capability: YES  
Fibre Optic Capability: YES  
Shipping Receiving: YES  
Emergency Generator: YES  
HVAC Dist System: Perimeter systems, constant volume  
HVAC Hours: 7:00 a.m. to 6:00 p.m. weekdays

**Director, Office Leasing:**

Loy Sullivan  
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**Property Manager:**

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