

HOME OIL TOWER

DESCRIPTION

Located at the core of downtown Calgary's financial and retail centres, the Home Oil Tower offers tenants unprecedented amenities and convenience. The 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

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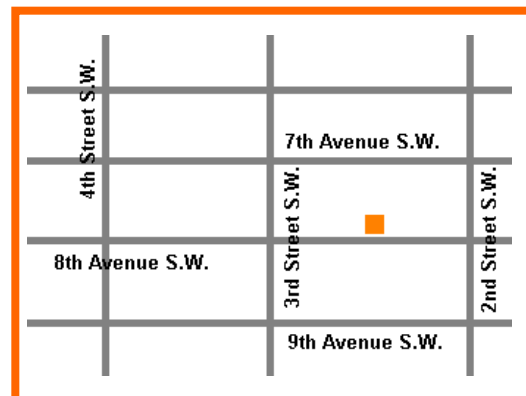
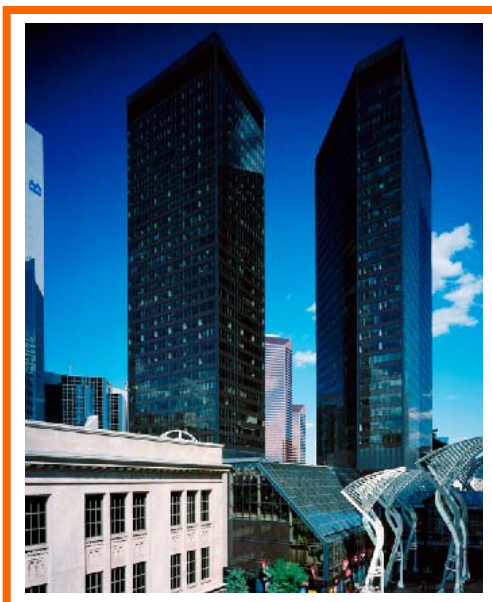
Calgary Office:
1550, 324-8th Avenue S.W.
Calgary, AB T2P 2Z2

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

ADDRESS

324 - 8th Avenue S.W.
Calgary, AB

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



HOME OIL TOWER

324 - 8TH AVE. S.W.

DESCRIPTION:

No. of Floors: 32
Total Area: 388,662 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:

Canadian Natural Resources
TD Canada Trust

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: \$5.20
PSF Operating Costs: \$11.09

PARKING:

Underground, heated, shared with Dome Tower
Below Ground: 191
Below Ground 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

Leasing:

Loy Sullivan (403) 441-4941 Fax: (403) 441-4902
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Property Manager:

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