



## LANCASTER BUILDING-OFFICE

### DESCRIPTION

This unique and historical office building was completed in 1919 and is linked to TD Square and the Calgary Eaton Centre. The Lancaster Building offers its tenants unprecedented amenities and convenience.

### 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

304 - 8th Avenue S.W.  
Calgary, AB

The Lancaster Building is located in the core of downtown Calgary's financial and retail centre.



## LANCASTER BUILDING

304 - 8TH AVE. S.W.

### DESCRIPTION:

No. of Floors: 8  
Total Area: 54,904 sq. ft.  
Year Built: 1919  
Renovated: 1978

Typical Floor Plate: 8,324 sq. ft.  
Typical % Gross Up: 16%

### MAJOR TENANTS:

Naturener Energy  
Calgary Downtown Association

### AMENITIES:

Concierge: NO  
Public Transit Surface Route 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: \$4.04  
PSF Operating Costs: \$13.20

### PARKING:

Below Ground: 0  
Below Gound Ratio: N/A

### ELEVATORS:

No.: 3  
Freight: 1

### 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: Central system  
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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