

LANCASTER BUILDING-OFFICE

DESCRIPTION

This historical office building was originally built 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

Tel: (416) 955-0595
 Fax: (416) 955-0569

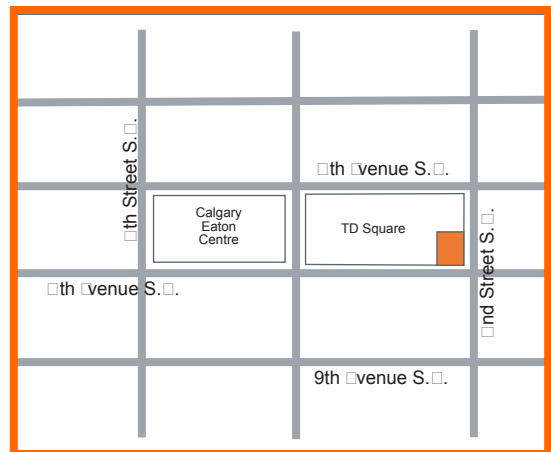
Calgary Office:
 1550, 324-8th Avenue S.W.
 Calgary, AB T2P 2Z2

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

Leasing:

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

Domenic Mazzocchi (403) 441-4912 Fax: (403) 441-4902
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