



# TD CANADA TRUST TOWER

## DESCRIPTION

Located at the core of downtown Calgary's financial and retail centres, the TD Canada Trust 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

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

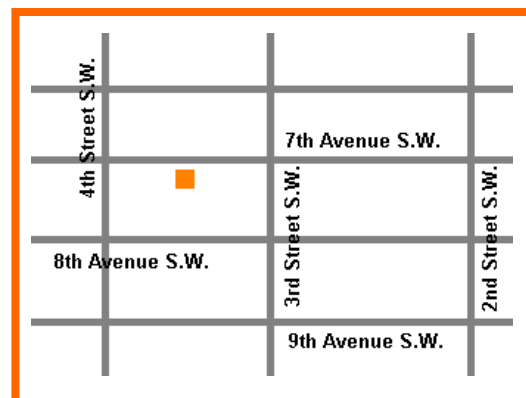
Calgary Office:  
1550, 324-8th Avenue S.W.  
Calgary, AB T2P 2Z2

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

## ADDRESS

421 - 7th Avenue S.W.  
Calgary, AB

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# TD CANADA TRUST TOWER

421 - 7TH AVE. S.W.

## DESCRIPTION:

No. of Floors: 40  
Total Area: 617,248 sq. ft.  
Available: 0  
Year Built: 1991  
Renovated: N/A

Typ. High-Rise Floor Plate: 19,300 sq.ft.  
Typ. Low-Rise Floor Plate: 18,500 sq.ft.  
Typ. High-Rise % Gross Up: 13.5%  
Typ. Low-Rise % Gross Up: 13.5%

## MAJOR TENANTS:

EnCana Corporation  
McCarthy Tetrault  
TD Canada Trust

## 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: 2 watts/sq. ft.  
Other: 2 watts/sq. ft.  
Ceiling Height: 8.6'; Wall Type: Drywall  
Washrooms per Floor: 2  
Satellite Dish Capability: YES

## LEASING:

Net Rate: Market  
PSF Realty Tax: \$6.44  
PSF Operating Costs: \$10.41

## PARKING:

Below Ground: 298  
Below Gound Ratio: 1 space/3,500 sq.ft.  
Monthly Parking Cost: Reserved - Market  
Unreserved - Market  
Public Parking Available

## ELEVATORS:

High Rise: 4  
Mid Rise: 4  
Low Rise: 4  
Parking: 2  
Freight: 1

## LIFE SAFETY:

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

Fibre Optic Capability: YES  
Shipping Receiving: YES  
Emergency Generator: YES  
HVAC Dist System: Perimeter radiation system & vertical air distribution  
HVAC Hours: 7:00 a.m. to 6:00 p.m. weekdays

### Leasing:

Loy Sullivan (403) 441-4941 Fax: (403) 441-4902  
email: lsullivan@20vic.com

### Property Manager:

Domenic Mazzocchi (403) 441-4912 Fax: (403) 441-4902  
dmazzocchi@20vic.com

<http://www.20vic.com>