

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

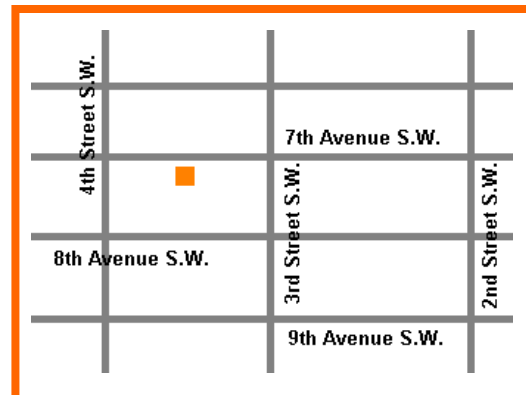
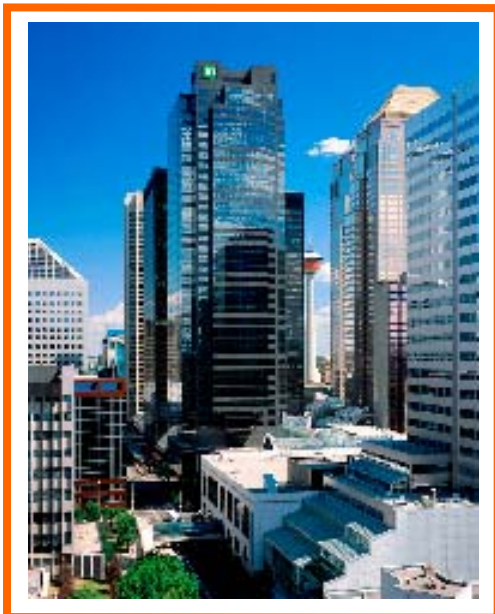
Calgary Office:
1550, 324-8th Avenue S.W.
Calgary, AB T2P 2Z2

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

ADDRESS

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

The TD Canada Trust Tower is located in the core of downtown Calgary's financial and retail centre.



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

Director, Office Leasing:

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

Property Manager:

Ed Wong (403) 441-4911 Fax: (403) 441-4902
ewong@20vic.com