

EIGHTH AVENUE PLACE

DESCRIPTION

Located in the southwest section of downtown Calgary's financial and retail centre, the towers will offer tenants unprecedented amenities and conveniences including premier retail shops and restaurants. Eighth Avenue Place begins with a single glass office tower, growing to two. Both towers will offer spectacular views of the Rocky Mountains. This location provides convenient parking and transportation with access to the adjacent east/west LRT and to the neighbouring developments. World class accommodations are within a few blocks at the nearby Sheraton, Hyatt, Fairmont Palliser and Westin Hotels.

LEASING

20 VIC MANAGEMENT INC.
 Calgary Office
 1550, 324-8th Avenue S.W.
 Calgary, AB T2P 2Z2

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

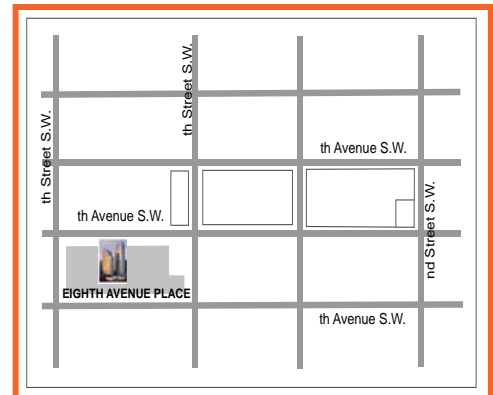
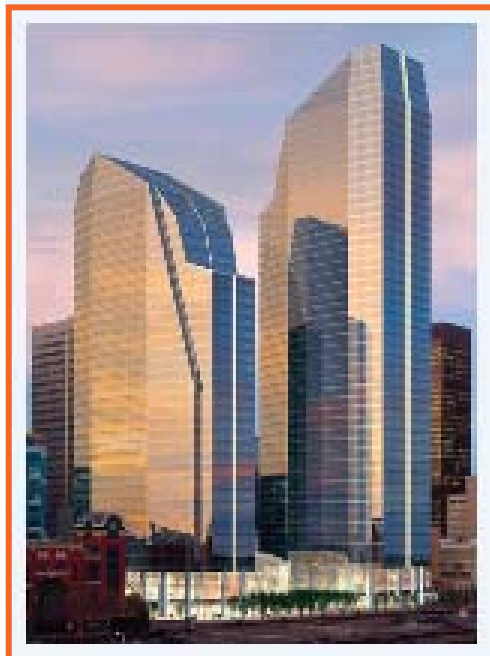
CMN CALGARY INC.
 1000, 335 - 8th Ave SW,
 Calgary, AB, T2P 1C9

Tel: (403) 266-5544
 Fax: (403) 265-6495

LOCATION:

8th Avenue S.W.
 Calgary, AB

Eighth Avenue Place is located between 8th and 9th Avenues and 4th and 5th Streets SW.



EIGHTH AVENUE PLACE

DESCRIPTION:

No. of Floors:
East Tower: 49
West Tower: 39

Total Area:
East Tower: 1,030,000 sq.ft.
West Tower: 790,000 sq.ft.

Ceiling Height:
9 ft. on all office floors
9 ft. 8 in. on top three floors

Floor Plate: 23,500 sq.ft.
Column Free
6 corner offices per floor

STRUCTURAL CAPACITY:

- All floors designed to accommodate 50 lb/sq. ft. live load and 20 lb./sq. ft. partition load
- Dedicated areas on each floor for 150 lb/sq. ft. for heavy tenant loads

SECURITY SYSTEM:

- 24-hour staffed security with video surveillance
- Card key access

PARKING:

- Underground, six storey (6'10" minimum clearance)
- 1,143 Parking stalls (235 hourly public stalls)
- 18 bay loading dock facility

ELEVATORS:

- High Rise: 1200 ft./min.
- Mid-high Rise: 800 ft./min.
- Mid Rise: 800 ft./min.
- Low Rise: 500 ft./min.
- Parking: 4 at 450 ft./min
- Service: 2 - 5,000 lbs capacity per tower

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LIFE SAFETY & BUILDING SYSTEMS:

- A complete code complying fully addressable fire alarm system, including pull stations, speakers, horns, visual strobes & smoke detectors
- Additional monitoring & indicating devices
- Fully concealed sprinkler heads
- Washrooms completely hands free

HVAC:

- State of the art variable air distribution system
- Thermal energy monitoring & control
- Software communications interface

ELECTRICAL/TELECOMMUNICATIONS:

- Dual telecommunications riser closet access for tenant access on every floor
- High performance and low heat emanating T5 lamps
- Dual access to Enmax distribution grid

OFFICE LEASING:

Randy Fennessey (403) 571-8762
email: randy.fennessey@collierscalgary.com

Jim Rea (403) 215-7250
email: jim.rea@collierscalgary.com

RETAIL LEASING:

Stan Boniferro (416) 681-9021
email: sboniferro@20vic.com