

Millennium Tower

TECHNICAL SPECIFICATIONS

440 2nd Avenue S.W., Calgary Alberta, T2P 5E9

BUILDING DESCRIPTION

Located in Calgary's Eau Claire District, Millennium Tower is a 'A' class office building situated off 2nd Avenue and 4th Street S.W.

YEAR BUILT

2000

BUILDING HEIGHT

24 Storeys

NUMBER OF FLOORS

25 Floors

BUILDING SIZE

Approximately 440,000 square feet

RENTABLE AREA

Approximately 436,576 square feet

TYPICAL FLOOR AREA

Low Rise - Approximately 20,100 square feet
High Rise - Approximately 20,300 square feet

CEILING HEIGHT

8 feet 8 inches

TYPICAL SLAB TO SLAB HEIGHT

11 feet 9-3/4 inches

MULLION SPACING*

5 feet

INTERIOR COLUMN SPACING*

22 feet East to west

BUILDING AMENITIES

Conference Centre
Tenant Lounge
Bicycle Storage
Fitness Center
Patio on the 3rd floor
Self-Served Carwash

*Prior to any construction projects a site condition review must be completed to confirm the mullion spacing and column measurements where applicable

PARKING

The property has an underground heated Parkade with 271 stalls, monitored and maintained by ParkChamp.

BUILDING AWARDS & CERTIFICATION

LEED GOLD v4.1 Certified
BOMA Best Platinum
Well Health Safety Rate

DESIGN ARCHITECT

ORIGINAL CONSTRUCTION

Cohos Evamy & Partners

CURRENT BASE BUILDING

GGA Architecture

MECHANICAL BASE BUILDING ENGINEER

ORIGINAL CONSTRUCTION

Cohos Evamy & Partners / Isotec

CURRENT BASE BUILDING

TMP Consulting Engineers (Alberta) Ltd.

ELECTRICAL BASE BUILDING ENGINEER

ORIGINAL CONSTRUCTION

Cohos Evamy & Partners / Isotec

CURRENT BASE BUILDING

Designcore Engineering Ltd.

STRUCTURAL ENGINEER

ORIGINAL CONSTRUCTION

Cohos Evamy & Partners

CURRENT BASE BUILDING

Quinn Saretsky Structural Engineers

DESIGN LOAD

Main Floor: Interior – 4.8kPa, Exterior & Loading – 12.0kPa

2nd Floor: Interior – 5.7kPa, Mechanical – 7.5kPa

3rd Floor: Interior – 3.1kPa and 1.0Kpa partition allowance, Inside Core Walls – 4.58kPa, Mechanical Room – 7.2kPa, Localized Areas Near Elevator – 7.2kPa.

HEATING

Industry standards are met or exceeded. Air changes – minimum of 1.25 per hour per floor.

Fresh air – minimum of 0.177 cfm/sqft for the total floor area.

Each typical 20,000 square foot floor received 3,500 CFM of 100% outdoor air.

VENTILATION AND AIR CONDITIONING

Heat is supplied by (3) 1176,114 Kw Bryan boilers located in the penthouse mechanical room. All boilers are gas fired and hot water types. These control perimeter radiation heating on all floor levels.

Cooling is provided by 2 x 500-ton centrifugal chillers located on Level 26 in the mechanical space. Pneumatically controlled Variable Air Volume (VAV) boxes located in the ceiling space at floor level (approximately 30-50 per floor).

STANDARD HOURS OF HVAC OPERATION

Monday to Friday 6am to 6pm, excluding statutory holidays.

BASE BUILDING LIGHTING

2x2 and 2x4 Fluorescent / LED

ELECTRICITY

The incoming electrical utility service is 277/480 Volt-3 phase, fed from Enmax's Downtown Core Network System. The downtown network utilities multiple transformers and high voltage feeders from multiple substations for resiliency and higher reliability. 480V, fed from the 13.8V ring in the downtown core.

ELECTRIC CLOSET

1 per floor

TELEPHONE CLOSET

1 per floor

ELEVATORS

NUMBER OF ELEVATORS (INCLUDING SERVICE ELEVATORS)

5 Elevators serving floors G,12, 14-24

4 Elevator serving floors G, 3 -12

2 Parking Shuttle Elevators servicing floors P3 – P2-P1, G,2/PLUS 15

1 Service Elevator - G-24, P1, P2, P3

ELEVATOR CAPACITY

2,041kgs/4,500lbs

ELEVATOR SPEED

700 Feet per minute High Rise

500 Feet per minute Low Rise and Parking Shuttle

350 500 Feet per minute Service Elevator

FREIGHT ELEVATOR ONLY

CAB DIMENSIONS (W X D X H) AND DOOR SIZE (W H)

Freight interior is 5'8" W x 7'8" D x 10'6"H freight Door width: 4' Door height: 8"