

NORTHLAND PLACE

TECHNICAL SPECIFICATIONS

407 – 3rd Street SW, Calgary Alberta, T2P 4X6

BUILDING DESCRIPTION

This mixed-use building offers both retail and office spaces and is centrally located in Calgary's downtown Core. The property is located at 3rd Street and 4th Avenue SW, with frontage along 4th Avenue a major westbound artery running through the center of downtown.

YEAR BUILT/ YEAR RENOVATED

1982 – 8 below grade parking levels were constructed

1996 – 3 story building was constructed on the existing structure

BUILDING HEIGHT

67 feet

NUMBER OF FLOORS

3 floors

BUILDING SIZE

Approximately 25,100 square feet

RENTABLE AREA

Approximately 25,100 square feet

TYPICAL FLOOR AREA

Approximately 11,500 square feet

CEILING HEIGHT

9 feet 4 inches

TYPICAL SLAB TO SLAB HEIGHT

13 feet 7 inches

MULLION SPACING*

35 inches

INTERIOR COLUMN SPACING*

36 feet

BUILDING AMENITIES

N/A

PARKING

The property has an underground heated parkade (92 stalls).

BUILDING AWARDS

GRESB

DESIGN ARCHITECT

GGA - Architecture

MECHANICAL BASE BUILDING ENGINEER

Smith + Andersen

ELECTRICAL BASE BUILDING ENGINEER

Designcore Engineering Ltd.

STRUCTURAL ENGINEER

RJC Ltd.

Entuitive Engineering

DESIGN LOAD

Live load 85 pounds per square foot

HEATING

Main heating is produced by 2 Superhot boilers, Natural Gas for a total of 2,880,000 BTUs. and a 3rd 1,080,000 BTUs Superhot Natural gas boiler for the glycol system.

VENTILATION AND AIR CONDITIONING

Provided by packaged air handling rooftop units. In-floor heating on the 3rd floor and Parkade ramp.

STANDARD HOURS OF HVAC OPERATION

Office: Monday to Friday 6am to 6pm, excluding statutory holiday.

Retail: Monday to Saturday 7am to 6pm.

BASE BUILDING LIGHTING

Fluorescent Fixtures

ELECTRICITY

120/208V 3, 4W

277/480V 3, 4W

ELECTRIC CLOSET

Located on the 2nd floor. Retail suites have their own.

TELEPHONE CLOSET

Located on the 2nd floor. Retail suites have their own.



ELEVATORS

1 Passenger elevator serves P2, main, second and third floor

1 Passenger elevator serves main floor, P2, P4, P6 and P8.

ELEVATOR CAPACITY

1,134kgs/2,500lbs

ELEVATOR SPEED

150 Feet per minute

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

Door width: 42" x Door Height: 84"

Interior: D: 51" x W: 78.5" x H: 87"