

444 5th AVENUE SW

TECHNICAL SPECIFICATIONS

444 – 5th Avenue SW, Calgary Alberta, T2P 2T8

BUILDING DESCRIPTION

444 - 5th Avenue is a B class office building Located in the center of downtown Calgary. The building affronts 5th Avenue SW, a major artery running east through downtown.

YEAR BUILT/ YEAR RENOVATED

Built 1972

Renovated 2014 Lobby and 2nd floor.

BUILDING HEIGHT

270 feet

NUMBER OF FLOORS

23 floors

BUILDING SIZE

Approximately 192,303 square feet

RENTABLE AREA

Approximately 172,250 square feet

TYPICAL FLOOR AREA

Approximately 8,360 square feet

CEILING HEIGHT

8 feet 6 inches

TYPICAL SLAB TO SLAB HEIGHT

10 feet 3 inches

MULLION SPACING*

48 inches

INTERIOR COLUMN SPACING*

20 feet 4 inches

BUILDING AMENITIES

Bicycle Storage

Shower and Changeroom



PARKING

The property has 6 covered heated stalls and 2 uncovered stalls,

BUILDING AWARDS

BOMA BEST – Gold-Certification

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

2 Dedietrich boilers Series GTE – 517, Natural Gas: 3,628,000 BTU's each for a total of 7,256,000 BTUs. Installed in 2005.

VENTILATION AND AIR CONDITIONING

2 Trane Series R R134A, 210 Tons each. Installed in 2003.

Compartment fans on every floor, each equipped with a VFD and connected to the automation system.

STANDARD HOURS OF HVAC OPERATION

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

BASE BUILDING LIGHTING

Fluorescent Fixtures

ELECTRICITY

Each typical floor features 3.0 Watts per square foot at 277/480 Volts for tenant space illumination and 3.3 Watts per square foot for tenant power loads at 120/208 Volts.

ELECTRIC CLOSET

1 per floor

TELEPHONE CLOSET

1 per floor

ELEVATORS (INCLUDING SERVICE ELEVATORS)

3 Passenger elevators serving floors 1-23

1 Freight/passenger elevator serving floors Basement - 23

ELEVATOR CAPACITY

Passenger elevators – 1,360kgs/3,000lbs

Freight/passenger elevator – 1,360kgs/3,000lbs

ELEVATOR SPEED

Elevators – 700 Feet per minute

Freight/passenger elevator – 700 Feet per minute

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

Passenger elevators – W55" x D78" x H92.5" Door width: 42 inches Door height: 92 inches

Freight/passenger elevator – W55" x D78" x H125" Door width: 42 inches Door height: 92 inches

Elevators were modernized in 2023