

444 5th Avenue

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

1972/ Lobby and 2nd floor renovated 2014

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 and bicycle sharing program
Shower and changeroom

*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 6 covered and 2 uncovered stalls, with access to 92 underground heated stalls at Northland Place – 407 3rd Street SW.

BUILDING AWARDS

2018 BOMA BEST – Silver Certification

DESIGN ARCHITECT

ORIGINAL CONSTRUCTION

Webb Zerafa Menkes

CURRENT BASE BUILDING

William B Evans Architect Ltd., Gibbs Gage & Assoc.

MECHANICAL BASE BUILDING ENGINEER

ORIGINAL CONSTRUCTION

TMP Consulting Engineers

CURRENT BASE BUILDING

Same as above

ELECTRICAL BASE BUILDING ENGINEER

ORIGINAL CONSTRUCTION

Mulvey + Banani International (Alberta) Inc.

CURRENT BASE BUILDING

Same as above

STRUCTURAL ENGINEER

ORIGINAL CONSTRUCTION

Reed Jones Christoffersen Ltd.

CURRENT BASE BUILDING

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

The current building energy intensity calculated for 444-5th Ave is 582 ekWh/m²

ELECTRIC CLOSET

1 per floor

TELEPHONE CLOSET

1 per floor

ELEVATORS

NUMBER OF ELEVATORS (INCLUDING SERVICE ELEVATORS)

4 Elevators serving floors main to 23 modernized 2003

1 Passenger/ service freight elevator serving floors basement to 23

ELEVATOR CAPACITY

Elevators – 1,360kgs/3,000lbs

Passenger/ service freight elevator – 1,360kgs/3,000lbs

ELEVATOR SPEED

Elevators – 700 Feet per minute

Passenger/ service freight elevator – 700 Feet per minute

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

Elevators – 55" x 78" x 92.5" Door width: 42 inches Door height: 92 inches

Passenger/ service freight elevator – 55" x 78" x 125" Door width:42 inches Door height: 92 inches