

333 11<sup>th</sup> AVENUE SW

# TECHNICAL SPECIFICATIONS

333 – 11th Avenue SW, Calgary Alberta, T2R 1L9

## BUILDING DESCRIPTION

333 11th Avenue is a B class office building situated off 11th Avenue and 3rd Street. Located in Calgary's beltline, the property is conveniently one block south from plus 15 access.

## YEAR BUILT

Built 1980

## BUILDING HEIGHT

199 feet

## NUMBER OF FLOORS

16 floors

## BUILDING SIZE

Approximately 293,191 square feet

## RENTABLE AREA

Approximately 214,440 square feet

## TYPICAL FLOOR AREA

Approximately 14,300 square feet

## CEILING HEIGHT

8 feet 2 inches

## TYPICAL SLAB TO SLAB HEIGHT

11 feet 9 inches

## MULLION SPACING\*

4 feet 10 inches

## INTERIOR COLUMN SPACING\*

24 feet

## BUILDING AMENITIES

Conference Centre

Bicycle Storage

Fitness Center

Tenant Lounge



**PARKING**

The property has an underground heated Parkade (141 Stalls) with a ramp located directly off 11th Avenue, and 3 surface stalls.

**BUILDING AWARDS**

BOMA BEST – Gold Certification  
GRESB  
Energy Star  
BreatheScore Certified

**DESIGN ARCHITECT**

GGA-Architecture

**MECHANICAL BASE BUILDING ENGINEER**

Smith + Andersen

**ELECTRICAL BASE BUILDING ENGINEER**

Designcore Engineering Ltd.

**STRUCTURAL ENGINEER**

Quinn Saretsky Structural Engineers

**DESIGN LOAD**

Live load 80 pounds per square foot

**HEATING**

4- Raypak hot water boilers- max capacity 1,999MBH w/ internal pumps providing perimeter fin and tube heating on each floor.  
2- Raypak glycol condensing boilers supplying the Air handling Unit. Boilers were installed in 2013.

**VENTILATION AND AIR CONDITIONING**

2 axial supply fans@118,000l/s, 2 return fans@113,200l/s, Air drawn through pre and bag filters then through heating/cooling coils.  
Mechanical Chiller – McQuay centrifugal chiller – 580 Ton capacity – R134A Refrigerant – installed 2002.

**STANDARD HOURS OF HVAC OPERATION**

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

**BASE BUILDING LIGHTING**

Combination of Fluorescent / LED

**ELECTRICITY**

277V / 480V

**ELECTRIC CLOSET**

1 per floor

**TELEPHONE CLOSET**

1 per floor

**ELEVATORS (INCLUDING SERVICE ELEVATORS)**

3 Passenger elevators serving floors 1-15

1 Freight/passenger elevator serving-floors 1-15

1/4 elevators serve P2-15

**ELEVATOR CAPACITY**

1,587kgs/3,500lbs

**ELEVATOR SPEED**

500 Feet per minute

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

Passenger Elevators – W80" x D65" x H88" Door width: 42 inches

Freight/passenger elevator – W81" x D65" x H107" Door width: 41 inches