

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 an 'A' class office building situated off 2nd Avenue and 4th Street S.W.

YEAR BUILT

2000

BUILDING HEIGHT

315 feet

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

Golf Lounge

Bicycle Storage



Fitness Center
 Patio on the 3rd floor
 Self-Served Carwash

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
 Energy Star
 BreatheScore Certified

DESIGN ARCHITECT

GGA Architecture

MECHANICAL BASE BUILDING ENGINEER

Smith + Anderson

ELECTRICAL BASE BUILDING ENGINEER

Designcore Engineering Ltd.

STRUCTURAL ENGINEER

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/square foot 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) 1176.20KW 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 each floor level (approximately 30-50 per floor).

STANDARD HOURS OF HVAC OPERATION

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

BASE BUILDING LIGHTING

Combination Fluorescent / LED

ELECTRICITY

Each typical floor features 3.2 Watts per square foot at 277/480 Volts for tenant space illumination and 4.0 Watts per square foot for tenant power loads at 120/208 Volts.

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 SPEED

700 Feet per minute High Rise

500 Feet per minute Low Rise and Parking Shuttle

350 500 Feet per minute Service Elevator

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: 48 inches Door height: 96 inches

Freight Capacity: 2041kg

Shuttle Elevators – 49" x 64" x 90"

Shuttle Door width: 35.75 inches Door height: 83 inches

Shuttle Capacity: 950kg

High/Low Rise Passenger – 54.5" x 76" x 107"

Passenger Door width: 41 inches Door height: 83.75 inches

Passenger Capacity 1362kg

LOADING DOCK DOORS

max height 13ft 2inches or 4 meters