



Western Canadian Place

707 – 8th Avenue SW and
700 – 9th Avenue SW

Western Canadian Place
Calgary, AB





Building Specifications

Quick Facts

YEAR BUILT 1982

BUILDING SIZE
41 Stories – North Tower
31 Stories- South Tower
+/- 1,100,000 SF Combined

TYPICAL FLOORPLATE
18,000 SF – North Tower
15,000 SF – South Tower
Highly efficient floor plate

Ceiling heights
(approx.)
Office – 8'6"
Retail – 9'9"

ACCREDITATIONS
BOMA BEST Gold certification
Energy Star Certification in
Canada achieving a score of 91
Fitwel Viral Response Certification
Industry award winning QuadReal
CONNECT provides tenants with a
central resource to manage their service
needs 24 hours a day, 7 days a week



HVAC

- Compartmental Unit VAV system with perimeter radiant heating.



PARKING

- 503 total parking stalls
- 1/2,200 SF leased
- Accessible parking



ELEVATORS

- 23 passenger elevator cars
- 1 parkade shuttle
- 2 freight elevators
- 4 escalator units servicing the main and +15 and +30 levels



LIGHTING / ELECTRICAL

- T8 Tube 4' LED's 1 Tube per fixture
- Lighting 347 Volt
- 175 Amp Service @ 120/208V per floor
- 2 emergency life safety back-up generators



SAFETY & SECURITY

- 24/7 after-hour security card access & patrol on-site
- Fully sprinklered in accordance to NFPA standards
- Fire panel monitored 24/7
- Integrated smoke control system
- CCTV and intercom in common areas and parkade



AMENITIES

- Fitness Centre
- Conference Centre
- Bicycle Storage
- YOURHERE Directory
- The Kitchen
- One block away from C-Train station and located in the free fare downtown zone.



SMART BUILDING FEATURES

- Fibre Optic Service by Bell, Shaw, Telus, Rogers and Zayo
- QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app



ENVIRONMENTAL/ SUSTAINABILITY



BOMA BEST
Gold certified

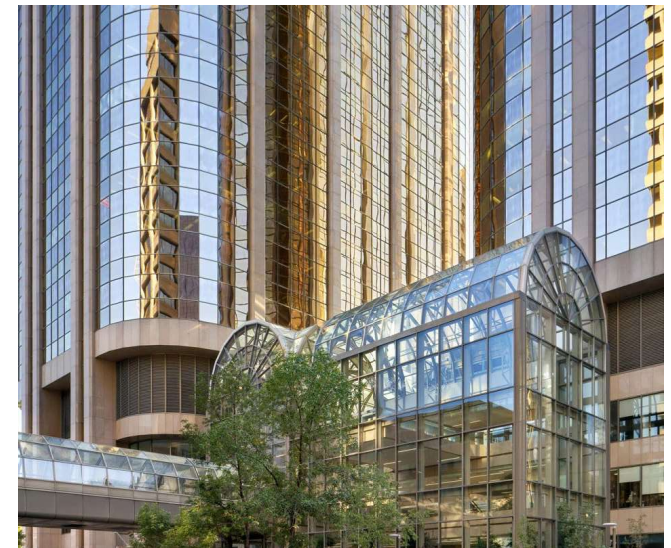
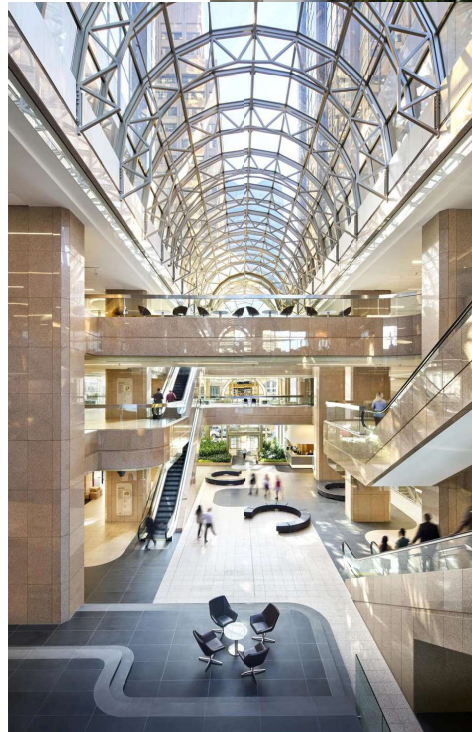
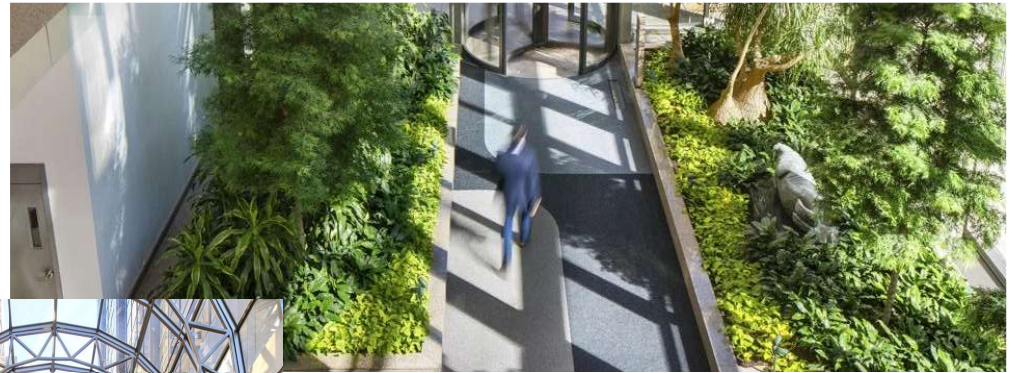
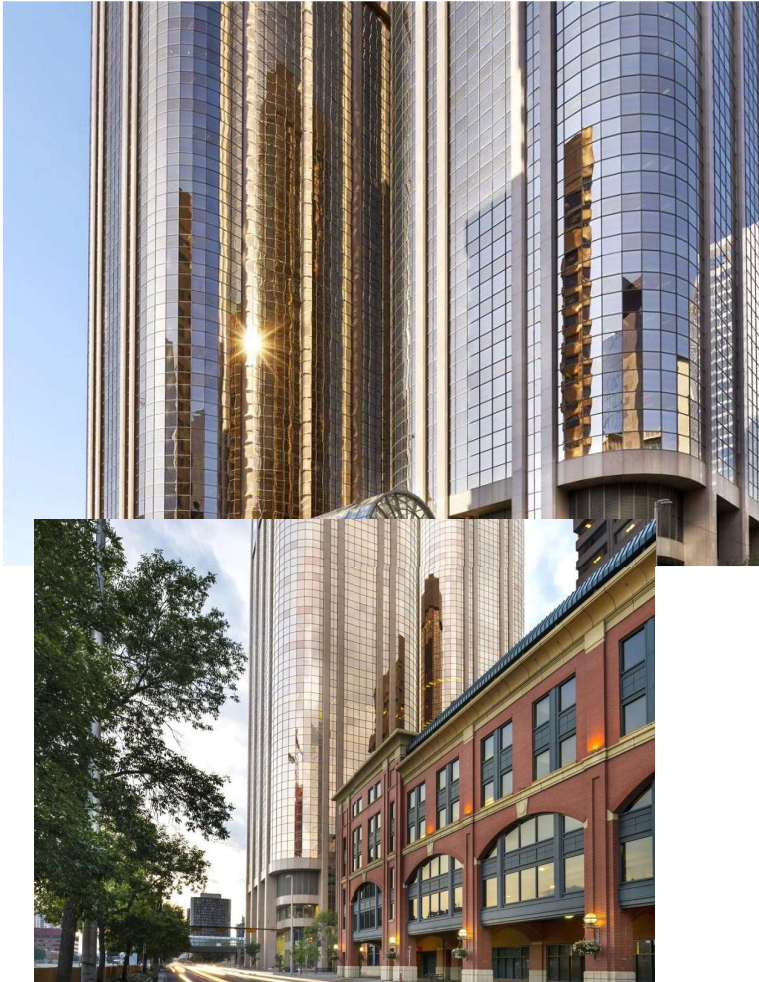


ENERGY STAR
Certified with
a score of 91



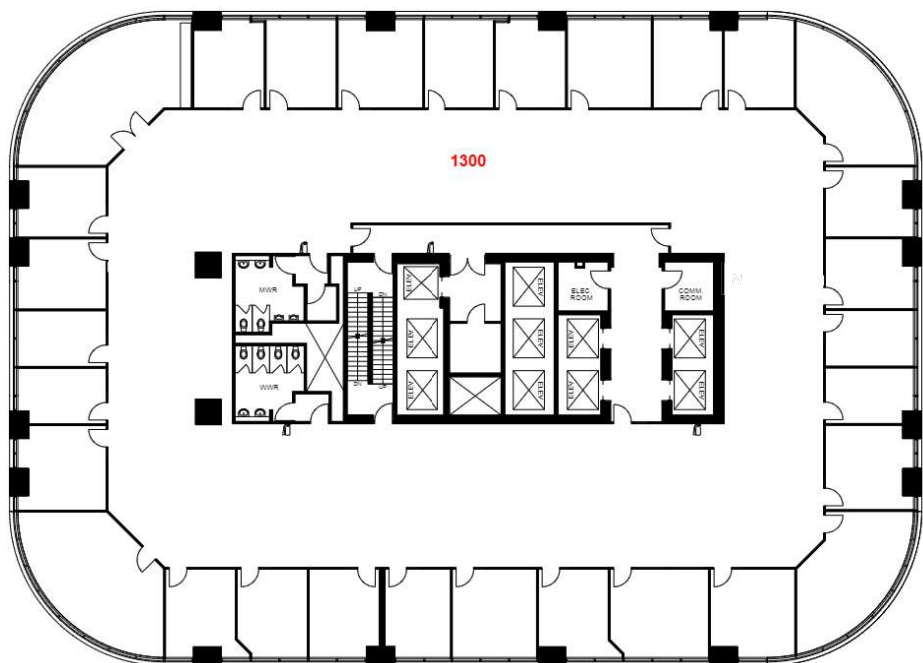
Fitwel Viral
Response
Certification

WCP Amenities

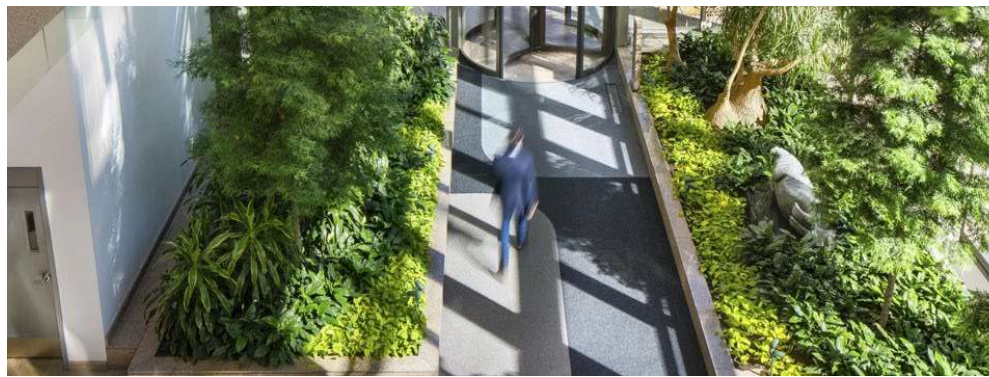


Suite 1300

Available Immediately



2025 Operating costs:
\$17.05 per sq ft
2025 Realty taxes:
\$2.61 per sq ft
Total additional rent:
\$19.66 per sq ft



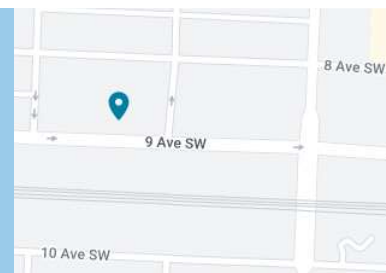
RENTABLE AREA – 15,120 SF



Private
Offices



Meeting
Rooms



QUESTIONS? CONTACT:

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