

Brookfield

FIFTH AVENUE PLACE

General Description	<p>Fifth Avenue Place is a 1,474,834 square foot office project, comprised of two 35-storey office towers, encompassing 1,427,053 square feet of rentable office space, 47,781 square feet of retail space, and underground parking located in the core of downtown Calgary. Fifth Avenue Place is connected to the above ground pedestrian network. The project was completed in 1980, and since its acquisition by Brookfield in 1996, has undergone a substantial investment program.</p> <p>Fifth Avenue Place is a certified green building with a Gold level of certification in the Leadership in Energy and Environmental Design (LEED®) Existing Buildings: Operations and Maintenance program.</p>
Design Architect	The Cohos Evamy Partners
Mechanical Engineer	Smith, Anderson Engineering Ltd.
Electrical Engineer	SMP Engineering
Structural Engineer	Read Jones Christoffersen
Completion Date	1981
Building Height	East Tower - 35 stories West Tower - 35 stories Main & +15 level - Retail Parking - P1-P3
Design Load	Live Loads: Parking Levels 50 lbs/sq.ft. including a partition load Ground Level 125 lbs/sq.ft. including a partition load of 20 lbs/sq.ft. +15 Level 120 lbs./sq.ft., including a partition load of 20 lbs/sq.ft. Floors 3 - 35 100 lbs./sq.ft., including a partition load of 20 lbs/sq.ft.
Rentable Area	Office Area - 1,427,053 sf Retail - 47,781 sf
Typical Floor Area	Approximately 22,600 sf
Ceiling Heights	Slab-to-slab heights on office floors average is 12'1 Standard floor to ceiling height is 8'10
Mullion Spacing	Approximately 5'2 for typical tower Approximately 5'10 throughout recessed V
Interior Column Spacing	35' centre to centre (East & West) 30' off core 35' off perimeter glass column size decreases up the tower

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HEATING, VENTILATION AND AIR CONDITIONING

The Building Automation and Energy Management System is primarily Siemens Apogee equipment. In addition to equipment operation and control, the system performs demand totalization, load shedding, duty cycling, VFD load limiting, functions however not limited to.

Design Criteria

The building's HVAC systems are designed to meet or exceed ASHRAE Building Code requirements.

Heat

Heat is supplied by six DeDietrich boilers in each tower.

Air Conditioning

Cooling is provided by 1 Trane chiller and 1 York chiller in each tower feeding compartmentalized air handling units. Cooling capacity is 1400 tones/per tower of mechanical cooling. Free cooling and thermal storage are available for energy efficient operations.

Supplemental HVAC is available 24 hours a day.

Standard Hours of HVAC Operation

6:00 a.m. to 6:00 p.m. Monday through Friday
9:00 a..m to 6:00 p.m. Saturday, Sunday and Holidays

ELECTRICITY General

Building-standard power consists of 3.26 watts per usable square foot, connected load, provided by TransAlta.
Additional power is available based upon demonstrated need.

Electric Closet

1 per floor

Telephone Closet

1 per floor

PASSENGER ELEVATORS

Number of Elevators

26 Elevators
East Tower - 8 Low-rise, 5 High-rise, and 2 parking shuttles
West Tower - 8 Low-rise, 5 high-rise, and 2 parking shuttles

Elevator Capacity

22 people **or** 3,500 lbs

Elevator Speed

Low-rise - 500 feet per minute
High-rise - 700 feet per minute

SERVICE ELEVATORS

Number of Elevators

East Tower - 1
West Tower - 1

Elevator Capacity

4,500 lbs.

Elevator Size

144" X 71" X 84 ¼"

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BUILDING AMENITIES

Retail Amenities

ATM

Bank of Montreal

- ♦ Phone: 403-503-7154
- ♦ Location: Fifth Avenue Place - +15 level

Bank Branch

ATB Financial

- ♦ Phone: 403-297-2011
- ♦ Location: Fifth Avenue Place - Main level

Bank of Montreal

- ♦ Phone: 403-503-7154
- ♦ Location: Fifth Avenue Place - Main level

Coffee / Beverage Shop

Second Cup Coffee Co.

- ♦ Phone: 403-262-5322
- ♦ Location: Fifth Avenue Place - Main level and +15 level

Dentist

Imagine Dental

- ♦ Phone: 403-770-6900
- ♦ Location: Fifth Avenue Place - Main level

Fastfood

Chachi's Deli Canada Inc.

- ♦ Phone: 403-452-2899
- ♦ Location: Fifth Avenue Place - +15 level

Ginger Beef

- ♦ Phone: 403-266-8836
- ♦ Location: Fifth Avenue Place - +15 level

Mercatino's

- ♦ Phone: 403-261-2090
- ♦ Location: Fifth Avenue Place - +15 level

Avelino's

- ♦ Phone: 403-837-7629
- ♦ Location: Fifth Avenue Place - +15 level

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BUILDING AMENITIES (Continued)

Vitality Tap

- ♦ Phone: 587-475-8775
- ♦ Location: Fifth Avenue Place - +15 level

OPA! Souvlaki of Greece

- ♦ Phone: 403-261-5909
- ♦ Location: Fifth Avenue Place - +15 level

Subway Sandwiches

- ♦ Phone: 403-264-1922
- ♦ Location: Fifth Avenue Place - +15 level

Wendy's Restaurant

- ♦ Phone: 403-264-7809
- ♦ Location: Fifth Avenue Place - +15 level

Monogram Coffee

- ♦ Phone: 403-589-0482
- ♦ Location: Fifth Avenue Place - Main Level

OEB(Over Easy Breakfast)

- ♦ Phone: 403-993-8646
- ♦ Location: Fifth Avenue Place - Main Floor

Newsstand

Gateway Newstand

- ♦ Phone: 403-265-0509
- ♦ Location: Fifth Avenue Place - Main level

Optometrist

Edworthy Vision on 5th

- ♦ Phone: 403-206-9966
- ♦ Location: Fifth Avenue Place - +15 level

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BUILDING AMENITIES (Continued)

Shoe Service

Pat's Place

- ♦ Phone: 403-275-7179
- ♦ Location: Fifth Avenue Place - +15 level

Sit Down Restaurant

OEB(Over Easy Breakfast)

- ♦ Phone: 403-993-8646
- ♦ Location: Fifth Avenue Place - Main level

Specialty

Berlitz

- ♦ Phone: 403-265-3850
- ♦ Location: Fifth Avenue Place - Main level

Charlotte's Web Florist

- ♦ Phone: 403-265-4860
- ♦ Location: Fifth Avenue Place - +15 level

City Time

- ♦ Phone: 403-262-6223
- ♦ Location: Fifth Avenue Place - +15 level

Fifth Avenue Drugs

- ♦ Phone: 403-233-8661
- ♦ Location: Fifth Avenue Place - +15 level

Fifth Avenue Place Chiropractic & Massage Therapy

- ♦ Phone: 403-261-1801
- ♦ Location: Fifth Avenue Place - Main level

Hallmark

- ♦ Phone: 403-263-1702
- ♦ Location: Fifth Avenue Place - +15 level

Madison & Page

- ♦ Phone: 403-264-6446
- ♦ Location: Fifth Avenue Place - +15 level

Tower Cleaners

- ♦ Phone: 403-388-1880
- ♦ Location: Fifth Avenue Place - Main level

Property Amenities

Auto Detailing Service

Standard Parking of Canada Ltd.

- ♦ Phone: 403-770-0400
- ♦ Location: Petro-Canada Centre - +15 level

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BUILDING AMENITIES (Continued)

Telecommunications

Allstream

- ♦ Phone: 403-303-2000

Bell West Inc.

- ♦ Phone: 403-410-8600

Enmax Envision

- ♦ Phone: 403-514-2000

Group Telecom

- ♦ Phone: 403-770-5053

Shaw Cable

- ♦ Phone: 403-716-6000

Telus

- ♦ Phone: 866-799-7777

GREEN AMENITIES

- Annual Earth Hour participant
- Annually reports emissions to the Carbon Disclosure Project
- Annually report to Global Real Estate Sustainability Benchmark (GRESB) survey
- Bike storage
- Contributes to LEED® CI Certification in Tenant spaces
- FSC Certified paper products
- Sustainable Transportation Program with the City of Calgary