

# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1

Colliers  
INTERNATIONAL



## Stampede Station II - Building Specifications

### Lease information:

	<u>Floorplates</u>
Main Floor:	6,556 Sq. Ft.
5th Floor:	19,781 Sq. Ft.
6th Floor - 18th Floor:	22,654 Sq. Ft.
19th Floor:	17,262 Sq. Ft.
<u>Total Area:</u>	<u>315,447 Sq. Ft.</u>

### Environmental:

- Project is designed to incorporate current sustainable building systems and construction practices. LEED and construction can be achieved if requested by the anchor tenant.

### Ceiling Height:

- 12 feet on the main floor
- 8 feet 6 inches at minimum on office floors
- 8 feet in washrooms

### Amenities:

- Secured bicycle storage
- Loading dock providing one 6' x 8', 3000 pound capacity dock leveller
- Roller shade window coverings for exterior windows for floors 2-19

### Structural Capacity:

- Typical floor slabs designed to accommodate 50 lbs/sq. ft. live load. Main floor slab designed to accommodate 100 lbs/ sq. ft. live load.

### Floorplate:

- Average floor plate 22,654 sq. ft
- Centre Core floor plate

### HVAC:

- Outside air ventilation 1 person for 200 sq. ft. Unit design to maintain interior conditions of 22 - 23.8 degrees Celsius in winter and 23.3 - 23.8 degrees Celsius in summer.

### Electrical/Telecommunications:

- One common electrical room per floor for tenant convenience and layout flexibility
- Equipped with fibre optic and high-speed copper based carrier services for extra efficiency.
- Power Capacity
  - 2.0 watts/ sq. ft. for office, public space and corridor lighting
  - 2.0 watts/ sq. ft. for miscellaneous power (plug load)
  - 2.0 watts/ sq. ft. spare capacity for special uses
  - Total 6.0 watts/ sq. ft does not include required for HVAC and elevator services

### Parking:

- Egress and ingress to available parking from 14th Avenue SE.
- 416 parking stalls
  - 187 parkade
  - 229 underground

### Elevators:

- 4 high speed elevators with capacity of 3500 lbs programmed to accommodate security card readers.
- Elevator speed:
  - min. speed of 350 feet per minute
- Service elevator 8' wide x 6'-4 deep with 10' height

### Structure:

- Exterior facade comprised of brick veneer
- Curtain wall glass

### Security System:

- Off-site monitoring from a recognized central station
- Dial-up panel connected to tenants phone system
- Card key access

# *Stampede Station II*

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1

## AERIAL & LOCATION MAP



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1



DOWNTOWN

14TH AVENUE SE

Stampede Station Phase II

12TH AVENUE SE

MACLEOD TRAIL SE



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1





# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

Easy access to Calgary's Transit services. Victoria Park Stampede Station LRT Line going North or South is located directly across Macleod Trail. Bus service is available and one on 1st street SE heading South and on the corner of Macleod Trail and 17th Avenue going North into downtown.



CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1

View facing NE from the 6th floor of Stampede Station II



View facing west from the 20th floor of Stampede Station II





# *Stampede Station II*

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1

## ARCHITECTURAL PLANS & BUILDING RENDERINGS



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1

Stampede Station Rendering - Phase II



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1



NE View from 19th Floor - Stampede Station



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



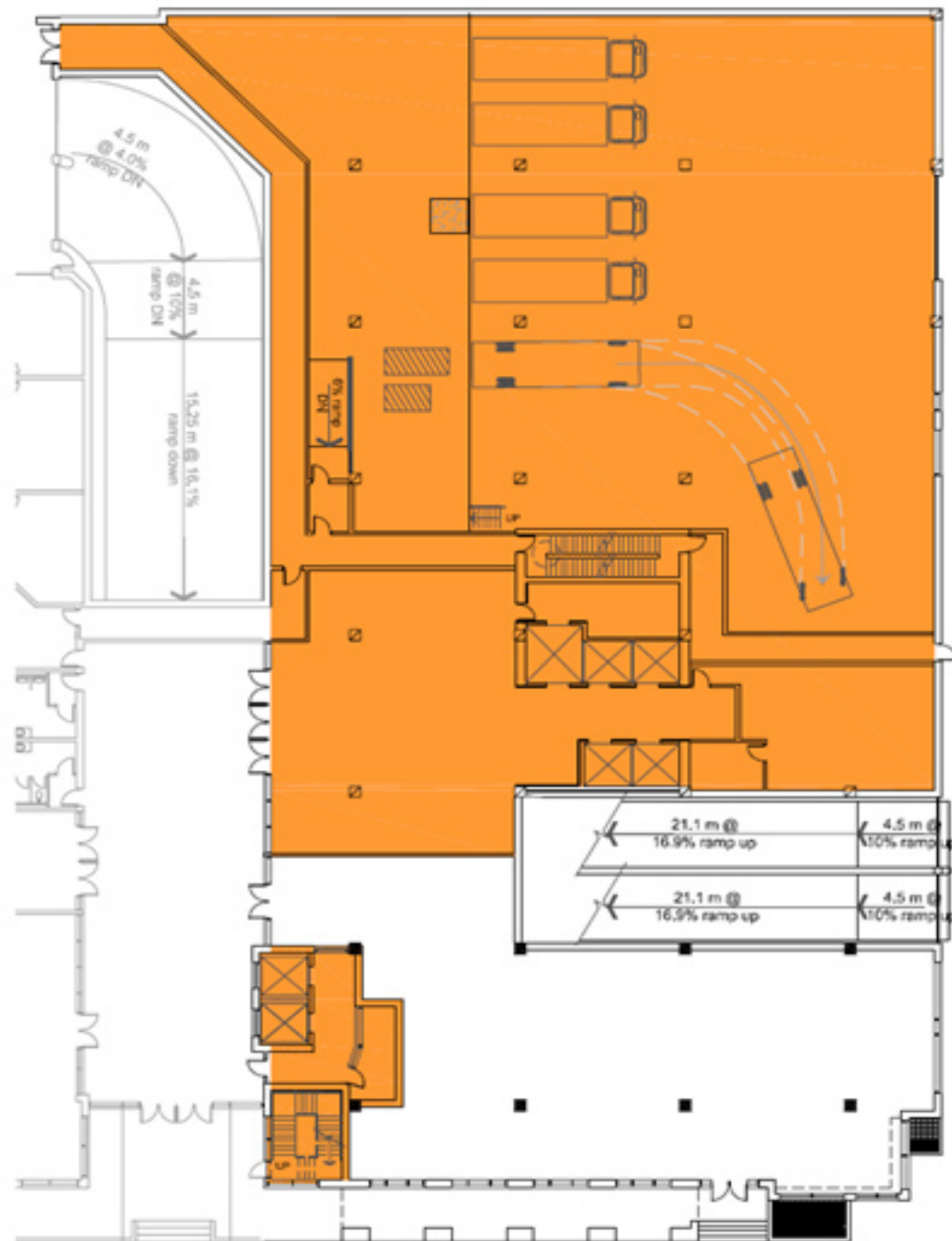
CPC2017-372 #8 1 22  
ATTACHMENT 2  
LETTER 1

Main Entrance - Stampede Station II



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1

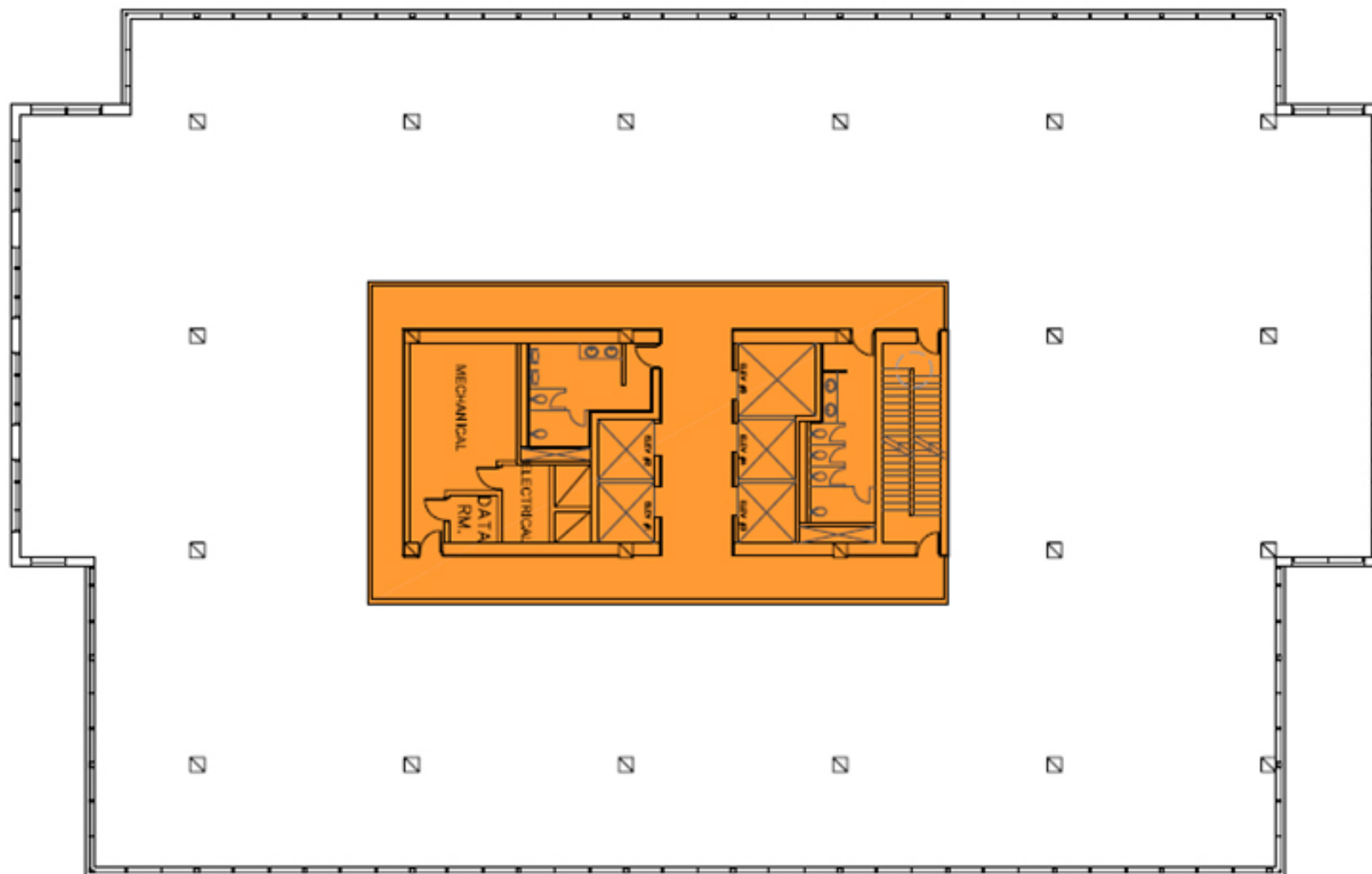
Main Floor - Retail: 5,996 Rentable Sq. Ft.



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1



5th Floor

Typical Multi-Tenant Floorplan



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1



6 - 18th Floors

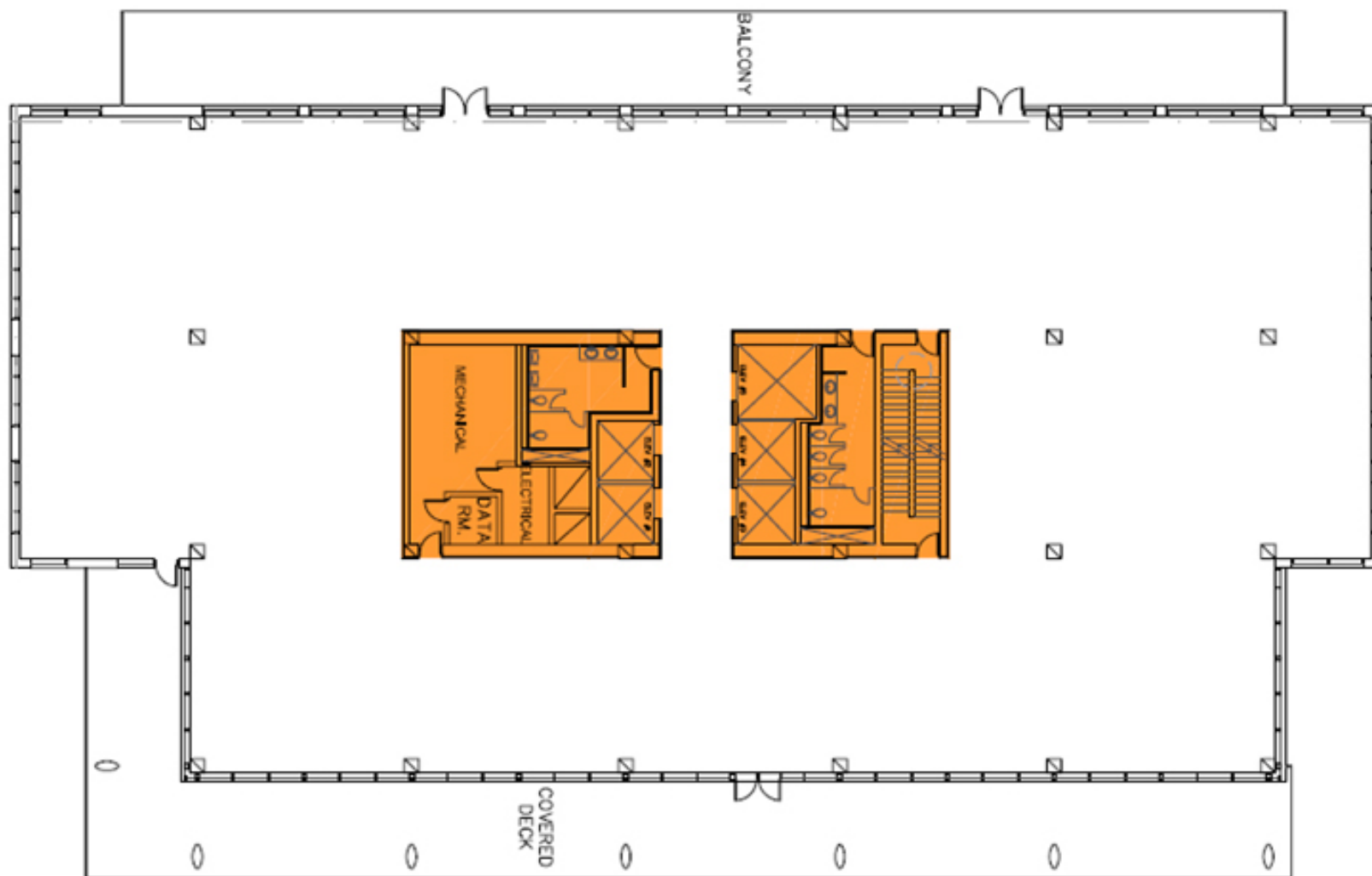
Typical Single-Tenant Floorplan



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1



19th Floor

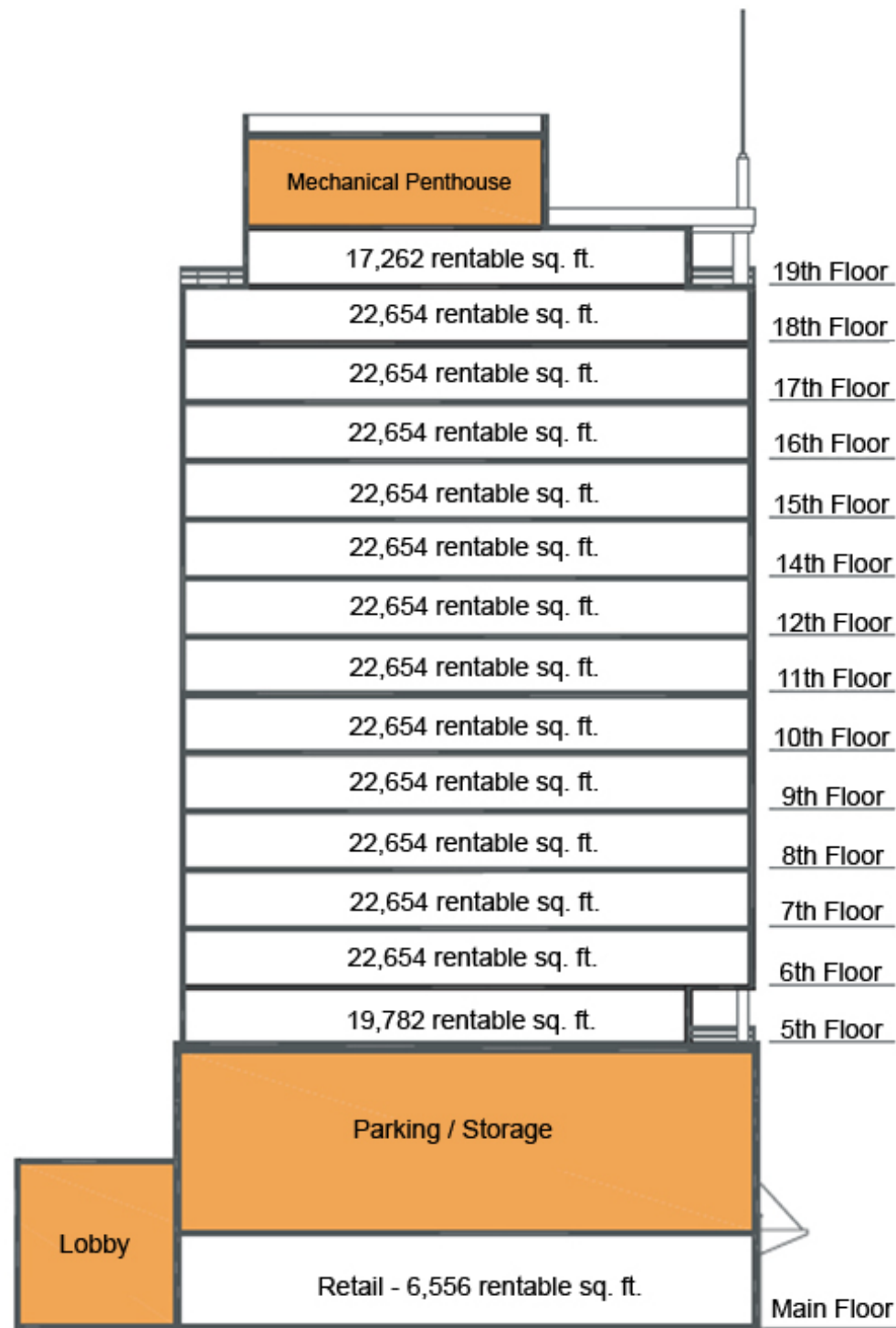
Typical Floorplan



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1

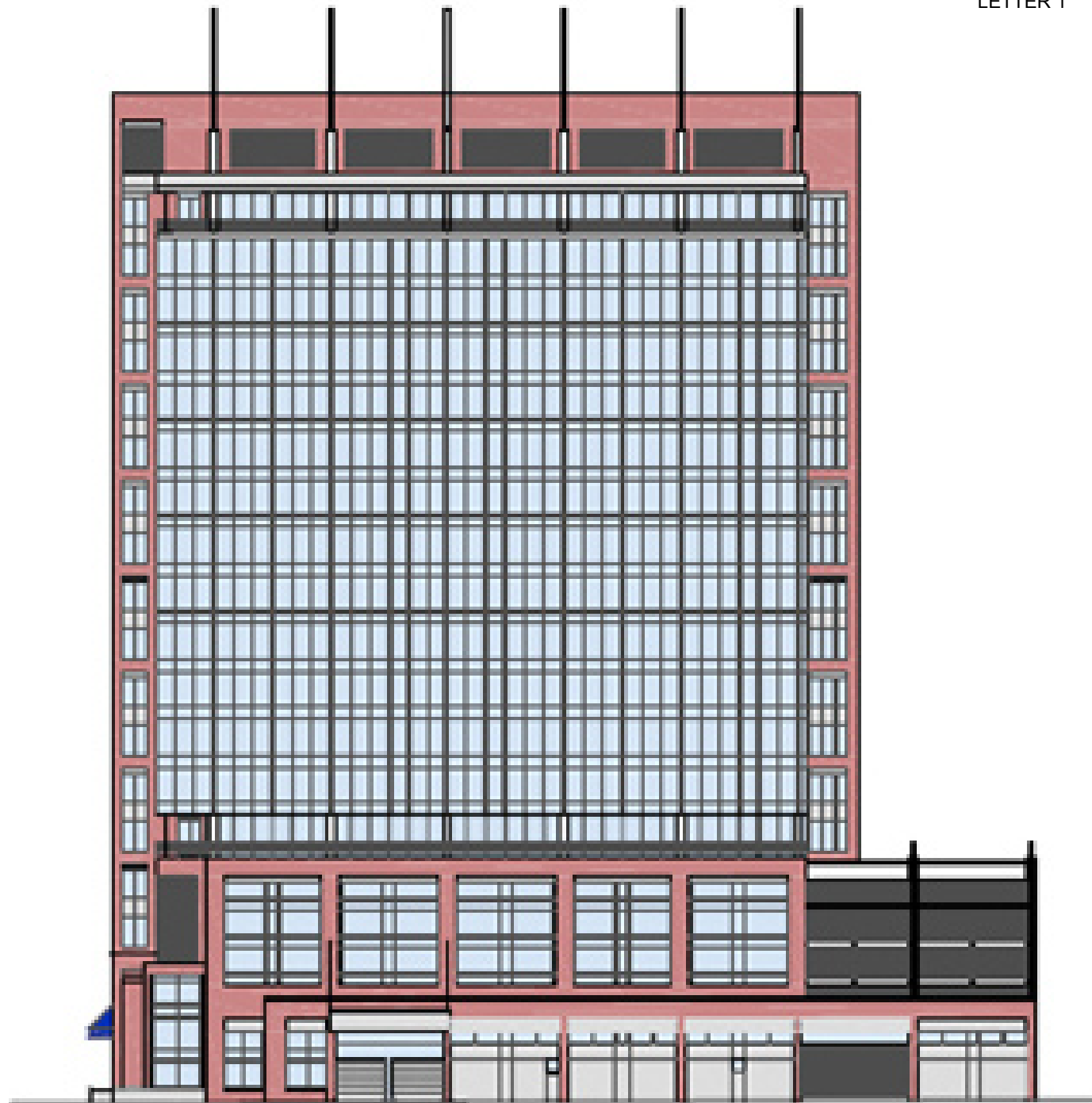




# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1



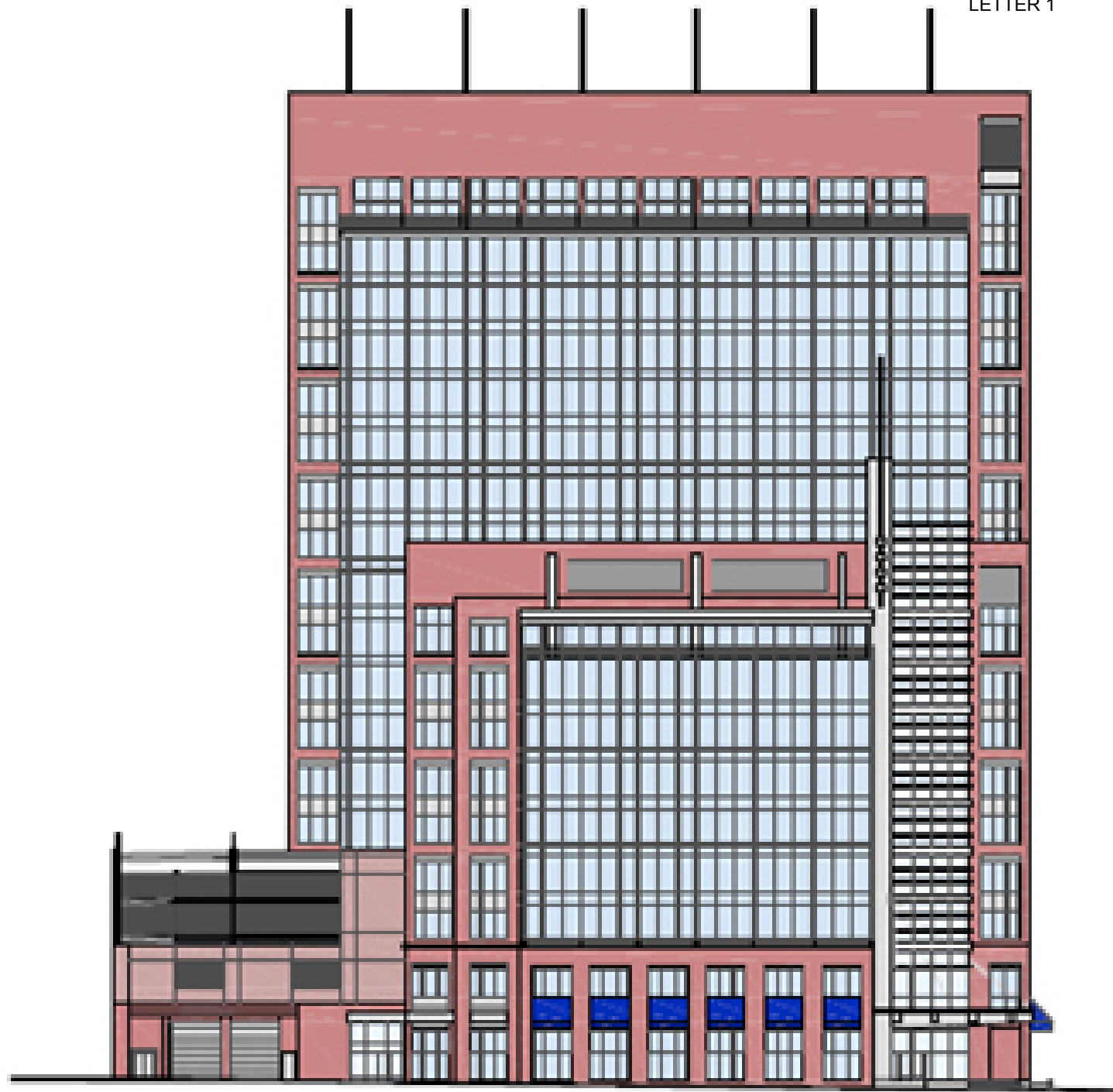
North Elevation



# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

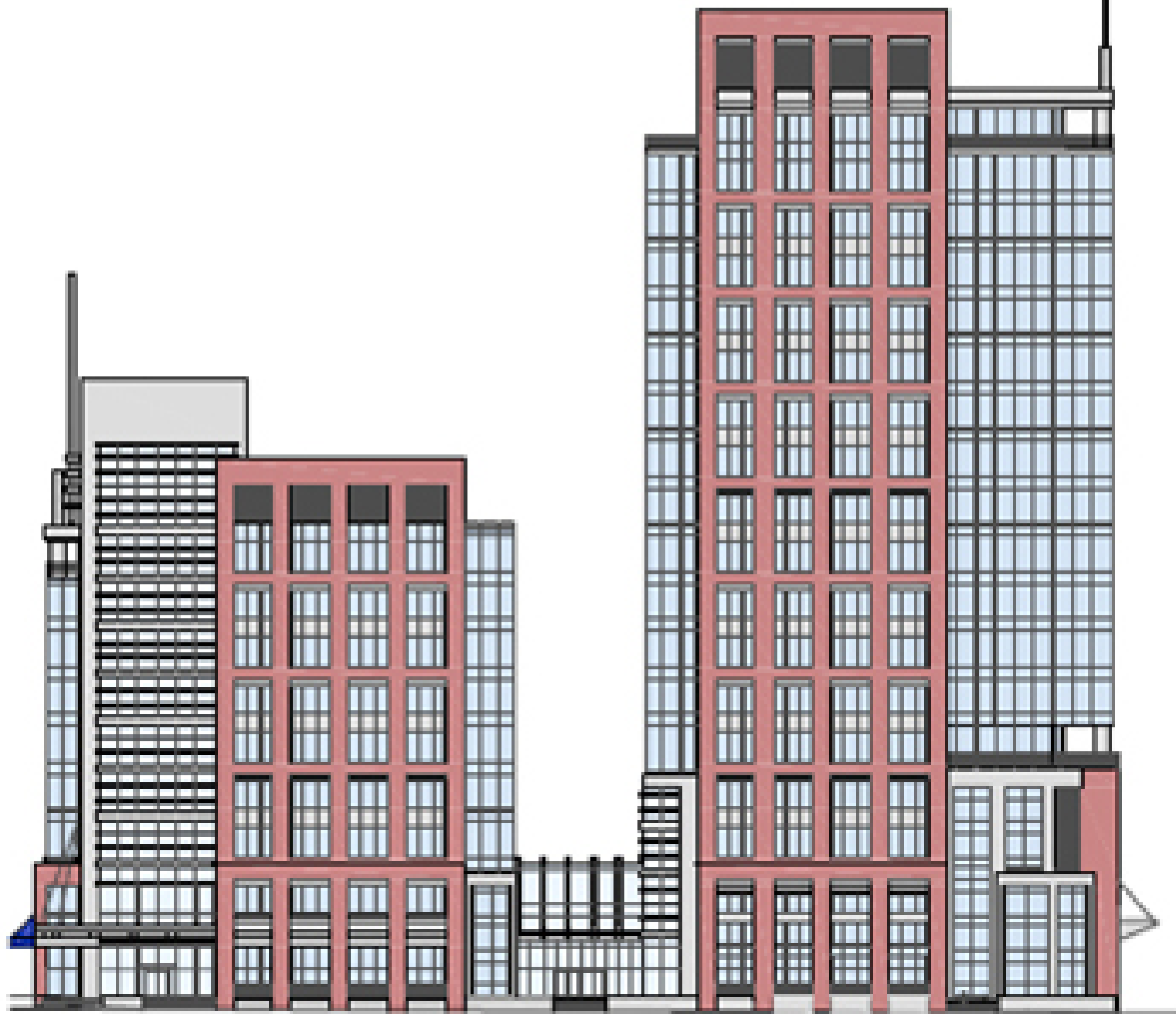
CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1



South Elevation

# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1

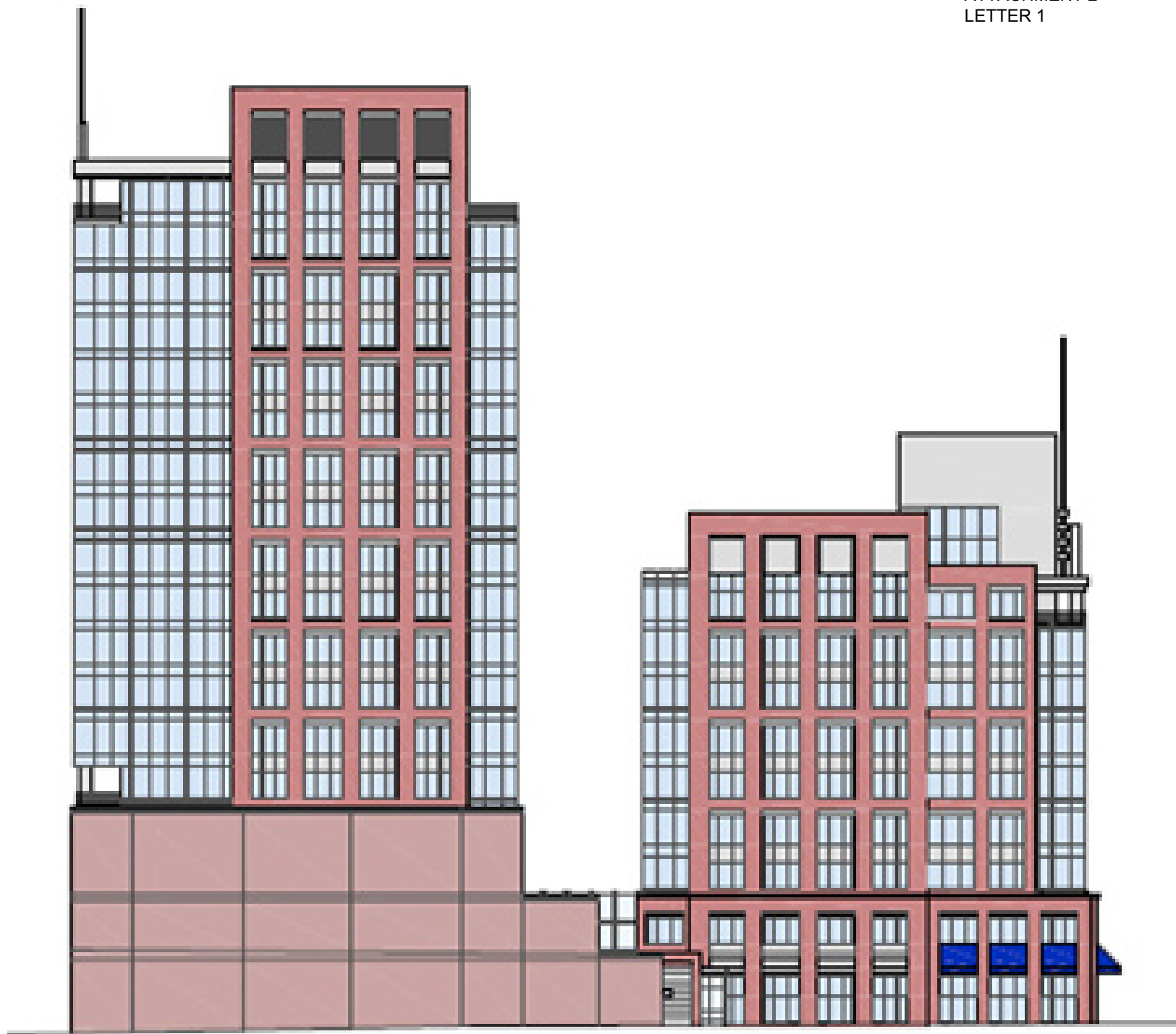
East Elevation



# *Stampede Station II*

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.  
ATTACHMENT 2  
LETTER 1



West Elevation

# Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



FOR FURTHER INFORMATION PLEASE CONTACT:



**Chris Law**

Vice President/Partner  
1000 Royal Bank Building  
335 8th Avenue S.W.  
Calgary, AB  
T2P 1C9  
Direct: 403.571.8769  
Cell: 403.710.0918  
Email: [chris.law@collierscalgary.com](mailto:chris.law@collierscalgary.com)



**Dan Lannon**

Senior Leasing Associate  
1000 Royal Bank Building  
335 8th Avenue S.W.  
Calgary, AB  
T2P 1C9  
Direct: 403.215.9865  
Cell: 403.975.6999  
Email: [dan.lannon@collierscalgary.com](mailto:dan.lannon@collierscalgary.com)



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2011. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

All images are building information may be conceptual or based current development plans, all of which are subject to change without notice. The developer expressly reserves the right to make modifications in its sole discretion. No guarantee is made that the facilities or features depicted will be built, or if built, will be of the same type, size or nature as depicted. All features dimensions and specifications are subject to change without notice. All drawings are conceptual renderings and the developer expressly reserves the right to make modifications.



# Stampede Station Phase II | 215 15th Avenue SE, Calgary, AB

## Contacts:

CHRIS LAW

+1 403 571 8769

chris.law@collierscalgary.com

DAN LANNON

+1 403 215 9865

dan.lannon@collierscalgary.com

### Colliers International

1000, 335 8 Avenue SW | Calgary Alberta T2P 1C9

Main +1 403 266 5544 | Fax +1 403 265 6495 | [www.colliers.com/calgary](http://www.colliers.com/calgary)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2010. All rights reserved.

Another development by:



Marketing prepared by:



Accelerating success.

**Note:** Letter 2 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831