

**BROOKFIELD
PLACE
CALGARY**

**225 6TH AVENUE SW
CALGARY, ALBERTA**

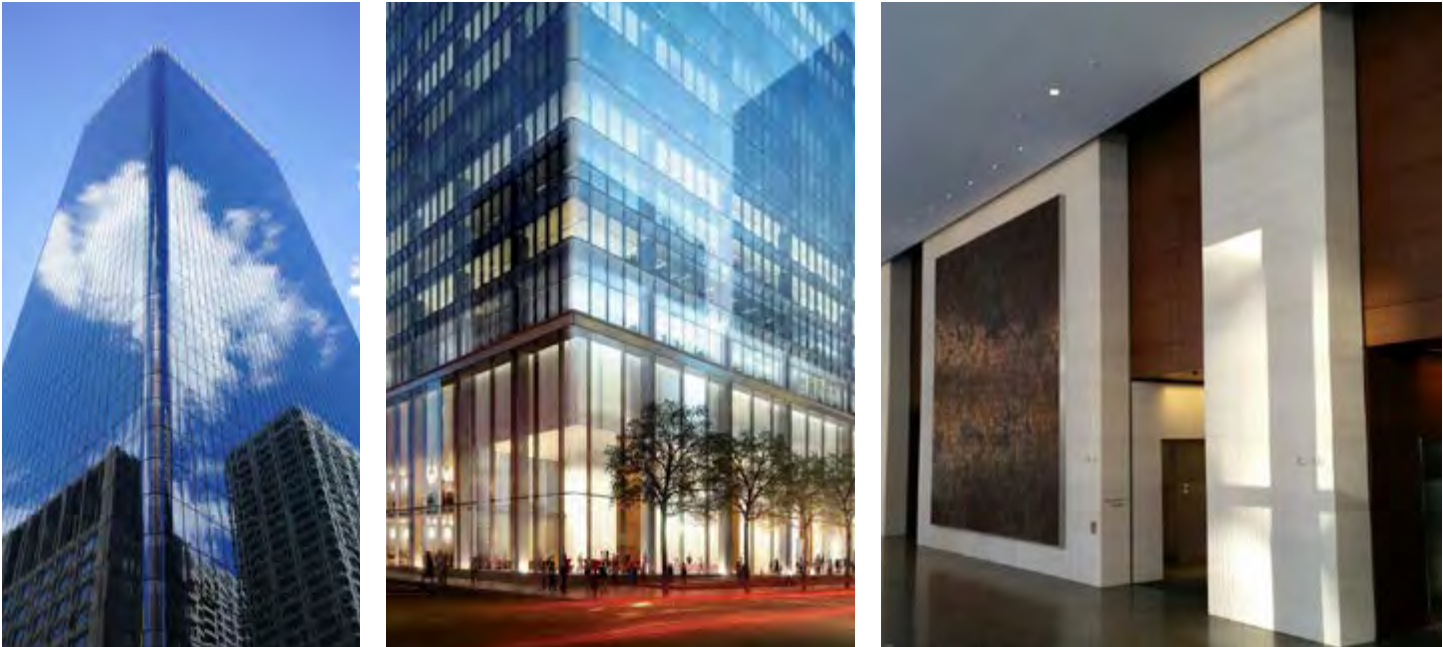
Building Hours	7:30am - 6pm
Management Office	8am - 4:30pm
HVAC Hours	7:30am - 6pm

Note passcard access is available 24hrs/day

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BROOKFIELD PLACE CALGARY



ABOUT BROOKFIELD PLACE CALGARY

Brookfield Place Calgary is a full-block commercial development located between 1st & 2nd Streets and 6th & 7th Avenues SW in downtown Calgary. Brookfield Place Calgary consists of 1.4 million square feet, 56 storeys and 247 meters tall located at the northeast corner of the block. Leading North American oil company Cenovus is committed to one million square feet of the east tower as the anchor tenant.

In addition to the east tower, development plans call for an additional office tower totaling approximately one million square feet, a 60-foot-high transparent glass pavilion, restaurants, retail shops and amenities at street

level, and underground parking accommodating 1,100 parking stalls.

A half-acre lit public plaza will traverse the site and will feature restaurants and cafés, public art displays, cultural activities and programmed activity provided by Brookfield’s award-winning Arts & Events program.

Brookfield Place Calgary has been constructed to a high standard of sustainability and has achieved the LEED Gold standard for Core & Shell development. Commuters will have direct access to the plus-15 skywalk system and the Calgary LRT on 7th Ave. The property has a end of trip

facility consisting of an innovative bicycle parking facility accessible by dedicated bike ramps separate from vehicular traffic complete with showers and day lockers.



Brookfield Place Calgary features accessible doors at all main entrances. For further information about accessibility [axiistenantapp.com](#)



Conveniently situated in the downtown core, Brookfield Place Calgary is surrounded by exciting food and event spaces, tourist attractions and transportation hubs.

Within 5 - 10 minutes:

- Suncor Energy Centre
- Fifth Avenue Place
- Bankers Hall & Court
- Telus Convention Centre
- The Palace Theater
- Bow River & Walking Trails
- University of Alberta
- C-Train

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SERVICES & AMENITIES

Take advantage of these services from Brookfield Place Calgary tenants:

- Food Court area with exciting cuisine options
- Banking & Financial Planning Services
- Chiropractic services
- Barber services
- On-site ATMs

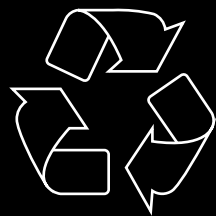


Brookfield Place Calgary has an exciting collection of amenities available in the building.

- On-site management
- 24/7 building access and Security
- James K Gray Galleria with shops and services
- 2.3 acre urban Plaza on the southeast corner
- In-house porter service
- 550 Underground heated parking stalls (East Tower)
- 275 Indoor bike parking
- stalls with separate entrance
- Men’s and Women’s locker and shower facility
- 4 – Electric vehicle charging stations

BROOKFIELD PLACE CALGARY

BROOKFIELD PLACE CALGARY 2019 ENVIRONMENTAL HIGHLIGHTS



75% Waste Diversion Rate in 2019!
581 cubic metres of landfill saved!

ENVIRONMENTAL PERFORMANCE

At Brookfield Place Calgary we raise the bar for real estate everywhere. That's why we actively manage our building's environmental performance. Since we opened our doors 4 years ago, we've tracked every kilowatt of energy used. Every litre of water consumed. And every tonne of waste generated.

Our commitment to performance means we participate in industry and internal benchmarking. Each year we report to the Global Real Estate Sustainability Benchmark (GRESB) to see where we stand among peers. Nine years running, Brookfield Properties continues to rank as a 4 Green Star participant.

Our operations are focused on excellence for you and for the planet. The building is LEED® Core & Shell Gold certified, BOMA 360 Designated, and WELL Health-Safety Rated. We have green amenities like over 300 bike parking spaces, showers, lockers, dedicated change rooms for tenants, onsite bike repair, and wellness programming through axiis, our tenant engagement app.

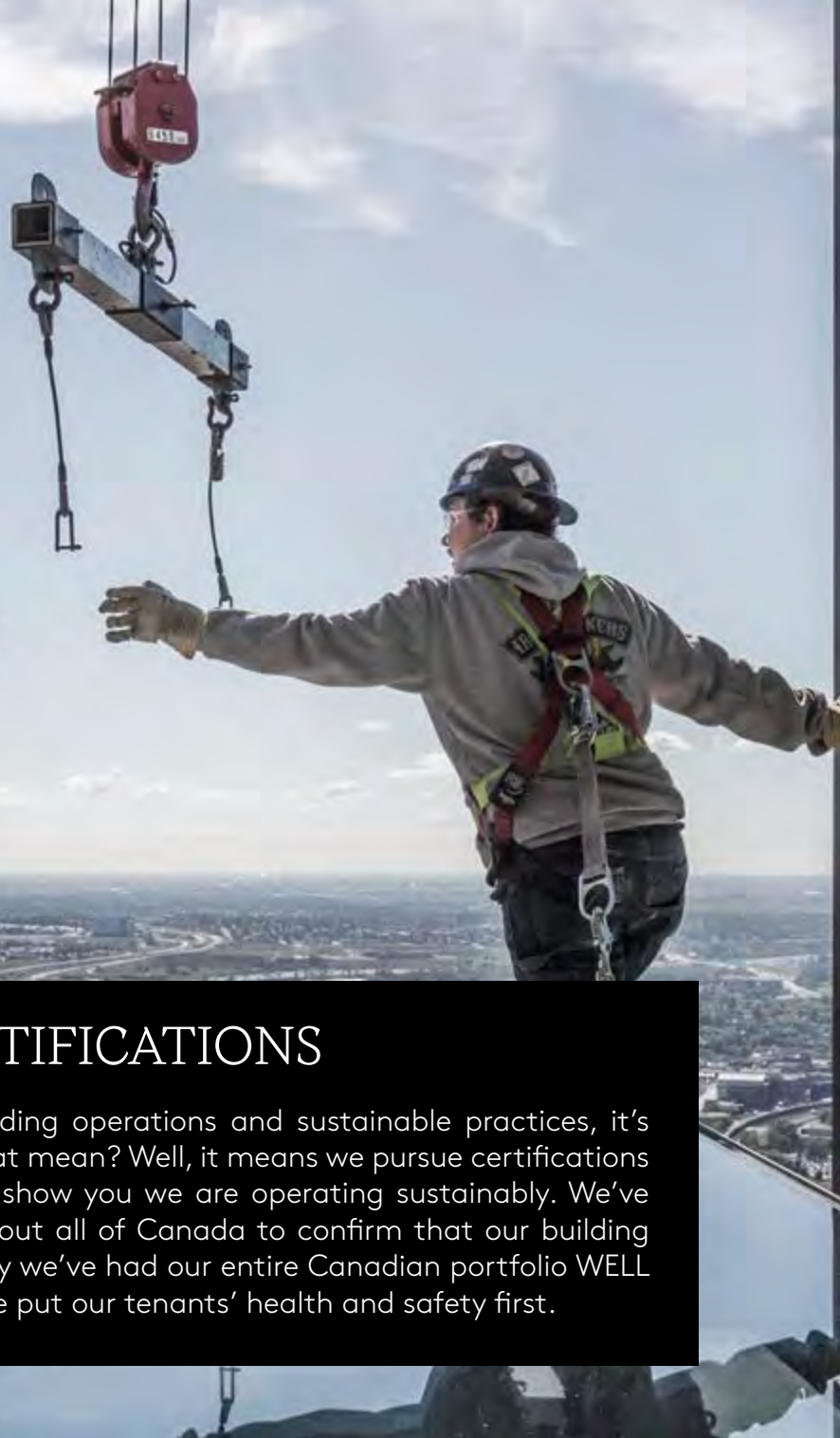
Notes:

1. Figures represent absolute consumption data. Normalization factors such as weather & occupant density, or operational changes are not included.
2. Savings are cumulative and based on data collected between 2011 and 2019 prior to the pandemic.

GREEN AMENITIES

- Annual Earth Hour participant
- Annual participant in the Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment
- axiis engagement app with sustainability tips, news, and events
- BOMA 360 Designated
- Dedicated access route for cyclists, separating them from vehicular traffic while accessing the parking garage
- Energy efficient lighting, daylight & occupancy sensors, and variable air flow ventilation systems are designed to use 40% less energy than the national energy building code
- EV charging stations on-site
- FSC Certified paper products
- Green Cleaning practices
- LEED® CS Gold Certified
- Secure bike parking for cyclists with 328 spaces
- Bike maintenance and repair tools
- Shower facilities and over 500 lockers
- Tenant bike room and shower facilities
- Water fixtures designed to use 30% less than standard plumbing fixtures
- WELL Health-Safety Rated
- 64% - 2018 Waste diversion Rate
- 176 cubic meters of landfill space saved

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DESIGNATIONS & CERTIFICATIONS

Leading the charge in best-in-class building operations and sustainable practices, it's always good to be verified. What does that mean? Well, it means we pursue certifications like LEED at our landmark addresses to show you we are operating sustainably. We've earned BOMA 360 designations throughout all of Canada to confirm that our building operations are best in class. More recently we've had our entire Canadian portfolio WELL Health-Safety Rated® to confirm that we put our tenants' health and safety first.



We are proud to say that as of 2021 Brookfield Place Calgary is WELL Health-Safety Rated®.



Brookfield Place Calgary is certified LEED® CS Gold certified through the USGBC.



Brookfield Place Calgary is BOMA 360 designated through BOMA International.

PROPERTY PROGRAMS

Our property programs are a suite of services that cover everything from our ground-breaking tenant communication app, axiis, to our world-class parking, security amenities, and everything in between. Here's an example of what our tenants can experience.



axiis

axiis by Brookfield Properties is an industry game-changer that puts tenants in the centre of their workplace community. Our tenant app elevates the everyday professional experience by providing users access to building information, virtual and in-person events, wellness offerings, exclusive perks, retail promotions, food ordering options, and news that matters to them. With a customizable user interface, new digital features, and ability to sign up for specialized updates, axiis truly revolves around you.



Parking

Our collection of parking amenities is designed to ensure a comfortable start and end to the work commute. Bright and spacious parking garage and bike storage facilities, complimentary services, and eco-friendly options, will welcome patrons to a whole new class of parking.



Service Requests

We deliver the highest quality of services to our tenants. By utilizing the Angus Anywhere software platform to respond to tenant service requests, our customer service representatives manage service and maintenance requests 24/7. Whether a light is out, or experiencing a power issue, dealing with a small spill or a large leak, tenants can be assured that their service requests will be resolved quickly and thoroughly. Available in app, online and by phone, submitting service requests is quick and simple.



LiveSafe

Integrated within axiis, the LiveSafe mobile platform gives app users the opportunity to report incidents and emergencies safely and securely. Whether being stuck in an elevator or encountering suspicious activity, tenants can speak directly to a security guard and receive updates about the incident report. The process is simple and intuitive. We take the well-being of our tenants and partners seriously, that's why we put security at their fingertips.

"Our exclusive tenant programing is what sets us apart from other landlords"

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DIGITAL
CONNECTIVITY

We evaluate several building certification systems on the market, and currently align ourselves with LEED®, BOMA 360 and WELL Health-Safety. Operating our assets to each certification’s operational and environmental best practices. We actively monitor the emergence of new building certification systems to the market such as Wired Certification and evaluate the performance of our buildings accordingly.

In terms of connectivity, our properties have robust technology infrastructure and offer public Wi-Fi, Distributed Antenna Systems (DAS), multiple telecom providers, and building risers. We have prepared a digital connectivity fact sheet that outlines our building’s technology infrastructure for current or prospective tenants.



Carrier	Cable Type	Network Type	Distribution Level	Location
Bell Canada	Fibre	Wireline	Partial	POP05
Rigstar	Fibre	Wireline	Partial	POP05
Shaw Business	Fibre	Wireline	Partial	POP06
Telus	Fibre	Wireline	Partial	POP04
Telus Mobility	Fibre	DAS	Full	POP04
Zayo Canada	Fibre	Wireline	Partial	POP01



CONNECTIVITY DETAILS

Connectivity Features & Amenities

- Free public Wi-Fi is available;
- Distributed Antenna System (DAS) providing cellular coverage (Bell, Telus) throughout the entire property (Tenant, Common, Retail and Parking Areas);
- Points of Entry into the property are provided from 6th Avenue SW and 1st Street SW.

Infrastructure

- Multiple points of entry (protected conduit locations) are available for telecom wiring;

- Telecommunications equipment are located in dedicated/secured POP rooms;
- Spare capacity is available to install new telecommunications equipment in the property;
- Dedicated risers are available from the basement to the top floor in a closed and secured environment;
- Risers can accommodate additional telecommunication providers within the current infrastructure (without additional build out work);
- Property has two or more diverse riser locations.

Readiness

- Building has signed Point of Entry Agreements (POEs) in place with carriers;
- Building management has a boilerplate agreement in place;
- Building management has the capability to bring in additional new service providers to cover new service requirements demanded by tenants;
- Connection to back-up power are available to all building ISP’s for a fee.

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