

## Glenmore Professional Centre

1201 Glenmore Trail SW Calgary, Alberta

### General Information

Number of Floors	6
Year Built	2007
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	Multi-tenanted building in 2017
Building Size (sq.ft.)	135070
Floor Plate (sq.ft.)	22511
Additional Rent Total (p.s.f.)	\$19.39
Realty Taxes (p.s.f.)	\$5.94
Operation Cost (p.s.f.)	\$12.35
Hydro Cost (p.s.f.)	N/A
In Suite Cleaning Cost (p.s.f.)	\$1.10
Building Access Points	4
Heating, Ventilation & Air Conditioning	Boilers, chiller, AHU
HVAC Hours	6:00 am - 6:00 pm
Building Security Information	Scarlet Security
Washrooms	0
Number Per Floor	4
Number of Male and Female	washrooms have locker room and showers.
Anchor Tenants	Centre; Fresh Kitchen
AODA	N/A
Life Safety / Fire Panel Information	XLS Control panel
NWHP Service	0
Building Automation Systems	Siemens Apogee

### Electricity

General Information	347 - 600v / 1600 amps / 3ph / 4w
Building Emergency Power	Kohlor power system 350 generator
Tenant Back Up Generator	Yes
Base Building Lights	F32T8TL941 cool white.
Lighting Control	Douglas lighting control
Electricity Closet	2 per floor
Telephone Closet	2 per floor

### Passenger Elevators

Number of Elevators	4
Year Elevators Modernized	2017
Elevator Type	Schindler 400A traction gear-less elevator
Elevator Speed	350 FPM
Passenger Cab Size	3000 lb

### Parking

Parking Ratio	2.90/1000
Handicap Accessibility	Yes
Mothers Parking / Courtesy Parking	No
Parking System Type	Pay-by-plate
Number of Spaces	400
Number of reserved / unreserved	125 reserved; 250 random; 25 transient
Garage Year Built / Modernized / Renovated	Underground lot
Number of Levels	2
Parking Type	Underground and surface

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### Amenities

Fitness Centre	Yes
Bicycle Storage	Indoor & outdoor
Shipping & Receiving	Yes
Fitness Centre	No
Bicycle Storage	No
Meeting Room Costs	N/A
Food Services / Café	Fresh Kitchen
Meeting Rooms	Onsite evening patrols and 24/7 on weekends; CCTV; card access
Meeting Room Costs	Route 3, 47, 72, 73; Chinook Station LRT.
Shared Meeting / Social Space	N/A
Security Specifications	No
Public Transit Information	N/A
Shared Meeting / Social Space	

### Environm

Onsite Building Management	
Energy Savings	0
Additional Environmental Initiatives	0
Sustainability Initiatives	0
Recycling Program	Single-stream and compost
Conservation and Carbon Footprint Initiatives	0

### Additional Information

Hospital Proximity	1-3 km
Hospital	Rockyview General Hospital
Wifi	Yes - In fitness centre only.
Hospital Proximity	Yes
Building Hours	M-F: 7:30 am - 5:00 pm