



REAL

## AQUITAINE TOWER



A classic office tower with responsive on-site management

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Located at one of Calgary's best-known intersections; '5th and 5th,' Aquitaine Tower is close to all downtown amenities.

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Aquitaine Tower is just minutes away from popular shopping and entertainment districts such as Stephen Avenue and Eau Claire.

### ADDRESS

540 5th Avenue S.W., Calgary, Alberta

### LOCATION

Northeast corner of 5th Avenue and 5th Street S.W.

### TYPICAL FLOOR PLATE

13,500 square feet

### NUMBER OF FLOORS

Twenty

### PARKING

- Two levels of underground parking at a ratio of one stall per 2,800 square feet
- Secure underground bicycle storage facility

### AMENITIES

- Excellent Plus 15 access
- 2,100 square foot Conference Centre available to tenants at no charge
- Minutes to downtown shopping
- Located on the Downtown Calgary Cycle Track System
- A full range of environmentally responsible initiatives

### OWNERSHIP

Aquitaine Tower is owned by First Real Properties Limited. The company was formed in 1970 to develop and acquire real estate in Canada and currently owns over two million square feet of property in Calgary, Toronto and Hamilton.

### MANAGEMENT

The building is managed by the owner, part of the Real group of companies, with an on-site management office. The Real group has been operating in Canada for over 45 years and currently manages over 3.3 million square feet of office, industrial and retail space across the country.

### SECURITY

Aquitaine Tower has a digital building access system which secures the parkade, main entrance and elevators. Security personnel are on-site daily and regular patrols are conducted after hours. In addition, there is comprehensive video monitoring of high-traffic areas.

### ELEVATOR

Eight Otis elevators, upgraded to digital control, serve the building and provide optimal dispatch and response times via high and low rise elevator banks. Four elevators service the parkade along with a dedicated freight elevator serving all office floors.

### LIFE SAFETY

The building is equipped with a two-stage addressable fire alarm system and is fully sprinklered, with smoke and heat detection on each floor. If a power failure occurs, the building is equipped with an emergency generator that supplies power to operate emergency equipment and warning systems.

### MECHANICAL

The building is heated by three Miura high efficiency low emission boilers, installed in 2016. Heat is distributed by perimeter induction units, with air conditioning provided by two York chillers. The air-handling system is designed to provide fresh air from a minimum of 20 percent up to 100 percent during free cooling.

### LIGHTING

A lighting-control system is in place to assist with energy consumption by automatically turning lights off after hours. Additional lighting is available in one-hour increments by simply turning on the main light switch in each suite.