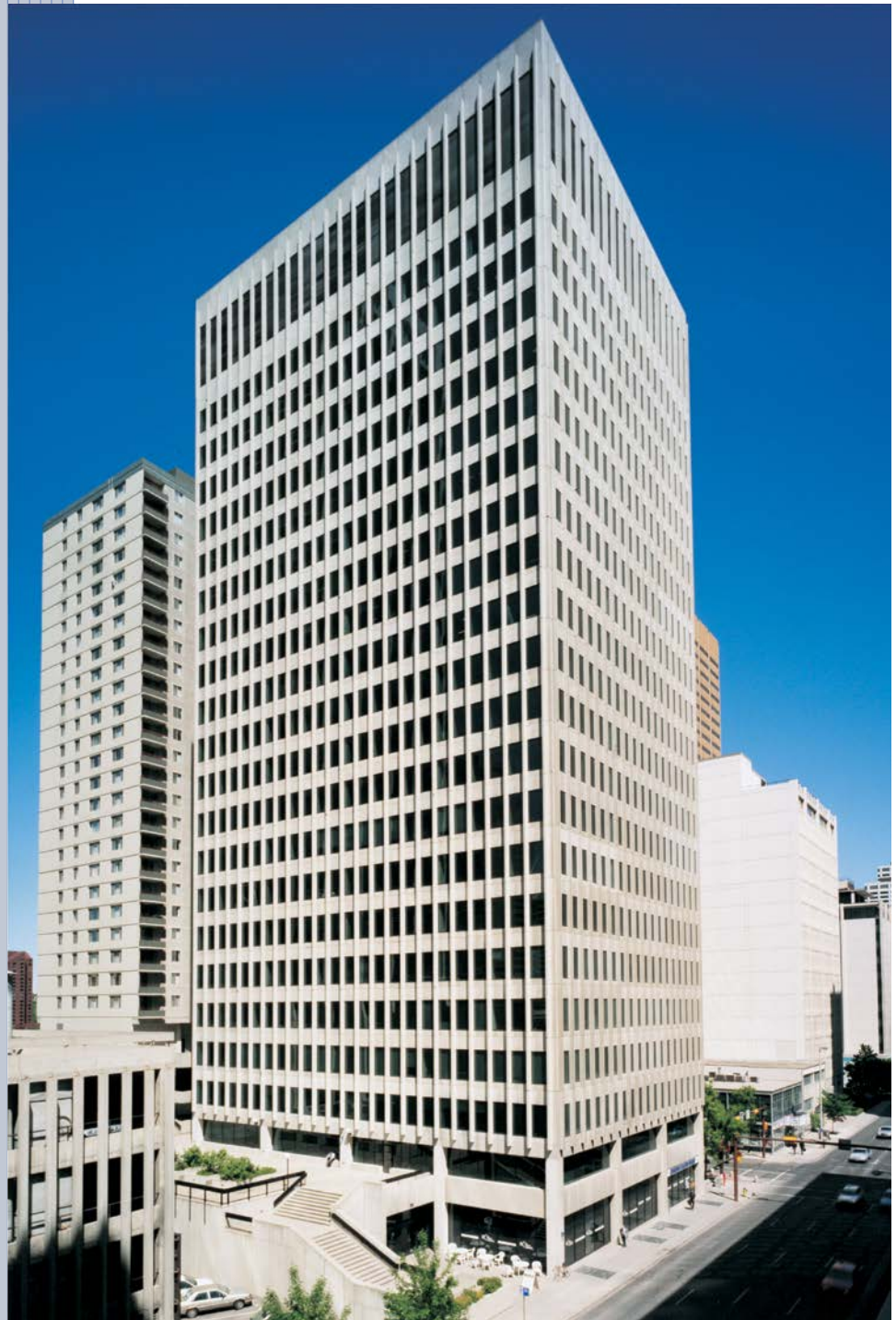




REAL

BANTREL TOWER



Superior office space in a convenient downtown location

BANTREL TOWER

Bantrel Tower is in a non-congested location in the west end, yet still close to the downtown core.

BANTREL TOWER

Bantrel Tower is in a non-congested location in the west end, yet still close to the downtown core.

ADDRESS

700 6th Avenue S.W., Calgary, Alberta

LOCATION

Northwest corner of 6th Avenue and 6th Street S.W.

TYPICAL FLOOR PLATE

11,000 square feet

NUMBER OF FLOORS

Twenty-two

PARKING

Underground parking with numerous other parking options in close proximity

AMENITIES

- Plus 15 access to all of the downtown network
- Meeting room available for tenant use
- On-site food and coffee bar
- Close to downtown shopping
- A full range of environmentally responsible initiatives

OWNERSHIP

Bantrel Tower is owned by Second Real Properties Limited. The company was formed in 1975 to develop and acquire real estate in Canada and currently owns over one 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 a management office located in downtown Calgary. 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

Bantrel 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

Six Otis elevators, upgraded to digital control serve the building, providing excellent dispatch and response times.

LIFE SAFETY

The building is equipped with a two-stage addressable fire alarm system, is fully sprinklered and has heat and smoke 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

Bantrel Tower is equipped with three De Dietrich boilers, installed in 2015. Heated and cooled air is distributed through a dual-duct, constant-volume system, 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.

BOMA BEST



Bantrel Tower has achieved a Silver Certification awarded by the Building Owners and Managers Association of Canada (BOMA), recognizing Best Practices in environmental leadership within the commercial real estate industry.