



REAL

## WESTERN UNION BUILDING



Smaller floorplates can allow tenants an exclusive floor

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Located in the city's west-central business district, the Western Union Building is close to excellent dining, shopping and entertainment venues. The Stephen Avenue pedestrian mall and The Core offer a full range of retail shops and services.

### ADDRESS

640 8th Avenue S.W., Calgary, Alberta

### LOCATION

Northeast corner of 8th Avenue and 6th Street S.W.

### TYPICAL FLOOR PLATE

Low rise: 2nd floor 8,158 square feet

3rd floor 9,004 square feet

High rise: 6,237 square feet

### NUMBER OF FLOORS

Twelve

### PARKING

- Fully-secured, covered surface parkade
- Secured bicycle storage

### AMENITIES

- Direct Plus15 access to the downtown system
- Numerous parking options in close proximity
- Located on the Downtown Calgary Cycle Track System
- Lobby fully renovated in 2016 in mid-century modern style with signature artwork
- Column-free floors provide flexibility in space planning
- A full range of environmentally responsible initiatives

### OWNERSHIP

Western Union Building 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 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

The Western Union Building has a digital building access system which secures the parkade, main entrance and elevators. Security personnel conduct regular after-hour patrols, along with comprehensive video monitoring of high-traffic common areas.

### ELEVATOR

Three Otis elevators, including a designated freight elevator, serve the building. The elevators were fully modernized and re-built in 2016, providing excellent performance and reliability.

### LIFE SAFETY

The building is equipped with a comprehensive fire alarm system, along with an emergency generator to supply power to operate emergency equipment and warning systems.

### MECHANICAL

Two Miura high efficiency low emission boilers, installed in 2016, supply heating through perimeter-induction units and interior-zone air supply, with air conditioning provided by a Trane chiller. 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.