

# FEATURES

## Office Features

- | District: Southeast Calgary
- | Zoning: IG, Industrial General Zone
- | Easy access to main roads like Glenmore Trail, Peigan Trail SE and Stoney Trail
- | Surrounding landscape provides serene greenscapes
- | Walk the surrounding half mile trail alive with wildlife
- | Award winning Class A office space
- | Efficient indirect T8 lighting throughout
- | 2.5 inch raised subfloor throughout office area allows for access to all data, electrical and phone wires – creating a more efficient, sustainable and smarter space
- | Full Honeywell security system, including night vision cameras and central security hub with security coverage of the perimeter and interior lobby of the building
- | Powered parking on site
- | Opportunities for tenant signage
- | Fully automated state-of-the-art HVAC system
- | Elevator for convenient access
- | Women's and men's washrooms per floor
- | Back up power generation to supply systems beyond life safety
- | One 12,000 kVA transformer services the office building