

420 2nd Street SW
Calgary, Alberta

Fifth Avenue Place

Building Hours

7:30am – 6pm

Management Office Hours

8:30am – 5pm

Retailer Hours

9am–6pm

Parking Hours

24/7

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Properties





About Fifth Avenue Place



Fifth Avenue Place is a 1.5 million square foot office project, comprised of two 35-storey office towers, encompassing 1.43 million square feet of rentable office space, 48,00 square feet of retail space, and underground parking located in the core of downtown Calgary. Fifth Avenue Place is connected to the above ground pedestrian network. The project was completed in 1980, and since its acquisition by Brookfield Properties in 1996, has undergone a substantial investment program.

Fifth Avenue Place is a certified green building with a Gold level of certification in the Leadership in Energy and Environmental Design (LEED®) Existing Buildings: Operations and Maintenance program.



downtown



Amenities

Brookfield Properties operates its buildings at the highest standard. Our on-site property, facility management, security, and fire life-safety teams are in place to oversee and keep the properties efficiently operating. Web-based service request management systems ensure a speedy response to tenants' needs. Environmentally-friendly initiatives and programs are in place throughout the property.

- Large landscaped urban plaza
- Integrated Chubb Edwards fire and life safety system
- Secure underground bike cage with 240+ stalls
- Exterior bike racks
- Tenant conference room
- Tenant shower facility and locker room.
- Locksmith and courier services
- 24 Hour security and safe walk services
- 24 Hour parking
- Optometrist, dental, and chiropractor clinics.
- Banking and financial planning services.
- Dry cleaning, shoe repair.
- Shoeshine Stand and drop off services.



Location

420 2nd Street SW



Nearby Attractions

- Bankers Hall
- Suncor Energy Centre
- Brookfield Place Calgary
- Telus Convention Centre
- The Palace Theater
- Bow River & walking trails
- University of Alberta
- C-Train



Sustainability

At Fifth Avenue Place we raise the bar for real estate everywhere. That's why we actively manage our building's environmental performance. For the past 13 years, we've tracked every kilowatt of energy used. Every litre of water consumed. And every tonne of waste generated.

Our commitment to performance means we participate in industry and internal benchmarking. Nine years running, we report to GRESB to see where we stand among peers. In 2021, Brookfield Properties ranked as a 5 Green Star participant.

Our operations are focused on excellence for you and for the planet. The building is LEED® EB:OM Gold certified, BOMA 360 Designated, and WELL Health-Safety Rated™. We have green amenities like secure bike parking, onsite bike repair, and wellness programming through axiis, our tenant engagement app.

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19%
energy savings

52%
ghg savings

57%
water savings

Sustainable features and amenities at Fifth Avenue Place

- Annual Earth Hour participant
- Annual participant in the GRESB Real Estate Assessment
- axiis engagement app with sustainability tips, news, and events
- Bike parking & maintenance facilities
- BOMA 360 Designated
- Green Cleaning Program and FSC certified paper products
- LEED® EB:OM Gold Certified
- Washroom plumbing fixtures are 29% more efficient than standard fixtures
- WELL Health-Safety Rated™
- 75% - 2019 Waste Diversion Rate

Notes:
1. Figures represent absolute consumption data. Normalization factors such as weather & occupant density, or operational changes are not included.
2. Savings are cumulative and based on data collected between 2008 and 2019 prior to the pandemic.



Property Programs

Our property programs are a suite of services covering everything from our ground-breaking tenant communication app, axiis, to our world-class parking, security amenities, and anything in between. Here's an example of what our tenants can experience.



axiis

axiis by Brookfield Properties is an industry game-changer that puts tenants in the centre of their workplace community. Our tenant app elevates the everyday professional experience by providing users access to building information, virtual and in-person events, wellness offerings, exclusive perks, retail promotions, food ordering options, and news that matters to them. With a customizable user interface, new digital features, and ability to sign up for specialized updates, axiis truly revolves around you.



Parking

Our collection of parking amenities is designed to ensure a comfortable start and end to the work commute. Bright and spacious parking garage and bike storage facilities, complimentary services, and eco-friendly options, will welcome patrons to a whole new class of parking.



Service Requests

We deliver the highest quality of services to our tenants. By utilizing the Angus Anywhere software platform to respond to tenant service requests, our customer service representatives manage service and maintenance requests 24/7. Whether a light is out, they're experiencing a power issue, or dealing with a spill, tenants can be assured that their service requests will be resolved quickly and thoroughly. Available in app, online and by phone, submitting service requests is quick and simple.



LiveSafe

Integrated within axiis, the LiveSafe mobile platform gives app users the opportunity to report incidents and emergencies safely and securely. Whether being stuck in an elevator or encountering suspicious activity, tenants can speak directly to a security guard and receive updates about the incident report. The process is simple and intuitive. We take the well-being of our tenants and partners seriously, that's why we put security at their fingertips.

☆ Certifications

Leading the charge in best-in-class building operations and sustainable practices, it's always good to be verified. What does that mean? Well, it means we pursue certifications like LEED® at our landmark addresses to show you we are operating sustainably. We've earned BOMA 360 designations throughout all of Canada to confirm that our building operations are best in class. More recently we've had our entire Canadian portfolio WELL Health-Safety Rated™ to confirm that we put our tenants' health and safety first.



We are proud to say that as of 2021 Fifth Avenue Place is WELL Health-Safety Rated™.



Fifth Avenue Place is certified Gold in the Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED® EB:OM) rating system.



Fifth Avenue Place is BOMA 360 designated through BOMA International.

84%
LEED® certified

100%
WELL H-S rated™

100%
BOMA 360 designated

We evaluate several building certification systems on the market, and currently align ourselves with LEED®, BOMA 360, operating our assets to each certification’s operational and environmental best practices. We actively monitor the emergence of new building certification systems to the market such as Wired Certification and evaluate the performance of our buildings accordingly.

In terms of connectivity, our properties have robust technology infrastructure and offer public Wi-Fi, Distributed Antenna Systems (DAS), multiple telecom providers, and building risers. We have prepared a digital connectivity fact sheet that outlines our building’s technology infrastructure for current or prospective tenants.



Digital Connectivity

Carrier	Cable Type	Network Type	Distribution Level	Location
Bell Canada	Fibre	Wireline	Partial	West Centre P1
Rogers	Fibre	Wireline	Partial	P1
Shaw Business	Fibre	Wireline	Partial	P2
Shaw Envision	Fibre	Wireline	Partial	P1
Telus	Fibre & Copper	Wireline	Partial	P1
Telus Mobility	Fibre	DAS	Full	P1
Zayo Canada	Fibre	Wireline	Partial	P1

Connectivity Features & Amenities

- Free public Wi-Fi is available;
- Distributed Antenna System (DAS) providing cellular coverage (Bell, Telus, Rogers) throughout the entire property (Tenant, Common, Retail and Parking Areas);
- Points of Entry into the property are provided from 2nd Street SW.

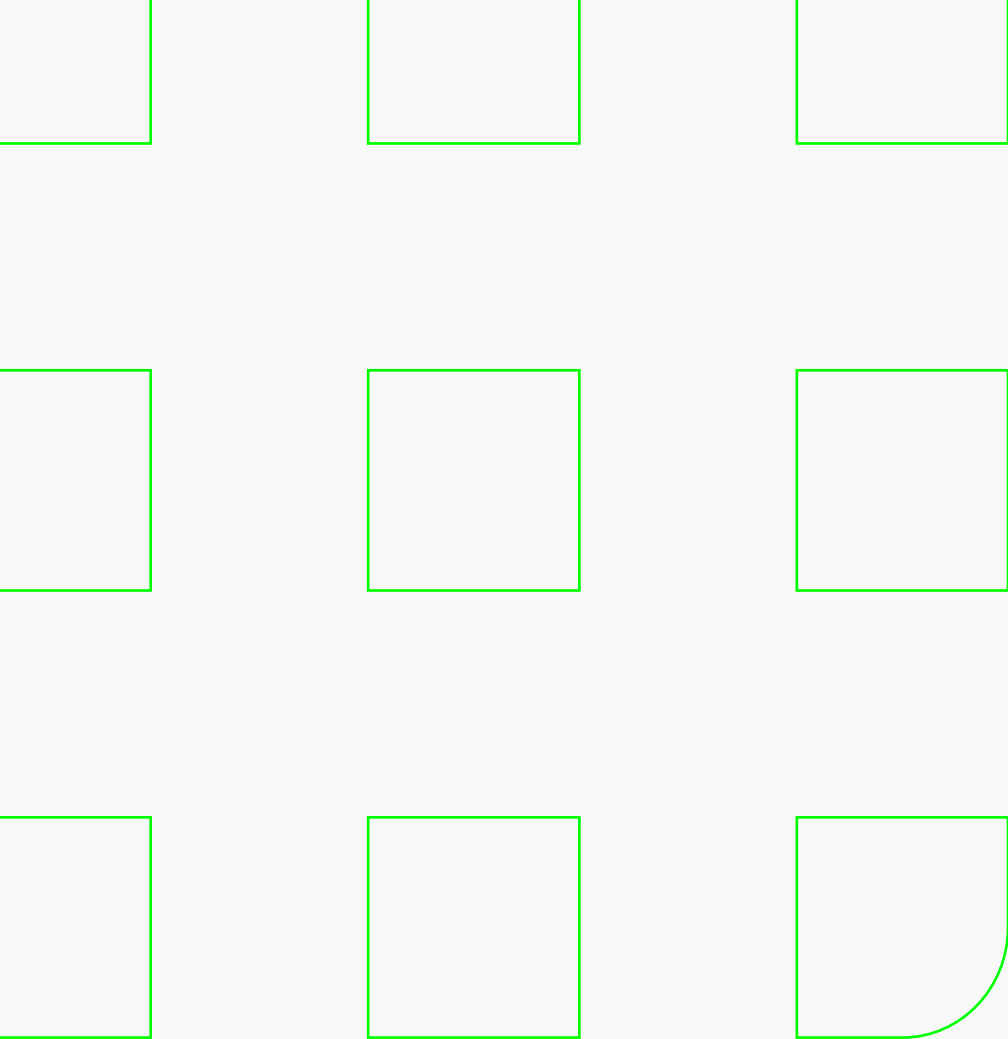
Infrastructure

- Multiple points of entry (protected conduit locations) are available for telecom wiring;
- Telecommunications equipment are in dedicated/secured POP rooms;
- Spare capacity is available to install new telecommunications equipment in the property;
- Dedicated risers are available from the basement to the top floor in a closed and secured environment;
- Risers can accommodate additional telecommunication providers within the current infrastructure (without additional build out work);
- Property has two or more diverse riser locations.

Readiness

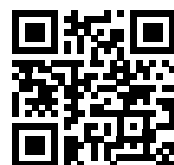
- Building has signed Point of Entry Agreements (POEs) in place with carriers;
- Building management has a boilerplate agreement in place;
- Building management has the capability to bring in additional new service providers to cover new service requirements demanded by tenants;
- Connection to back-up power is available to all building ISP’s for a fee.





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axiistenantapp.com/fap



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