

TELUS | SKY

ALLIED

TELUS®



westbank

685 Centre Street SW, Calgary



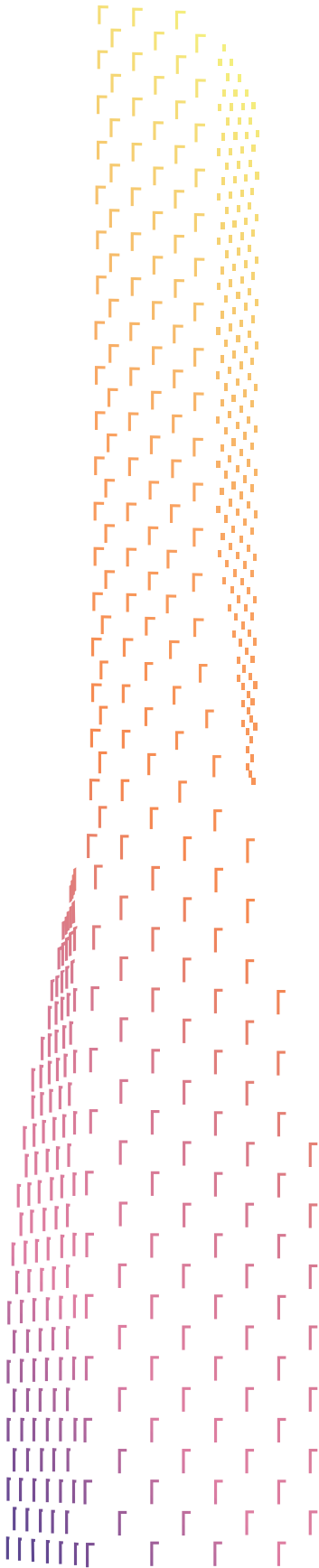
Calgary is in the midst
of a transformative shift.
Sky is the next stage of
the city's evolution.

Our goal for TELUS Sky was to design an office building that would contribute to the Calgary core in a meaningful way. Calgary's downtown is largely characterized by bland, corporate high rises. Against this background we set out to create something a little more feminine. A little finer grained.

TELUS Sky is the opportunity to be at the forefront of a transformative shift in Calgary's work culture. This building is active, vibrant and engaged 24/7, 365; the people who work, live or visit here will form a community that will bring the project to life, day and night.

TELUS Sky is at once layered and holistically designed, a total work of art. It is not only an intervention; it is the physical embodiment of creative disruption. The only cowgirl in a city of cowboys. There will not be another project like this in the City of Calgary. This is your opportunity to be a part of the future of work.

Overview



PM

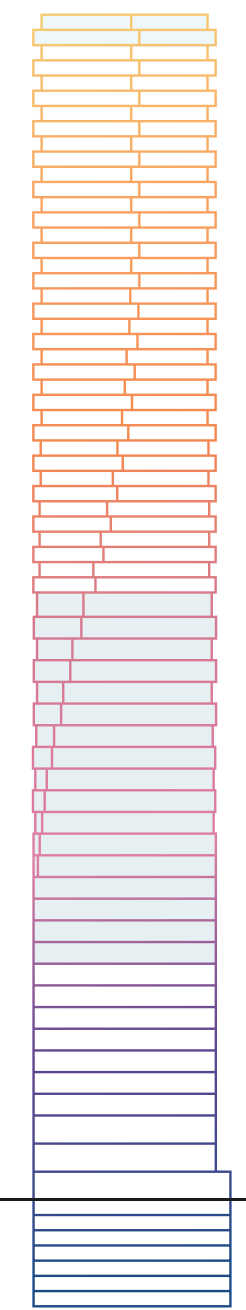
to

AM





Live
Work
Play



- > **59-60** Sky Office Floors (leased)
- > **45-58** Market Rentals (128 homes)
- > **31-44** Serviced Rentals (198 homes)
- > **20-28** Office (leased) + Conference Facility (level 26)
- > **21** Office (available)
Approx 5,059 sf
- > **16-19** Approx 66,174 sf Contiguous
Gym on level 16
- > **15** Office (leased), Wellness
- > **12-14** Approx 57,172 sf. Contiguous
- > **11** Model Suites (3 units):
North 6,441 sf. South 5,723 sf. West 4,609 sf
- > **04-10** Office (leased)
- > **03** Food & Beverage, Wellness and +15 Connection
- > **01-02** Mezzanine overlooking Sky Atrium
Office & Residential Lobby and Café
- > **P1-P7** End of Trip Facilities
Parking

Overview



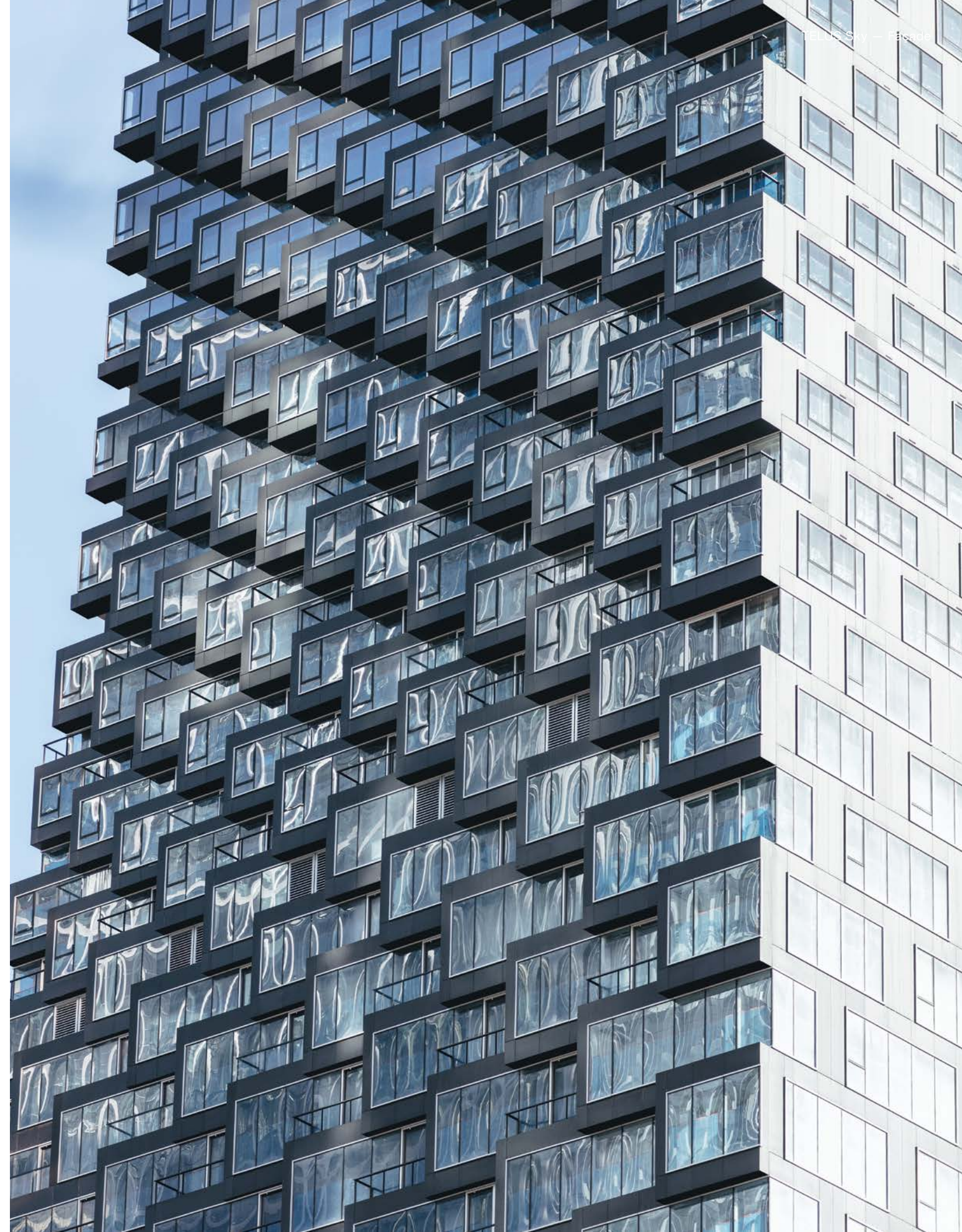
A building that
beautifully transitions
from day to night

Design

TELUS Sky is a collaboration with Bjarke Ingels Group, a LEED Platinum showcase, a landmark public art installation and simply, a game changing project for Calgary. Downtown is now defined by a new silhouette on the skyline, shaped by a double program of living and working; the compact volume for working slimming to become a slender tower for living.

The vision for TELUS Sky was a building that seamlessly accommodates a transformation from working to living as the tower rises upwards. Its rectilinear base maximizes the width and depth of the building for an efficient office floorplate, which then transforms into a slender tower for the homes above. As the building shifts from office to residential, exterior balconies are introduced to shape the form of the building. TELUS Sky is the natural continuation of the design philosophy of *Gesamtkunstwerk* that began with Vancouver House, its sister structure on the West Coast. Both projects were born from the idea of creating the total work of art at the scale of city building — exemplifying the integration of art and architecture.

Not only its shape, but the detail of its façade contributes to the uniqueness of this project at a global scale. A living sculpture, the building's façade fully integrates a programmable public art installation by author and artist, Douglas Coupland. LED lighting is seamlessly integrated into the curtainwall mullions, wrapped around each window frame, or "pixel", on the North and South façades which will showcase Coupland's installation called *Northern Lights*. He has created a series of animation sequences which illuminate the project, creating patterns of colour with over 1 trillion colour modes of light designed to complement the building's curved skin and mineralogical underlying structure. This living sculpture celebrates and reflects the beauty of change.





“Architecture is the art and science of making sure that our cities and buildings actually fit with the way we want to live our lives.”



Bjarke Ingels,
Founder BIG
Architect TELUS Sky

BIG is a Copenhagen, New York and London based group of architects, designers, urbanists, landscape professionals, interior and product designers, researchers and inventors. The office is currently involved in a large number of projects throughout Europe, North America, Asia and the Middle East. Bjarke Ingels founded BIG Bjarke Ingels Group in 2005 and he defines architecture as the art and science of making sure our cities and buildings fit with the way we want to live our lives. Acclaimed projects include the West 57 housing development in New York and the Danish Pavilion at the Shanghai World’s Fair. Named one of the 100 Most Influential People in the World by TIME Magazine in 2016, Bjarke has designed and completed award-winning buildings globally.

Bjarke Ingels Group (BIG)

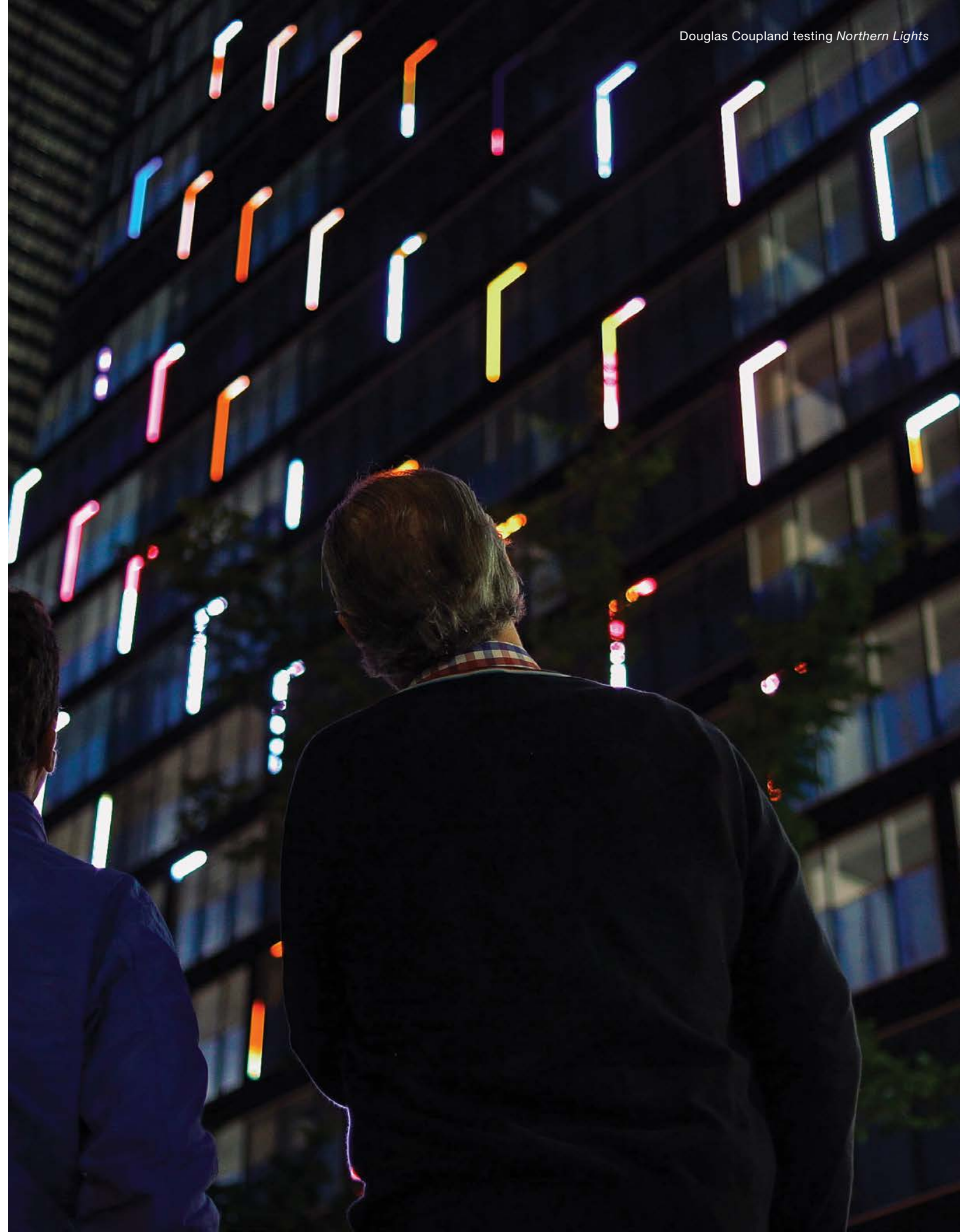
"For me, it was a chance to create something very analog on a system that is very digital. Like the building itself, there is an inherent contradiction, in that technology can be both a form of art as well as a tool for its creation."



Douglas Coupland

The façade of TELUS Sky integrates over 2.2km / 89,000 pixels of LED lighting wrapped around each window module in an inverted L, forming the canvas for Doug Coupland's *Northern Lights*. Coupland has created a series of animation sequences depicting the Aurora borealis in full motion and colour. Whether up close or from a distance, the soothing organic motion of the LED's will bathe viewers in the sensation of being in Canada's north. The organic curves of the building help to amplify the motion of the façades' light sequencing, creating a fully integrated experience. At the same time, Coupland also acknowledges that Calgary is an important national and international hub by inserting multicolored sequences that exploit TELUS Sky's geometry in a different way between the Aurora borealis light sequences. *Northern Lights* aims to generate moods and emotions that are geometric, a bit brash and entirely metropolitan.

Northern Lights plays every day from approximately one hour before sunset to 11pm (12am during summer months), adjusting with the seasons.





The future of Calgary
is Downtown

Location

“Ranked the 5th most liveable city in the world by The Economist Intelligence Unit. Population density is low, quality of life is high and housing abundant.”

The future of Calgary is downtown. TELUS Sky is a hub in the downtown core that brings people together and is an example of a new way to live and work in the city.

Population

Calgary is home to a vibrant and diverse population, one of the youngest in Canada with a median age of 36. More than 28% of the city's population are international, and the city has proven popular with those who have decided to relocate after arriving in Canada.

Green Space

Calgary is home to plenty of green space and parks, used throughout the year. Downtown, visitors and locals enjoy 20 public parks, many of which overlook the stunning Bow River. Over 50 parks throughout the Greater Calgary Area provide large spaces for fresh air, exercise, and relaxation.

Attractions

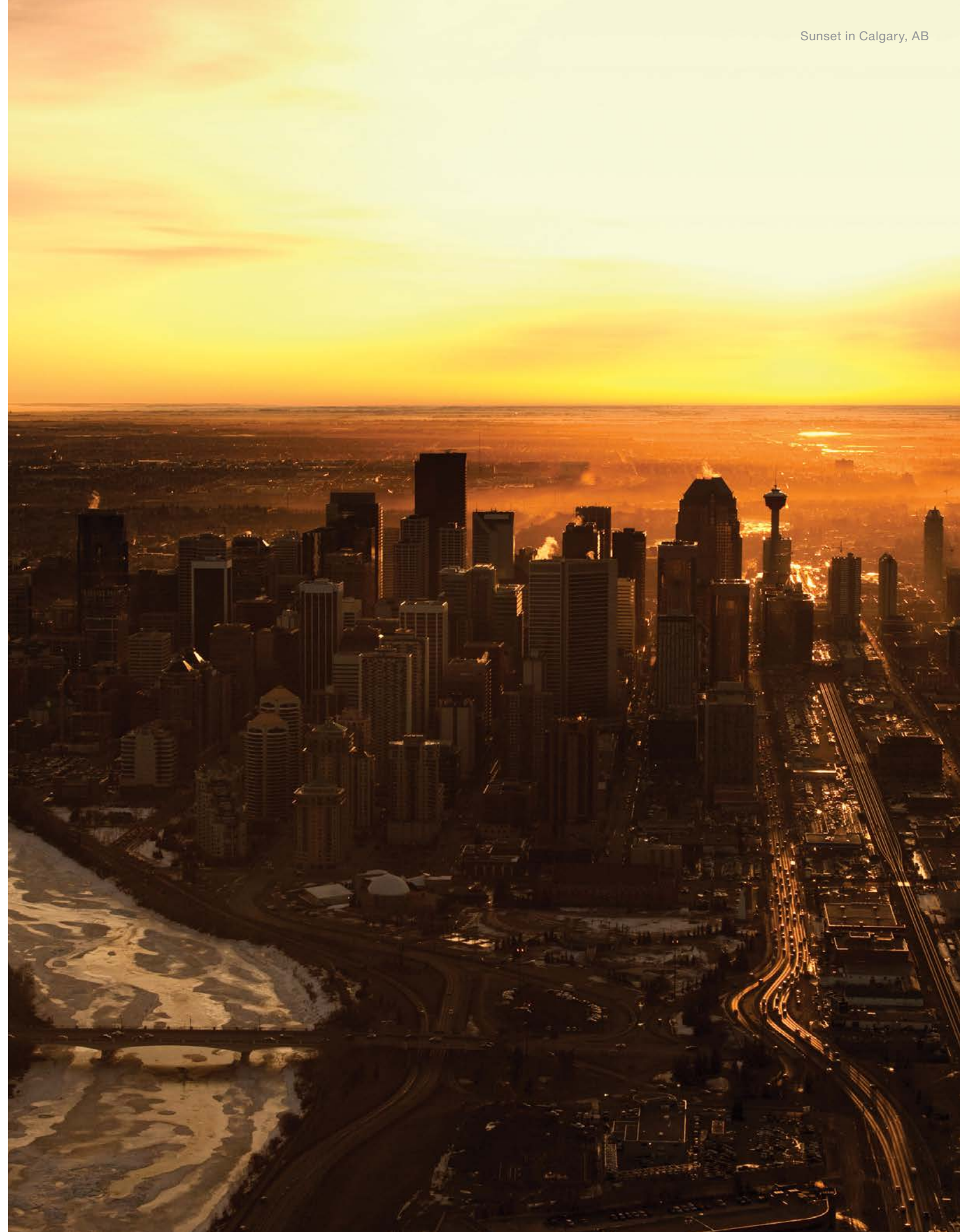
Calgary is conveniently located a short distance from several world class ski resorts, many of which are also popular for summertime activities and year round sightseeing. Banff National Park averages over 3.3 million visitors a year, while Lake Louise, Sunshine, and many other mountains are popular among skiers and snowboarders. In the summer, the world famous Calgary Stampede provides a week of entertainment including a parade, rodeo, and midway fun.

Tech Economy

The Tech Economy has quickly grown in Calgary in recent years. Ranked in the top 5 most competitive tech talent markets in Canada, partnerships between the city, universities, and businesses have resulted in technology professionals being among the highest paid in the city, while the industry itself continues to see strong annual growth.

Food and Beverage Hub

While Alberta is famous for high-quality beef, the Calgary food scene has burgeoned with diversity in recent years. Many craft breweries, including Big Rock, are based out of Calgary, and the SAIT culinary program has attracted skilled chef's from around the world as teachers. Just steps from TELUS Sky, Stephen Ave hosts many bars and restaurants, from casual comfort to upscale cuisine.





TELUS Sky

Transit

CTrain

Restaurants

1

The Guild

2

Centini

3

Teatro

4

Murrietta's

5

National on 8th

6

Hy's

7

Charbar

8

Saltlik

9

James Joyce

10

National

Office Towers

17

The Bow

18

Suncor

19

Bow Valley Square

20

Brookfield Place

21

Bankers Hall

22

8th Avenue Place

23

Harry Hayes Building

24

Calgary Courts Centre

25

Palliser Square One

26

Sun Life Tower

Retail

11

The Core Shopping Centre

12

The Bay

13

Simons

14

Holt Renfrew

15

Bankers Hall

16

Good Life Fitness

Points of Interest

27

Calgary Tower

28

Calgary Convention Centre

29

Glenbow Museum

30

National Music Centre

31

Central Library

32

Eau Claire Market

33

Arts Common

Calgary Transit has an annual ridership of over 107 million passengers. The LRT has seen recent expansion with a new Green Line currently under construction. TELUS Sky is conveniently located next to the 7th Avenue C-Train station. It is also directly connected to Calgary's +15 pedestrian network on level 3.



Spaces designed for
a future in equilibrium,
where work and life
co-exist holistically

Features

Features

LEED Platinum status

Stunning 11-storey atrium and living green wall, enhancing air quality and creating a unique arrival experience for the building

9' 8" in glazing and ceiling heights leading to generous amounts of natural light

Radiant heating and cooling

100% fresh air ventilation

Raised flooring system

Operable windows on every floor

Open floorplate designs for flexible space planning

The Wellness Centre on level 16 features top of the line fitness equipment and group fitness studio with dynamic programming

Dedicated 24-hour security

326 Residential homes



11-Storey Living Green Wall

Into the future

TELUS Sky is one of the most technologically innovative and environmentally-friendly buildings in North America, achieving a LEED Platinum status.

High-efficiency curtain wall with triple-pane glazing for optimal heating and cooling.

LED Lighting throughout the building.

Low-flow fixtures throughout the building improve water efficiency.

Direct access to +15 pedestrian network and LRT system.

30% Reduction in Grid Energy Demand.

395,000 kgs of Annual CO² Emissions Reductions.

Natural ventilation via operable windows.

100% fresh air ventilation.

On-site secure bicycle storage facility.

Secure heated underground parkade with electric vehicle charging stations.

Dedicated car share parking stalls are located in the underground parkade, providing convenient drop off and pick up point.



100%

Fresh air supply.

5-10%

Potential productivity increase due to LEED Platinum design.

Air Quality & HVAC System

With TELUS Sky's raised floor system, the air supply draws up from the floor while relying on heat and air's natural tendency to rise. This is superior to traditional buildings which utilize forced air and will push recirculated air, pathogens, dust from the ceiling down onto the workspaces. TELUS Sky's ventilation system naturally draws air and particles up and away from surfaces.

Studies from UC Berkeley suggest underfloor air distribution, like TELUS Sky's, offers a 10-15% improvement in flushing of indoor air contaminants generated by building occupants.

TELUS Sky's mechanical HVAC system offers double the fresh air supply, as compared to a typical Calgary office building. Additionally, having direct access to ambient air in the workspace by utilizing the multiple tenant-operable windows on each floor will also contribute to the overall health and well-being of those working within the space..

Retail

The idea of supporting all aspects of wellness drives our retail and public facing offerings. We are taking a holistic approach to integrate elements that will support the overall physical, nutritional and mental well-being of those who live and work in the building. The lobby features a customized Deville Coffee bar and this offering will be complemented with an additional food and beverage operator programmed with a health food concept.

Technology

Being part of TELUS' Alberta head office has its perks.

A typical building may have a typical line; TELUS Sky has dedicated best in service Fibre Optic that has been future proofed for expansion as data processing grows. What this means is high speed, and close-to-complete redundancy. Internet users within the building will experience uninterrupted service and internet uptime.

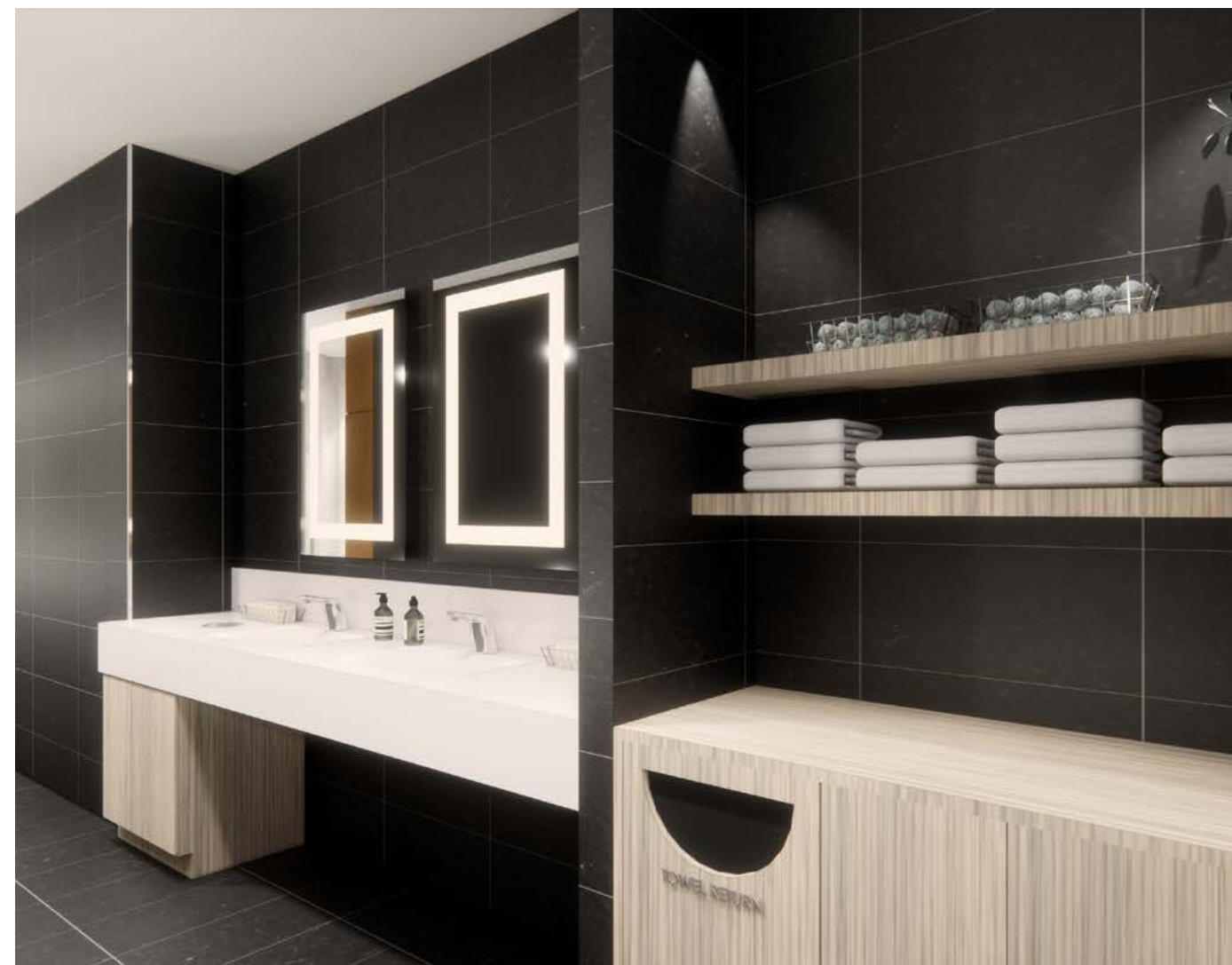
Features

Features

Fitness

The creative workspaces at TELUS Sky offers a comprehensive fitness facility on level 16. The facility includes top of the line fitness equipment and a group fitness studio which offers revolving dynamic programming. The fitness facility is scheduled to open April 2021.







The only Cowgirl in
a city of Cowboys

Floorplans & Specifications

Furnished Spaces

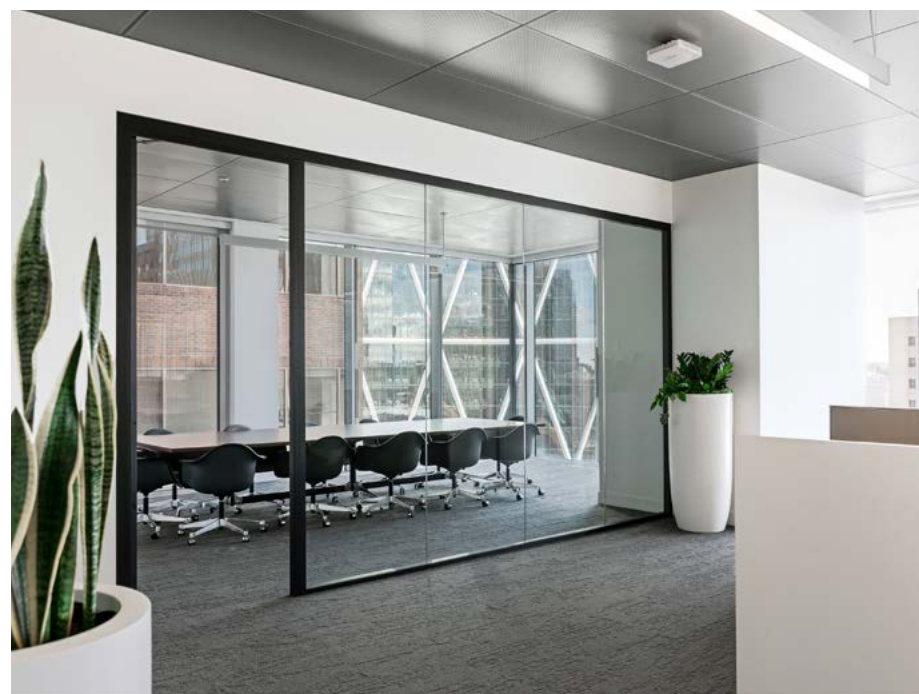
Fully furnished demised workspaces on level 11 range in size from 4,000 - 6,000 sf and are ready for occupancy.

Furnishings by Herman Miller

Purposefully designed office spaces by Herman Miller create a holistic setting, enabling you to integrate your company into a space where the surroundings, furnishings and tools are intentionally aligned to facilitate collaboration, enhance communication and stimulate innovation.

Herman Miller is a leading provider of furnishings, tools and services. Led by their mission — inspiring designs to help people do great things — they have succeeded for over 100 years in using design as a means of thinking, learning and solving problems innovatively.





Floor 11

Suite 1110 (North)
6,441 sf

- 24 Workstations
- 4 Exterior Offices
- Meeting Room
- Kitchen / Staff Lounge
- Copy / Filing Area
- Reception

Suite 1130 (South)
5,723 sf

- 23 Workstations
- 4 Interior Offices
- Meeting Room
- Boardroom
- Kitchen
- Copy / Filing Area
- Breakout Area
- Reception

Suite 1150 (West)
4,609 sf

- 22 Workstations
- 2 Breakout Rooms
- Collaboration Areas
- Boardroom
- Kitchen / Staff Lounge
- Copy / Filing Area
- Reception



All suites are fully furnished as shown



Floor 12
19,172 sf



Floor 13
19,075 sf



Floor 14
18,925 sf



Floor 16
17,406 sf



Floor 17
18,307 sf



Floor 18
17,827 sf



Floor 19
17,474 sf



Floor 21
5,059 sf



Building Description

- 761,235 square feet.
- 60 storey tower comprised of 29 floors of office space, ground and +15 retail, 7 levels of underground parking and 326 executive rental suites.
- 333 underground secured parking stalls.
- Secure Bicycle Storage including showers and lockers, available to all office tenants.
- Ideal Downtown location at Centre St. and 7th Ave, with access to LRT and the public transportation network.
- A +15 connection providing access to adjacent downtown services, buildings and retail.
- Office tower is clad in triple glazing curtain wall contributing to improved acoustic performance and interior environmental conditions.
- Large scale exterior façade lighting creates a canvas for public art by artist Douglas Coupland.
- 3 cantilevered Sky Boxes on the East and South façades provide exterior terraces and natural ventilation.
- Spectacular vaulted lobby featuring a 11-storey atrium with a planted green wall.
- Building designed to achieve LEED Platinum Certification, featuring rain water harvesting and a district energy plant.
- Rainwater harvesting system used for landscape irrigation and non-potable water uses.

Structural

- Floor Structure: Flat concrete slabs with pre-planned slab openings available.
- Perimeter Office – 75 lb/sf.
- Core – 100 lb/sf.
- Specialty Use - 150 lb/sf*.
- Plenum raised floor with concrete topping.

*As requested

Typical Office Floor

- Floor Plate Area: 7,636 SF – 18,997 sf.
- Raised Floor System Height: 17.5”.
- Core to Window Depth: East & West +/-28’ - 35’, North +/-57’, South +/-67’.
- Ceiling Height: 9’-8” above raised floor (9’-8” high vision glass panels).
- Bay Size: 27’-6”.
- Window Size: 4’-7” Wide.

Elevators

8 secure high-speed destination dispatch passenger elevators including:

- 4 Low-rise Elevators (Ground to Level 15) with a Lift Speed of 1000 fpm.
- 4 High-rise Elevators (Level 16-29) with a Lift Speed of 1,200 fpm.
- 2 Parking level shuttle elevators serving parking to Ground Floor, as well as office bicycle parking underground.

Lighting, Designed to Accommodate

- Suspended direct/indirect LED luminaires.
- Lighting designed to an average of 25FC over an open office set up.
- An integrated programmable lighting control system used that can be expanded to include both occupancy and daylight sensors for optimal lighting.

Air Quality and Distribution

- 1W/sf cooling provision for plug load.
- 0.18 cfm/sf of outside air via under floor displacement ventilation system.
- Advanced ventilation and heating system allows for operable windows in key locations.
- Consistent low velocity ventilation for optimal air quality with constant air quality monitoring with CO2 and humidity sensors.

Electrical

- 1 Electrical Room per floor.
- 1 Telecom Room per floor.
- Tenant dedicated electrical panels with a minimum of 6 circuits for every 1,200 sf.
- Capacities of 2.0 W/sf for power requirements and provisions of 1.5 W/sf for spare capacity.
- Allowance for tenant energy sub-metering.

Central Heating and Cooling

- High-efficiency heat pumps will provide heating and cooling.
- Office floor heating and cooling provided by under floor fan coils throughout and at the perimeter.
- LEED Platinum design allows for 30% reduction in building energy use, translating to energy savings for the tenant.

Life Safety and Security

- Each floor is fully protected by a pressurized sprinkler system.
- The building is equipped with a two stage fire alarm system in compliance with high rise building requirements.
- One diesel emergency generator to power all life safety systems, required mechanical systems.
- Emergency lighting is strategically located and connected to the emergency generator power grid in order to facilitate safe access to exits in case of a normal power failure within the building.
- Door and elevator monitoring, card access, CCTV, and parking area duress system in strategic locations.



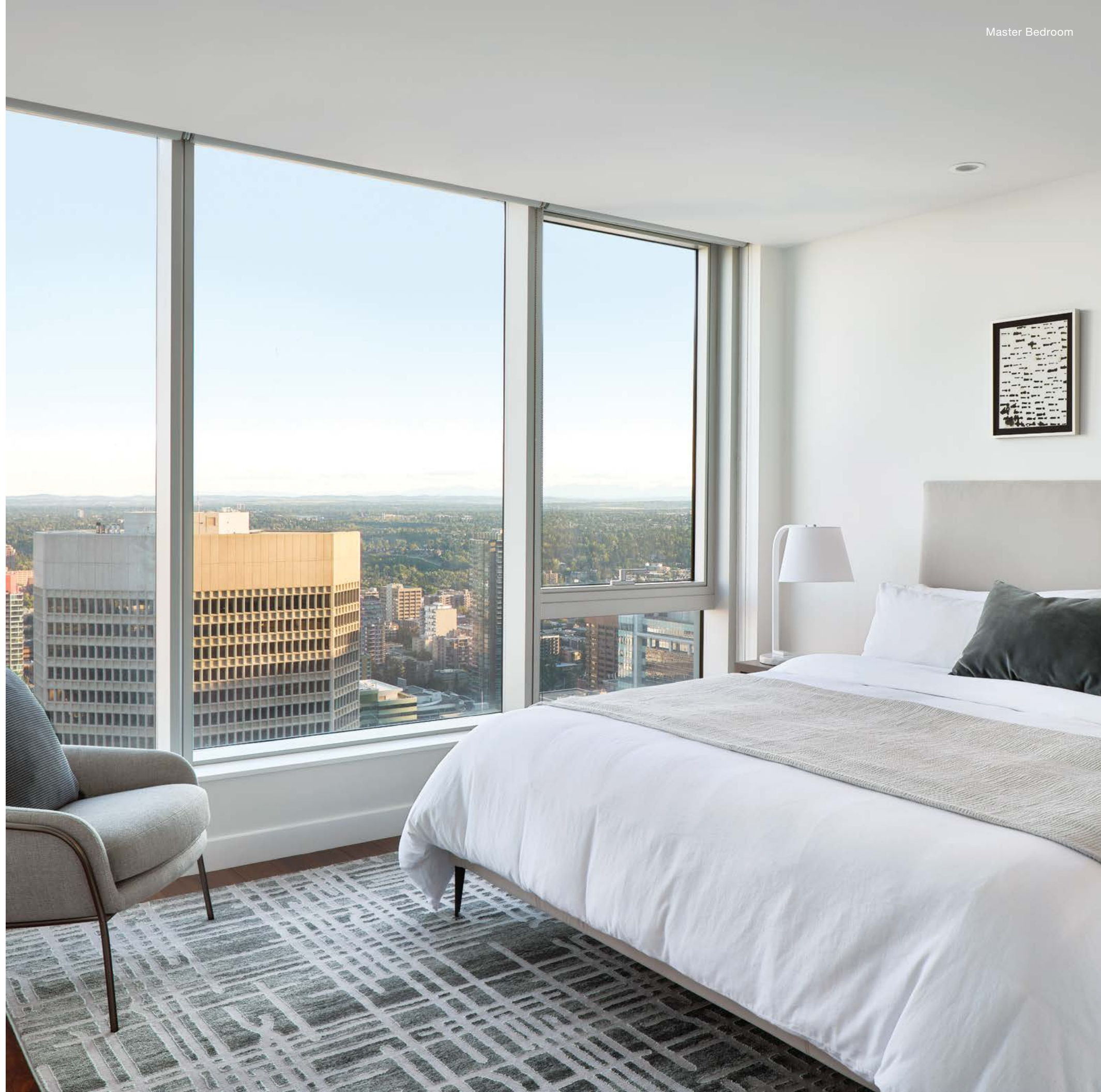
Living Space and Kitchen

A fully expressed
ecosystem of living
beautifully

Residential

Each home at The Residences at TELUS Sky features interiors designed by Bjarke Ingels Group. The building's unique shape has resulted in many different home typologies ranging from Studio, 1, 2 and 3 Bedroom homes, each beautifully designed to both optimize the functionality of each space. The staggered building form offers extensive access to natural light, while balconies as well as operable windows provide maximized fresh air distribution.

The Residences at TELUS Sky offers 326 creative living spaces on floors 30 to 58. Furnished homes by B&B Italia are ideal for short-term (3+ nights) and extended stays (30+ nights). Unfurnished homes on floors 41 to 58 offer spectacular views, and are available for lease.









Allied

Allied operates first and foremost on the principle that real estate is a profoundly human business. Our properties are run by people for people, and we’ve built our portfolio to better serve the people who use our buildings. In 2003, we went public for the express purpose of consolidating high-quality workspace, enabling us to become a leading owner, manager and developer of urban office properties in Canada. Our commitment to distinctive urban workspace is founded on a clear value proposition: well-designed, centrally located, distinctive and cost-effective workspace that adds value, socially, culturally and economically, for our users and for the communities and the cities in which our buildings operate. We are committed to creating urban office environments that enrich experience and support the success of our tenants, while contributing vitality to the urban fabric of our cities.

TELUS

TELUS is a leading national telecommunications company in Canada, with \$11 billion of annual revenue and 13.2 million customer connections, including 7.7 million wireless subscribers, 3.4 million wireline network access lines, 1.4 million Internet subscribers and 712,000 TELUS TV customers. TELUS provides a wide range of communications products and services, including wireless, data, Internet protocol (IP), voice, television, entertainment and video.

Westbank

The core of Westbank’s mission is to create a body of work with a high-degree of artistry that helps foster more equitable and beautiful cities. Westbank is active across Canada and in the United States, with projects including residential, hotels, retail, office, rental, district energy, affordable housing and public art. Established in 1992, they are one of North America’s leading developers, with offices in Vancouver, Toronto, Seattle, Shanghai, Beijing, Taiwan, Tokyo, Hong Kong, Shenzhen and Chengdu, and over 25 billion dollars of projects completed or under development. Westbank is driven by the belief that beauty and culture in all forms and in the broadest definitions, are essential to human existence. In committing their efforts fully towards the fight for beauty and the creation of culture, they have evolved beyond the definition of a traditional real estate development firm, to become a culture company.



Commercial Leasing by Colliers
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Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Final floor plans and areas may vary. Without limiting the foregoing, the areas set out in any floor plans are based on standard method for measuring floor area and final rentable and useable areas may differ from the areas shown on floor plans. Exterior walls and glazing, exterior space configurations, fascia guardrails, screens and façade pane locations are approximate and vary in area and extent depending on the space. Please ask a sales representative for details. E.&O.E.