



**MODERN
NIAGARA**

Design. Build. Service.

Eighth Avenue Place



PROJECT DETAILS

LOCATION:
ALBERTA

MARKET SECTOR:
COMMERCIAL OFFICE

DELIVERY METHOD:
BID AND SPEC

A mixed-use development, this is the first high-rise office building in Canada to be pre-certified in the Leadership in Energy and Environmental Design for Core and Shell (LEED-CS) construction standard.

Some of the sustainable features that we are contributing include:

- A state-of-the-art building management and control system to monitor consumption and tenant comfort requests
- 40% reduction in water through features such as ultra low flow urinals
- Use of outside air to cool the building at certain times
- Environmentally sensitive refrigerants; and more.

The building covers nearly an entire city block at the former site of the Penny Lane Mall in downtown Calgary. It includes a 50-storey East tower connected to a podium by the city's Plus-15 system; a winter garden, and six-level underground parking facility. A West tower will be also be constructed in the future.