

850 2nd Street SW
Calgary, Alberta

Bankers Court

Building Hours

7:30am - 6pm

Management Office Hours

8:30am - 5pm

Retailer Hours

9am-6pm

Parking Hours

24/7

Brookfield
Properties





About Bankers Court



The architectural expression of Bankers Court compliments the adjacent Bankers Hall Complex. A definitive roofline provides a unique signature for Bankers Court on the Calgary skyline. A two-storey, fully glazed lobby and a double height arcade contribute to an appropriate pedestrian environment along 9th Avenue SW with an at grade public exterior space connecting the existing Bankers Hall complex with Bankers Court. Exterior building finishes include a granite and glass curtain wall, exterior coloured concrete paving surfaces, landscape elements, and a public art installation.



Each of the interior office floors has high ceilings, unobstructed spans, and ample light penetration to allow for flexible and efficient interior layouts, thereby minimizing common corridor and lobby areas. Parking for the building is below grade on four levels providing 178 underground parking stalls.

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.

- On-site management
- 24/7 building access and security
- Retail component with shops and services
- In-house porter service
- Large meeting room available
- Underground heated parking
- Easy access via plus fifteen system to many shops, services and fine dining
- Secure tenant bike parking
- Controlled dock
- Online concierge
- Captivate elevator screen displays
- Courtesy battery boost.
- Easy access to health club facilities

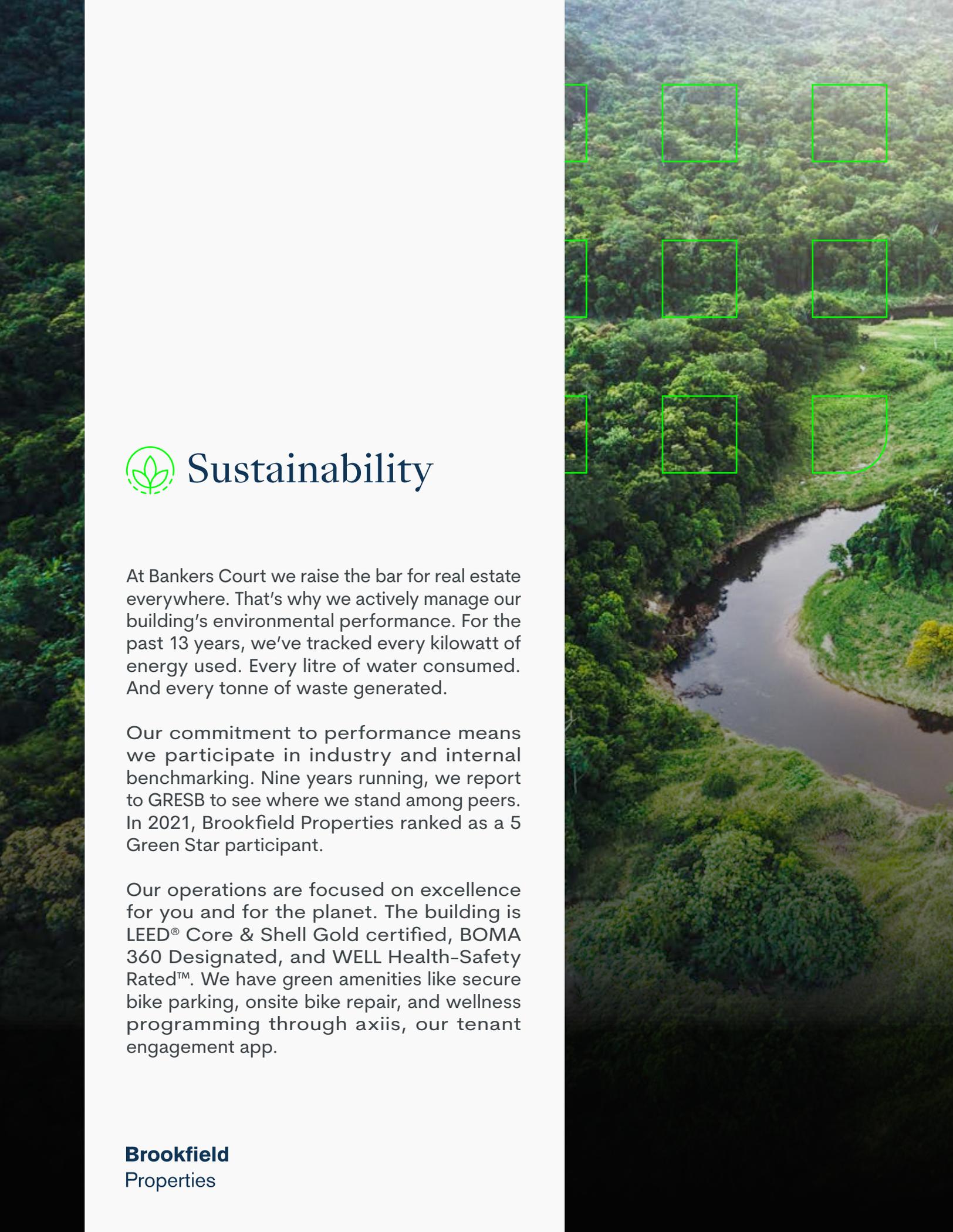


Location

850 2nd Street SW

Nearby Attractions

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



Sustainability

At Bankers Court 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® Core & Shell 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.



2%

energy savings

20%

ghg savings



Sustainable features and amenities at Bankers Court

- 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
- Constructed with the use of local building materials
- FSC Certified paper products
- LEED® CS Gold Certified
- Membership in Green Calgary Association
- Water fixtures designed to be 40% more efficient than LEED® baseline
- WELL Health-Safety Rated™
- 68% - 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 2011 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.



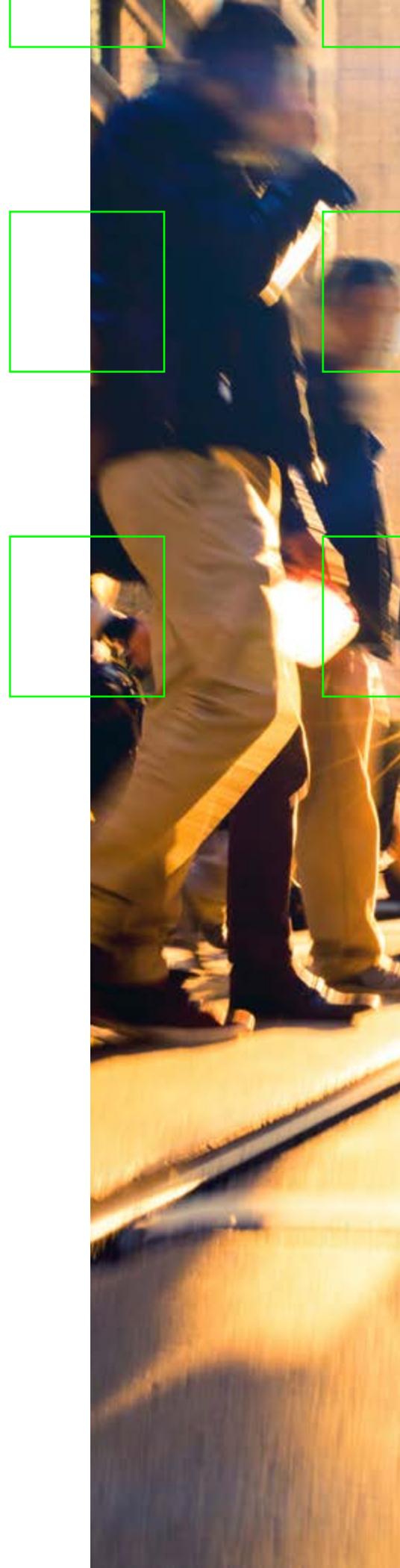
We are proud to say that as of 2021 Bankers Court is WELL Health-Safety Rated™.



Bankers Court is certified LEED® CS Gold certified through the USGBC.



Bankers Court is BOMA 360 designated through BOMA International.





Nationally we are...

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 | P109B |
| Shaw Envision | Fibre | Wireline | Partial | P109C |
| Telus | Fibre & Copper | Wireline | Full | P109A |
| Telus Mobility | Fibre | DAS | Full | P109E |
| Zayo Canada | Fibre | Wireline | Partial | P109D |

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 9th Avenue SW.

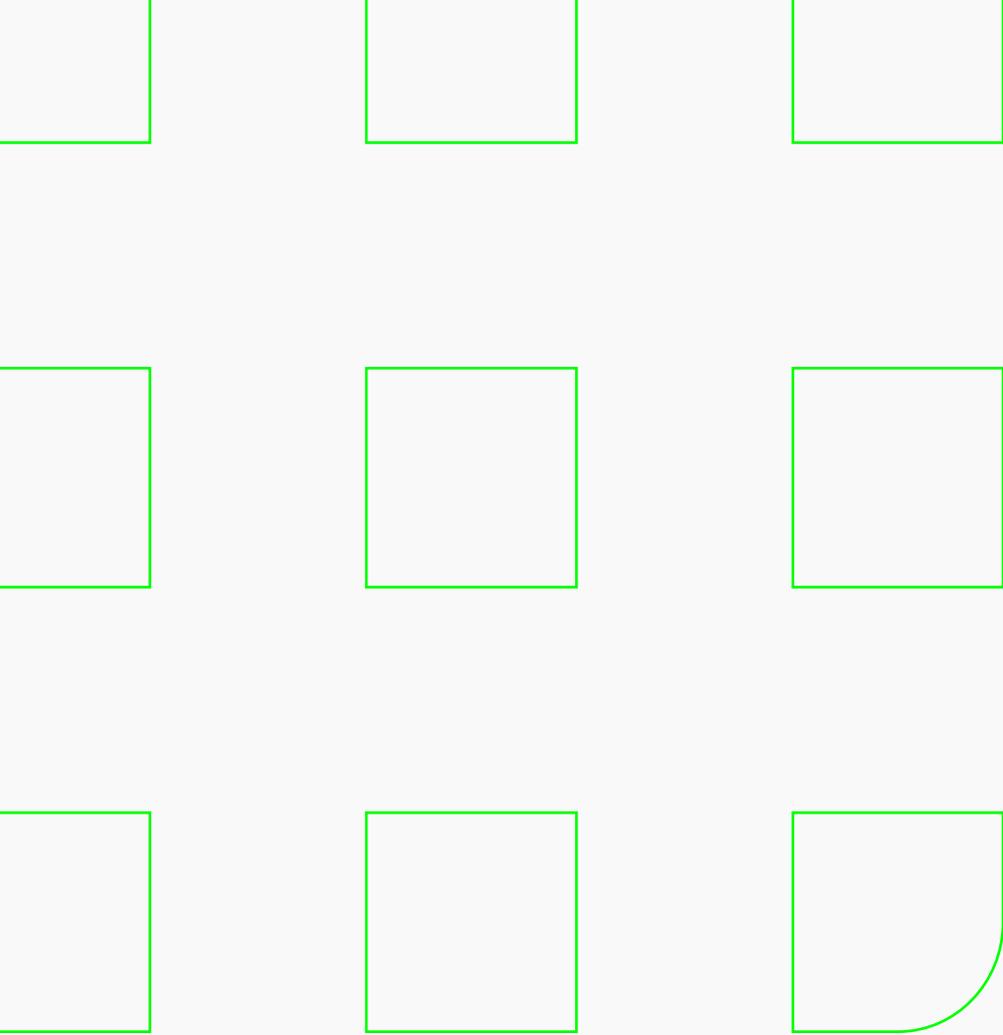
Infrastructure

- Multiple points of entry (protected conduit locations) are available for telecom wiring;
- Telecommunications equipment are located 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.





Brookfield
Properties

axiistenantapp.com/bc



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THE FREE APP