

Project Highlights OPUS II

2535 – 3 Avenue S.E.



Total Rentable Area	<ul style="list-style-type: none"> • 221,180 sq. ft.
Average Floorplate	<ul style="list-style-type: none"> • 29,733 sq. ft.
Number of Storeys	<ul style="list-style-type: none"> • 8
Parking	<ul style="list-style-type: none"> • 229 underground • 140 surface stalls
Security System	<ul style="list-style-type: none"> • Card key access • video surveillance
Building Systems	
Passenger Elevators	<ul style="list-style-type: none"> • 3 x 3500 lb. geared @ 350 ft/min
Shuttle Elevator	<ul style="list-style-type: none"> • 1 cab 350 ft./min servicing parkade and grade
Environmental	<ul style="list-style-type: none"> • Central energy management systems and waste recycling program on site
Lighting	<ul style="list-style-type: none"> • K12 lens fixtures with T8 lamps providing 50-foot candles supplied to office areas
Data	<ul style="list-style-type: none"> • Category 5E cable and fibre optics
Handicap Access	<ul style="list-style-type: none"> • Full handicap access meets current Alberta Building Code
HVAC Systems	<ul style="list-style-type: none"> • Central and compartment variable air volume system • Heating from space-saving, hot-water radiant ceiling panels • Central energy management systems and digital controls provide optimal efficiency
Electrical Design Capacity	<ul style="list-style-type: none"> • Average of 6 watts/sq. ft. available to tenant areas for lighting and power
Life Safety Systems	<ul style="list-style-type: none"> • Fully sprinklered with fire alarm system
Typical Floor	
Ceilings	<ul style="list-style-type: none"> • Grid: 2' x 4' • Finish: Installed suspended T-bar to open plan typically to 9'0" above the finished floor. Acoustic tiles supplied
Elevator Lobby Width	<ul style="list-style-type: none"> • 11'0"
Corridor Width	<ul style="list-style-type: none"> • 4'0"
Columns	<ul style="list-style-type: none"> • Common spans of 30'
Elevator Lobby	<ul style="list-style-type: none"> • Drywall ceilings and recessed feature lighting in elevator lobbies • Upgraded carpet and elevator finishes
Floor Loading	<ul style="list-style-type: none"> • 70 lbs./sq. ft. typical office floor loading
Windows	<ul style="list-style-type: none"> • Double-glazed tinted low-E sealed units • 6' high windows, 8' to feature area
Washrooms	<ul style="list-style-type: none"> • Motion sensor activated lavatories and urinals • Ceramic tile wall and floor coverings

OPUS