

SCOTIA PLACE

Morguard



Located in the heart of Edmonton’s downtown business district, Scotia Place is a Class A twin-tower office complex with a major banking centre. Scotia Place offers numerous amenities and services and provides direct access to the above and below ground pedway network, the Central LRT Station and bus transit system.

A BOMA BEST Gold certified building, and twice a recipient of the BOMA Edmonton prestigious The Outstanding Building of the Year (TOBY) Award, sustainability is integral in the management of Scotia Place. Morguard delivers measureable results to its tenants at Scotia Place through environmental performance, building operations and tenant satisfaction.

# Modernization

Scotia Place is undergoing a transformation that will bring a new vibrancy to the building, create harmony in the surrounding community and complement the changing Edmonton skyline. The enhancement will modernize this iconic building.

The transformation involves the replacement of the glass panels and redevelopment of the three main entrances. This is a significant investment of \$22 million that will enhance and renew the building for future decades.

## CURTAIN WALL REGLAZING

Modern silver reflective glass will be used on the leading edge of the towers with complementary pacifica blue reflective glass panels on all other sides. City views will be maximized and natural light will be optimized into tenant space.

The silver glass panels are a new feature on the leading edge and will act as a visual identification of the building. The silver panels will be illuminated at night with horizontal LED lights in a modern, sophisticated pattern to give it prominence on the skyline.

## ENTRANCE REDEVELOPMENT

In addition to the curtain wall reglazing, all three street level entranceways are undergoing significant structural enhancements. The new design of the entrances will visually liven the complex and streetscape.



## RECENT COMMON AREA IMPROVEMENTS

- High-Efficiency Lighting
- Elevator Modernization Including Interiors & Lobbies
- Washrooms





## AMENITIES & SERVICES

- Concierge service
  - On-site 24-hour security
  - Food court
  - Conference centre
  - Fitness centre
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- Supervised underground parking
  - Additional off-site parking
  - Secure bicycle parking area
  - Interior and exterior hand-wash car wash services
  - Free digital advertising space on lobby LCD screens

### CONFERENCE CENTRE

Three conference rooms are available to tenants with state-of-the-art equipment, wireless Internet, accessible washrooms and pantry.

### FITNESS CENTRE

Membership is exclusive to tenants and offers professional trainers, cardio and weight training equipment, aerobics training area, showers and locker rooms, free cardio and strength training classes and a virtual golf driving range.

### PARKING

Two levels of secured underground heated parking with an additional parkade, located just two blocks from Scotia Place, is available to tenants on a preferential basis.

### SERVICE LINK

SERVICE LINK is Morguard's web-enabled service platform designed to facilitate tenant maintenance and service requests. SERVICE LINK is a user friendly, internet-based dispatching service that routes all requests directly to the on-site property management team and tracks service response times. Tenants have 24/7 real-time access and can follow the progress or status of requests from start to completion.



## SUSTAINABILITY

Morguard is committed to identify and drive innovative initiatives to enable our properties to contribute to a sustainable society now and into the future. Through responsible sustainability practices, Morguard ensures that our buildings have integrated, sustainable operations to establish efficient, healthy and more productive work environments.

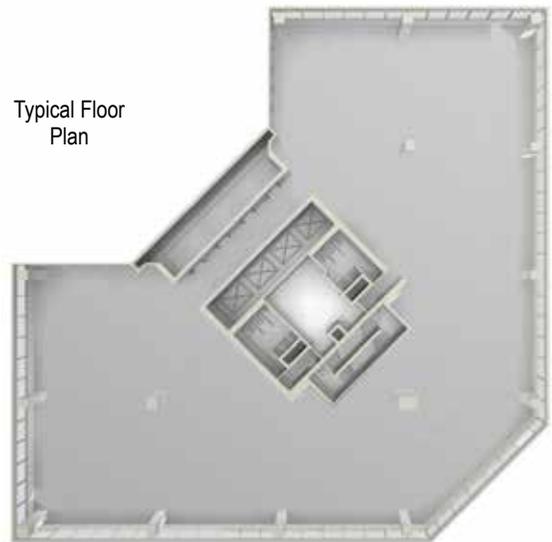
Sustainability is integral in the Scotia Place design. The new glass panels work in combination with multiple upgrades made over the past five years including: new chillers; a free cooling system; chiller cold water loop; boiler controls; high-efficiency lighting; and low water fixtures – all making Scotia Place a high performance building.





## PROPERTY DETAILS

Gross Building Area: (including on-site parkade)	882,049 SF
Office Area:	577,240 SF
Floors Tower One:	28
Floors Tower Two:	21
Parking Stalls:	276
Elevators:	16
Full floor area average of 12,000 SF per floor	
Six storey podium base average of 30,000 SF per floor	



## LOCATION



Direct access to the above and below ground downtown pedways, Central LRT Station and transit routes

Steps from shopping, banks and restaurants



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