

Highlights OPUS Campus Building II

8306 Horton Road S.W.



Total Area	<ul style="list-style-type: none"> • 150,612 sq. ft.
Average Floorplate	<ul style="list-style-type: none"> • 27,010 sq. ft.
Number of Storeys	<ul style="list-style-type: none"> • 6
Parking	<ul style="list-style-type: none"> • 160 underground 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 3,500 lb. gearless, 350 ft./min.
Environmental	<ul style="list-style-type: none"> • Central energy management systems and waste recycling program onsite
Lighting	<ul style="list-style-type: none"> • Architecturally balanced lighting to exterior pedestrian areas
Data	<ul style="list-style-type: none"> • Capacity for Category 6 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"> • Compartmental variable air volume system • 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. to tenant areas
Life Safety Systems	<ul style="list-style-type: none"> • Fully sprinklered with fire alarm system
Typical Floor	
Ceilings	<ul style="list-style-type: none"> • 1500 x 1500 planning grid • 9' ceiling height possible
Elevator Lobby Width	<ul style="list-style-type: none"> • 9'
Corridor Width	<ul style="list-style-type: none"> • 4'
Column Spacing	<ul style="list-style-type: none"> • Common spans of 30'
Typical Common Areas and Corridor Finishes	<ul style="list-style-type: none"> • Drywall bulkheads and recessed feature lighting in main lobby • Vinyl wall coverings, upgraded carpet
Floor Loading	<ul style="list-style-type: none"> • 50 lbs./sq. ft. (typical office floor loading)
Windows	<ul style="list-style-type: none"> • Double glazed tinted low-E sealed units • 6' high typical window to perimeter
Washrooms	<ul style="list-style-type: none"> • Motion sensor activated lavatories and urinals