

OLXFORD
AN OMERS COMPANY

devon

DEVON TOWER

**400-3 AVENUE SW
CALGARY, ALBERTA**



THE RIGHT SPACE

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THE RIGHT SPACE

A distinctive landmark on Calgary's skyline, Devon Tower is the intelligent choice for discriminating tenants who don't want to compromise on location for amenities.





FOR YOUR EMPLOYEES TO THRIVE

Comprised of more than 800,000 square feet of 'AA' office space, Devon Tower offers dynamic floor plates and great views of the city.

BUILDING FACTS

1988

YEAR
BUILT

421

PARKING
STALLS

818,815 SF

BUILDING
AREA

LEED

EB GOLD

45

NUMBER
OF FLOORS

24/7

SECURITY

20,000 SF

TYPICAL
FLOOR PLATE

2011

BOMA EARTH
AWARD

WORLD CLASS SERVICE

95%

OVERALL CUSTOMER SATISFACTION, 13% HIGHER THAN INDUSTRY AVERAGE

99%

SATISFACTION WITH OVERALL SERVICE FROM 310.MAXX

92%

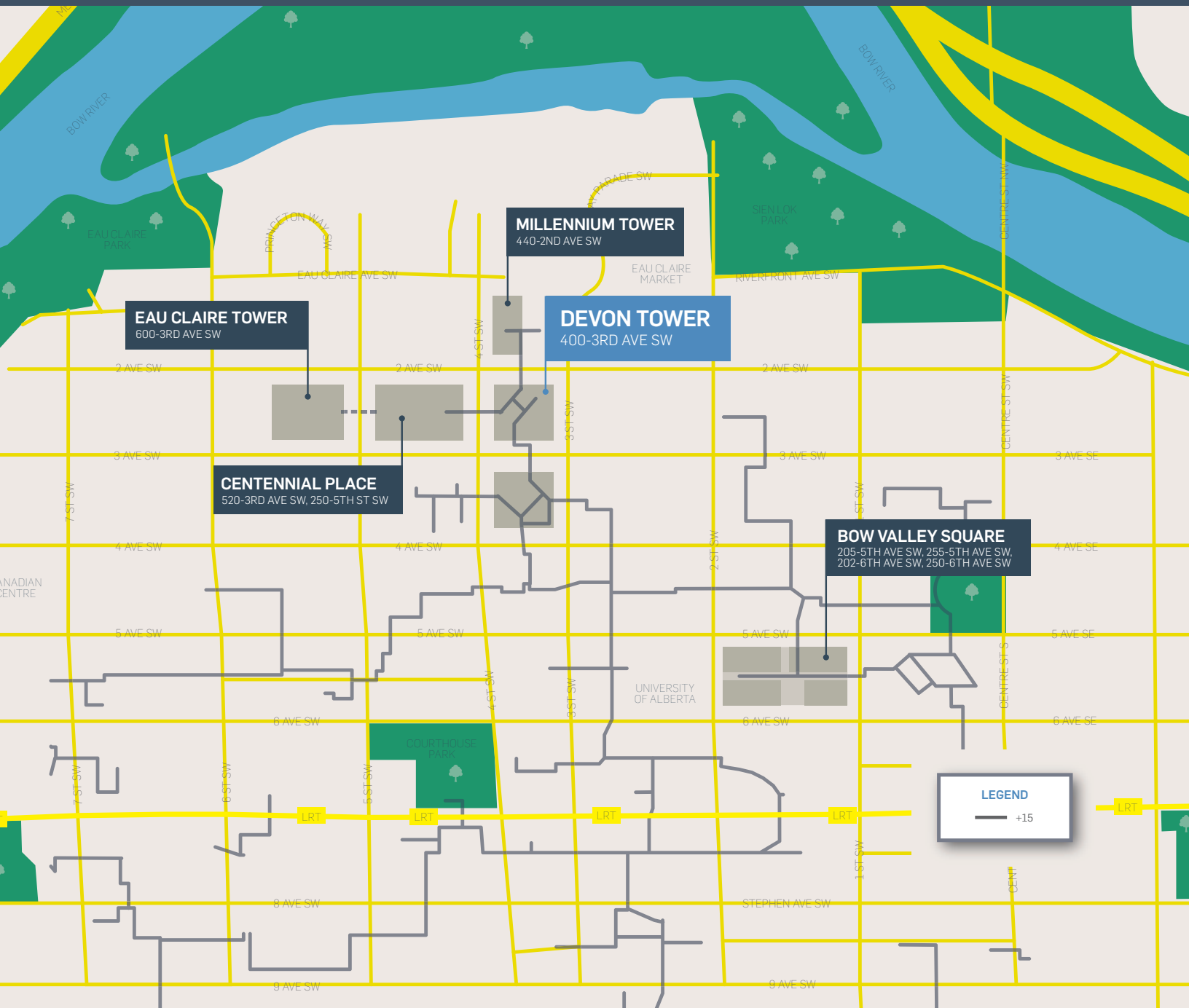
OF RESPONDENTS AGREE THAT OXFORD HAS A POSITIVE IMPACT ON THEIR COMPANY AND EMPLOYEE PRODUCTIVITY

*2016 Customer Satisfaction Survey completed by Altus Insite.

GETTING HERE

Located in the heart of Eau Claire District and connected to Calgary's Plus 15 network, Devon Tower offers rapid, year round access to Centennial Place, Millennium Tower and many other office and retail destinations.

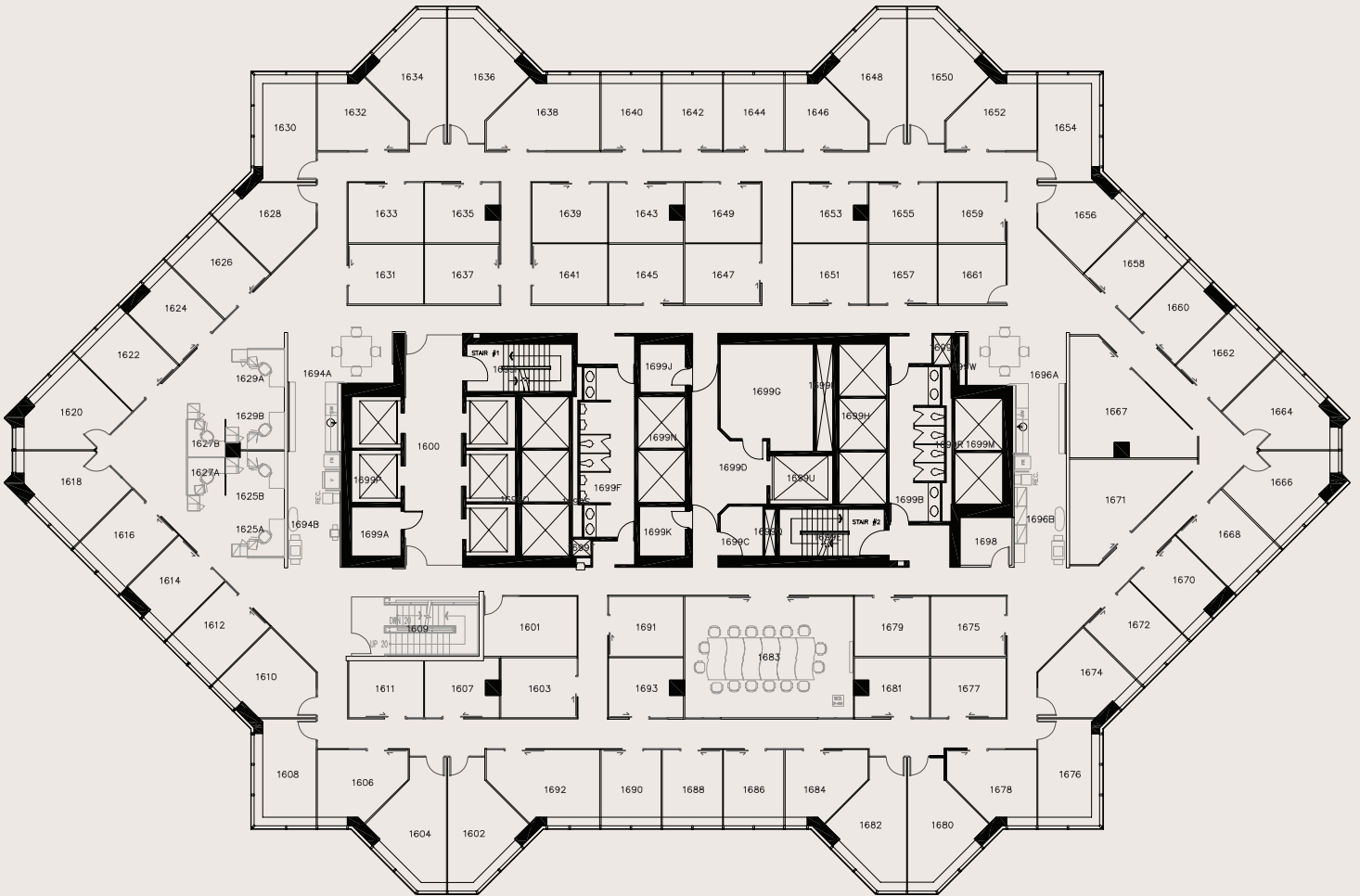
For those traveling by car, Devon Tower offers 421 underground stalls which is a ratio of 1 stall per 2,000 SF, has reserved parking for those that choose to car pool, car washing and detailing, as well as EV charging for hybrid vehicles. The tower also offers 85 interior bicycle parking stalls.





SPACE MATTERS

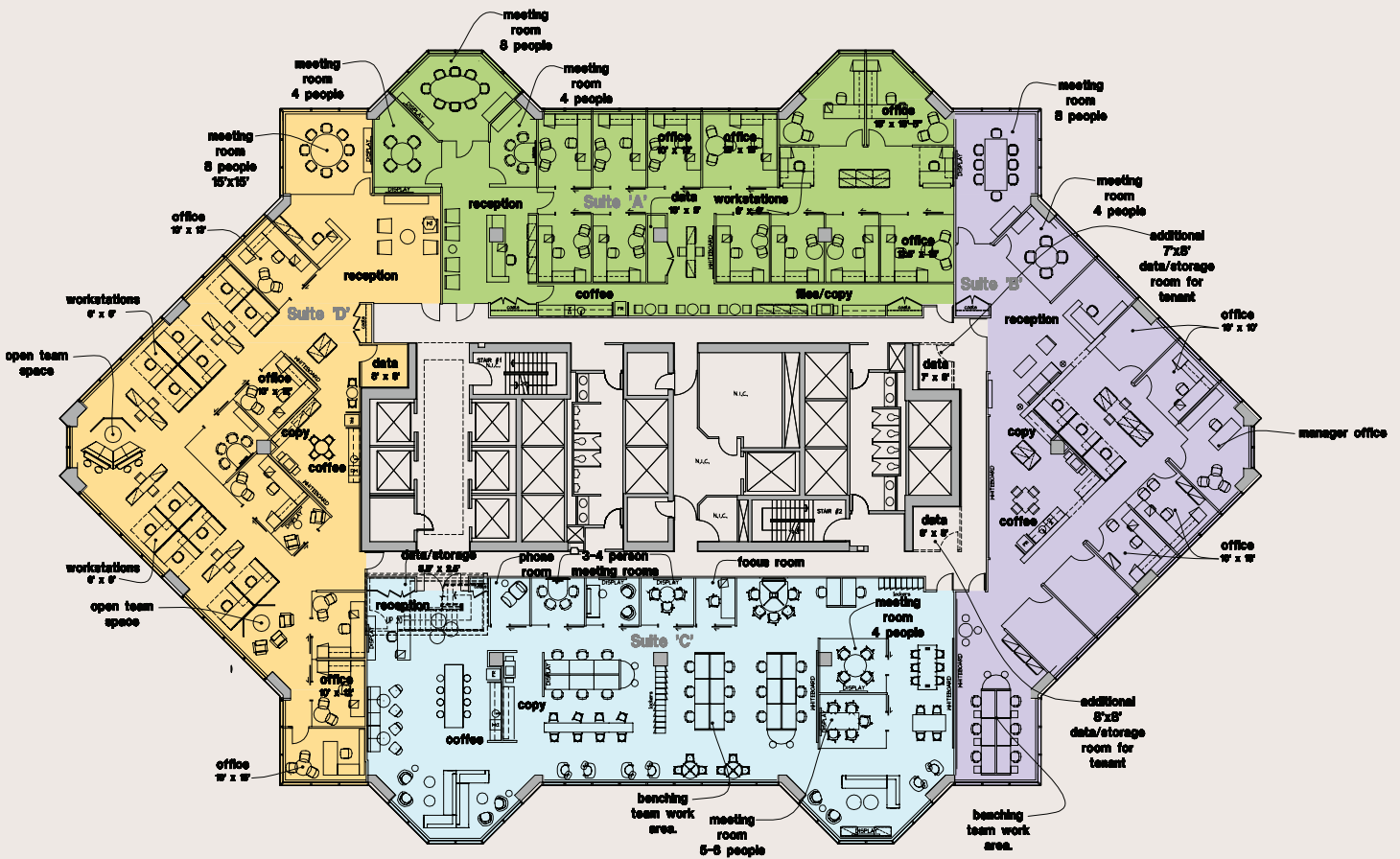
TYPICAL FLOOR PLAN



MULTI TENANT

■ **Suite A (100% closed)**
 Total # of staff: 15
 Total meeting room seats: 12
 Area per person: 325 SF
 Total space available: +/- 4,895 SF

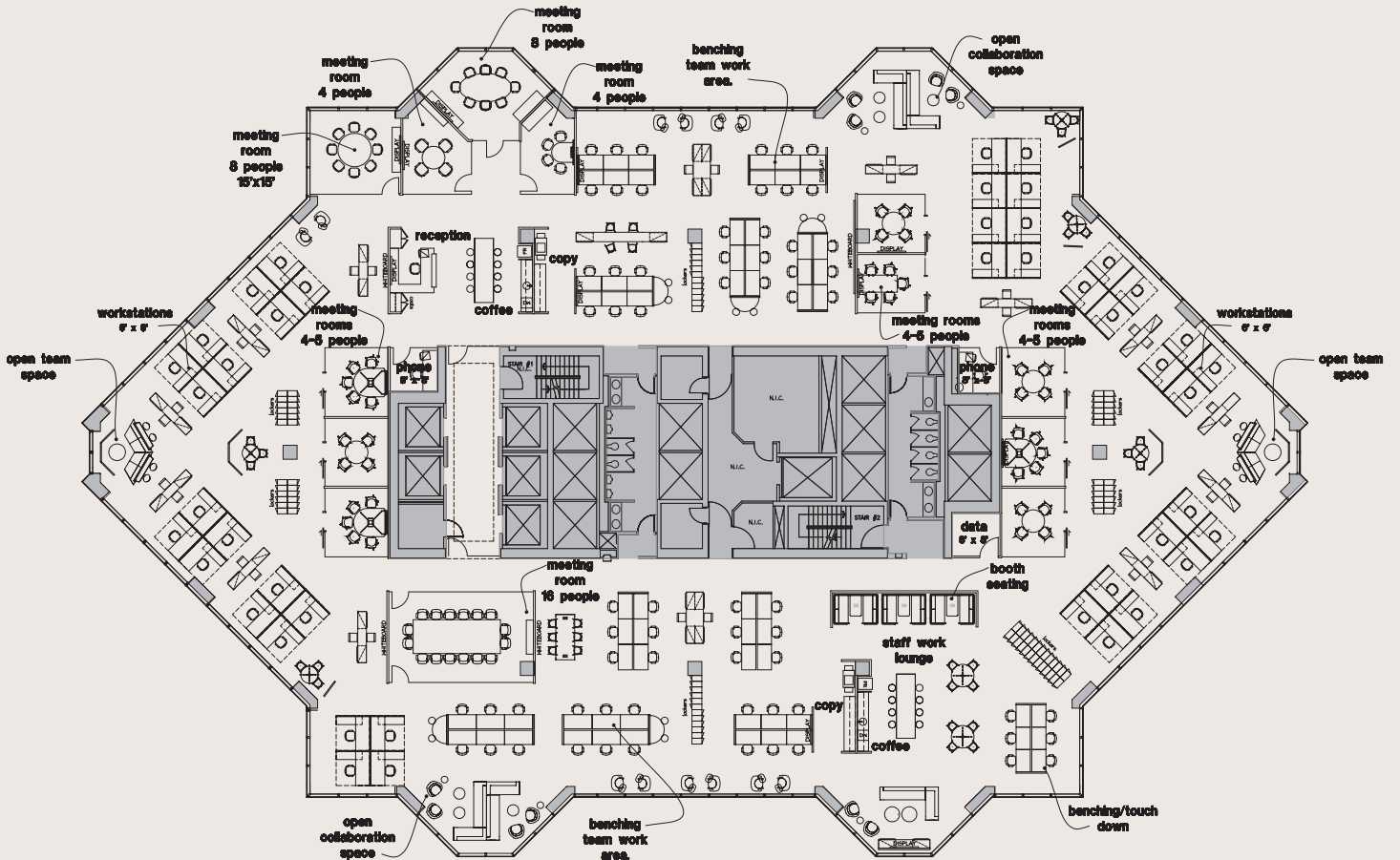
■ **Suite B**
 Total # of staff: 17
 Total meeting room seats: 12
 Area per person: 253 SF
 Total space available: +/- 4,295 SF



■ **Suite D**
 Total # of staff: 19
 Total meeting room seats: 8
 Area per person: 266 SF
 Total space available: +/- 5,051 SF

■ **Suite C**
 Total # of staff: 21
 Total meeting room seats: 14
 Area per person: 250 SF, 103 SF
 Total space available: +/- 5,277 SF

OPEN PLAN

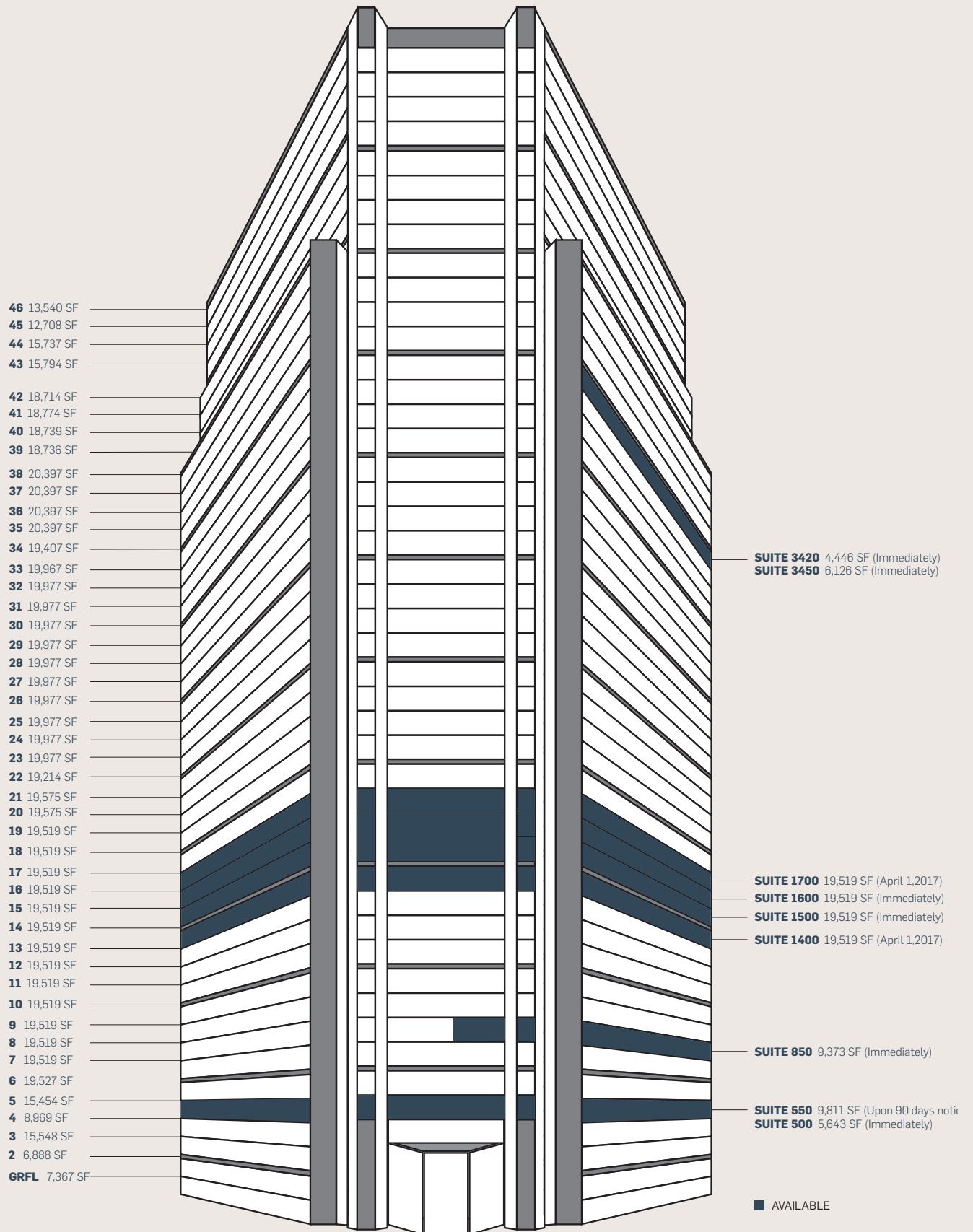


Total # of staff: 110
 Total meeting room seats: 13
 Area per person: 177 SF
 Total space available: +/- 19,519 SF



OPPORTUNITY

THE TIME IS NOW



SUSTAINABLE INTELLIGENCE

Oxford knows that sustainability is fundamentally about good business – respecting our stakeholders, the environment and the communities in which we do business. Oxford developed a program called Sustainable Intelligence™ to reduce corporate greenhouse gas emissions, conserve energy, and reduce waste and water consumption. Sustainable Intelligence describes every facet of Oxford's approach to sustainability – from identifying opportunities and establishing goals, through to implementing plans and measuring

performance. It embodies Oxford's commitment to acting in the best interest of our shareholders, our customers, our communities, our employees and our future.

For the fourth year in a row, Oxford was awarded first place for sustainability performance in North America in the Diversified Office and Retail category, as measured and awarded by the highly regarded Global Real Estate Sustainability Benchmark (GRESB) survey.



GREEN INITIATIVES AT DEVON TOWER

SUSTAINABILITY INTELLIGENCE

- 99% of respondents felt that Oxford is environmentally responsible at Devon Tower, 21% higher than the industry average
- In the past few years Oxford has implemented energy, water and waste saving programs across our portfolio. We are one of a few companies to publicly report our results each year.

More information on our Sustainable Intelligence program is available at: www.oxfordproperties.com/sustainable

BUILDING AWARDS

- LEED® EB Gold Certification - 2010



COMING SOON

- Renovated bicycle locker and shower facility
- LED lighting retrofit throughout building
- Free Wifi in common areas



CUSTOMER CENTRIC

310.MAXX
MAXX makes life easier.



Oxford's management platform is highly customer centric and built around the principles of accessibility and responsiveness. Our service is a true market differentiator. To that end, we are continuously innovating to serve our customers better. For example, we hold focus groups, and engage in a biannual national tenant survey to assess and benchmark our performance. We also request regular structured meetings with each of our tenants to better understand their unique service needs and requirements.

In terms of service innovation, Oxford was the first real estate company in North America to implement a 24/7 national customer contact centre, known as 310.MAXX. In addition to providing easy access for our customers, this robust platform assures resolution of issues and the data we gather allows us to proactively improve service through data-mining and the isolation of trends.

Our experienced property management teams provide outstanding daily customer service to our customers' employees.



OXFORD PROPERTIES

Established in 1960, Oxford is a global real estate investor, developer and manager, with distinguished portfolios in the office, retail, industrial, multi-residential and hotel sectors.

Oxford is divided into three geographic regions, Canada, the US and the UK, each of which operates a vertically integrated platform. The executives who lead each region are all members of Oxford's executive management team and its investment committee.

Since 1960, we have assembled one of the world's most enviable real estate portfolios with over 60 million square feet of commercial and residential property and 4.7 million square feet currently under development. Because the Oxford name represents the best in the industry, we place considerable importance on the selection of each property, on our ongoing capital reinvestment programs and on having the best team in the industry running our portfolio and properties.

To learn more visit www.oxfordproperties.com

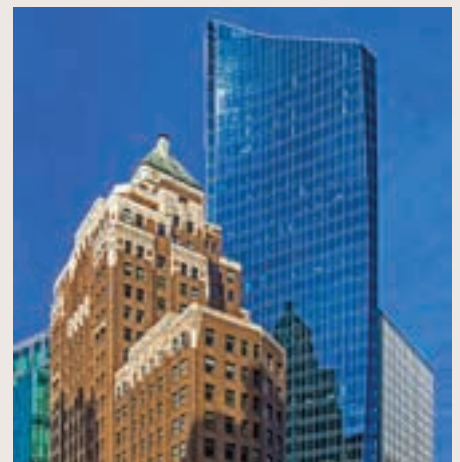
OXFORD
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Fairmont Banff Springs Hotel
Banff, Alberta



1250 René Lévesque
Montreal, Quebec



MNP Tower
Vancouver, British Columbia



Hudson Yards
New York, New York



125 Summer
Boston, Massachusetts



Centennial Place
Calgary, Alberta



Royal Bank Plaza
Toronto, Ontario



Yorkdale Shopping Centre
Toronto, Ontario



London Wall Place
London, England



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