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Opus movin' on up to top floor

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NORR Architecture's Britannia Crossing, seen in an artist's rendering, is located at 5119 Elbow Drive S.W.

For the past 15 years, Opus Corporation, which has occupied the second floor of the building at 17th Avenue and 4th Street S.W., is now preparing to make a move into the top floor of its own building on Elbow Drive S.W. Britannia Crossing is a five-storey, mixed-use building designed by NORR Architecture that offers 66,300 square feet of rentable space that consists of a main floor of retail and four floors of commercial offices.

Hannes Kovac, CEO and president of Opus, is relocating his team into a space that's been created to care for the environment and their personal health.

The structure has been designed to LEED Gold standards with features that include the largest suburban photo voltaic system in the city, which will feed power to the grid and can supply all of the building's needs in an emergency.

A third floor LiveRoof will provide numerous benefits such as air quality, noise insulation, thermal benefits and esthetic appeal. The exterior is covered with Eco Clad cherry wood colour panels and sandstone.

Kovac's staff will have the benefit of their own 1,200-squarefoot gymnasium that overlooks the city to the north and includes change rooms, showers and lockers.

In an effort to encourage all employees to walk, cycle or use public transit to get to work, staff will also have the use of a company Toyota Prius hybrid car to use when they have to leave the office.

Britannia Crossing has 20 dedicated underground visitor stalls, car-charging stations for electric powered vehicles and all-glass elevators making them visibly transparent for safety reasons.

As marketing for tenants began, Opus canvassed the surrounding communities to ask what retailers and services they would welcome.

The entire second floor will be home to Kids Company, providing a nurturing and educational early learning environment for children. They will enjoy a large set back outdoor patio atop the second floor.

On the Elbow Drive floor only a 1,500-square-foot space is available. The remainder has been leased to Browns Social House, the popular Vancouver-based restaurant chain's first Calgary location; Caffe Artigianoo; Fishman's Drycleaning; Urban Venus Nail Spa; Finishing Touches; Normandeau Window Coverings and a Lagree YYC personal training and fitness studio - another first for Calgary - with exclusive rights for the Megaforma workout technique.

Another 18,700 square feet of office space is available on the second floor and the 11,600-square-foot fourth floor, including a 2,000-square-foot patio overlooking the Glenmore Reservoir, is also awaiting a tenant.

Opus has a staff of 20 in the office and another 20 on-site employees. Two thirds of its revenue is from its construction division that has recently completed mixed-use building in Royal Vista Business Park for Prime Funds and Certus. It also built a 22,000-square-foot office and lab facility for MicroWatt along Country Hills Blvd. N.E., and is busy with the Sunridge Industrial and Retail Centre.

Tenant improvements form a big part of the construction division. A fine example of its quality are the interiors of the Atlantic Avenue Art Block.

Kovac's development division recently purchased 12 acres of land at the prime corner of Glenmore Trail and Barlow Trail S.E., proposing to provide 190,000 square feet of flex space, warehouse or a design to suit opportunity.

And earlier this year Opus added property management to its services that already looks after 500,000 square feet and forecasts to double that figure within a year.

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