



## CONCOURSE RENOVATION WILL CREATE DOWNTOWN DESTINATION

A MAJOR MAKEOVER is underway to give the Concourse an updated look while enhancing its functionality for all tenants of Richardson Centre.

“Our vision is to revitalize the Concourse in a way that will give it a more contemporary look and be well-designed for tenants and visitors alike,” says Dave Finnbogason, Vice-President, Corporate Development for James Richardson & Sons, Limited.

Over the next nine months, the extensive project will include the introduction of several new storefronts, as JRSL expects to add a number of high-profile retail and service-related tenants including some local companies and well-known national brands. At the same time, some existing tenants will be relocated or their spaces will be renovated to suit the new design.

In addition to expanding the mall-level tenant roster, upgrades will be made to

the flooring, ceiling and wall coverings to create a modern ambiance.

“Some exciting new amenities are also planned, including a state-of-the-art conference centre, with a seating capacity of 400,” Finnbogason says. Upon completion, the south-end conference centre will be available for rent by tenants of the Richardson Centre and by outside parties such as The Fairmont hotel.

By early next year, it is projected that Richardson Centre’s vacancy rate will be below five per cent. Therefore, while construction continues in the Concourse, renovations will also be taking place inside the seven-storey building at 161 Portage Avenue East and in the 700-stall parkade to accommodate the growing number of tenants in the complex, including Wardrop Engineering Inc., a Tetra Tech Company.

Both the redevelopment of the Concourse and the tenant space renovations at 161 Portage are being overseen by Jorden Dawson of Bentall LP Calgary.

“We expect to avoid as much daily disruption to tenants as possible,” says Finnbogason. “However, we do want to thank everyone for their understanding and patience as efforts continue to create a dynamic, multi-tenant space and a well-designed meeting place.” **CP**

## PROJECT TIMELINE

The \$10-million redevelopment of the Concourse is a three-part project that is scheduled to be completed inside one year:

### Second Quarter 2010

- Project commencement
- Interior demolition of tenant areas
- Ceiling demolition in Richardson Centre Concourse
- New column treatment

### Third Quarter 2010

- New flooring in Richardson Centre Concourse

- Storefront installation begins
- Replacement of Richardson Centre Concourse Ceilings
- Tenant area improvements throughout

### Fourth Quarter 2010

- New flooring in Richardson Centre Concourse
- New conference centre
- New washrooms

## STAY ON TOP OF UNDERGROUND DEVELOPMENTS

Richardson Centre Limited’s website has been redesigned to keep all tenants updated with the latest news and announcements regarding the Concourse redevelopment project.

Get the scoop now at:

[www.RichardsonCentre.ca](http://www.RichardsonCentre.ca)