



FIRST TOWER

A FIRST-CLASS BUILDING

Building Class	A
Building size	729,800 sf
Floors	27
Typical floorplate	25,100-27,000 sf
Completion	1982
Retrofit	2016
Parkade Upgrade	2019
Redevelopment	2020

FIRST IS EVERYTHING YOU NEED

Floors 5-7	36,000-36,500 sf
Tower	25,000-27,000 sf
Passenger elevators	16
Parkade elevators	2
Service elevators	2
Parking stalls (heated)	350
Bike stalls	275

FIRST IS THE EMPLOYEE EXPERIENCE

Expansive employee lounge & collaboration area
Spa-quality fitness & wellness facility
Activated outdoor terrace with lounge & fireplace
Modular conference rooms & meeting spaces
Games area
Premium, street-level end-of-trip facilities
Unobstructed city & river views

FIRST-IN-CLASS SERVICE

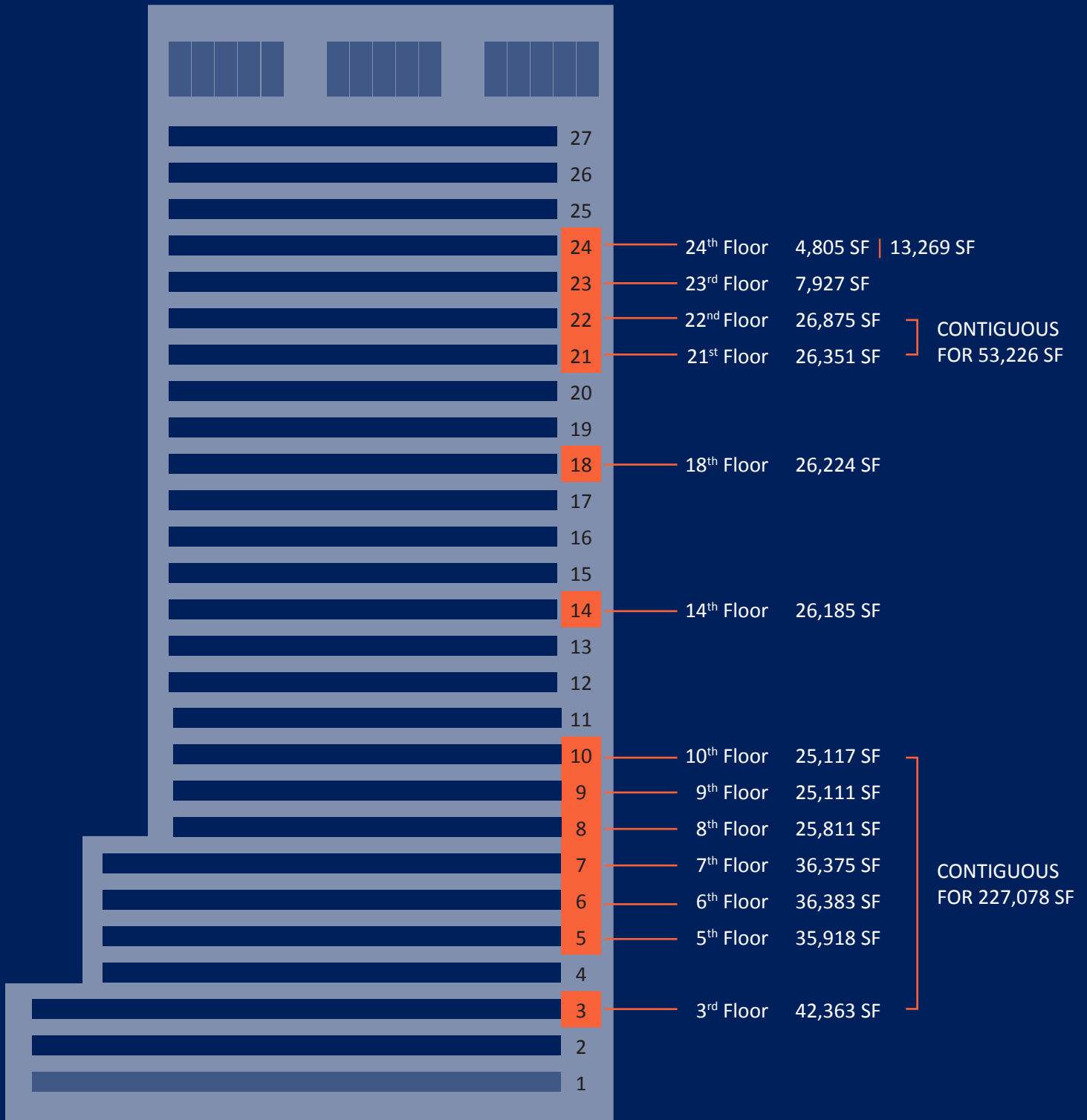
Class AA quality on-site property management
24/7 building access & security services
Closed-circuit security monitoring
Fibre optic cable throughout the building
Zone-control HVAC meets or exceeds ASHRAE requirements
On-site banking & ATMs
Organics recycling program
LEED EB:O&M Gold certified
WiredScore Silver certified

HEALTH AND PERSONAL SAFETY FIRST

Hines' Proprietary Pandemic Preparedness Plan proactively supports risk mitigation
Partnership with Well Living Lab, Delos and the Mayo Clinic delivers leading technologies for healthy work environments
Efficient building systems provide superior indoor air quality
Best-in-class wifi-connected indoor and outdoor amenity spaces support tenant wellness
24/7, responsive deep-cleaning procedures and protocols



AVAILABILITIES

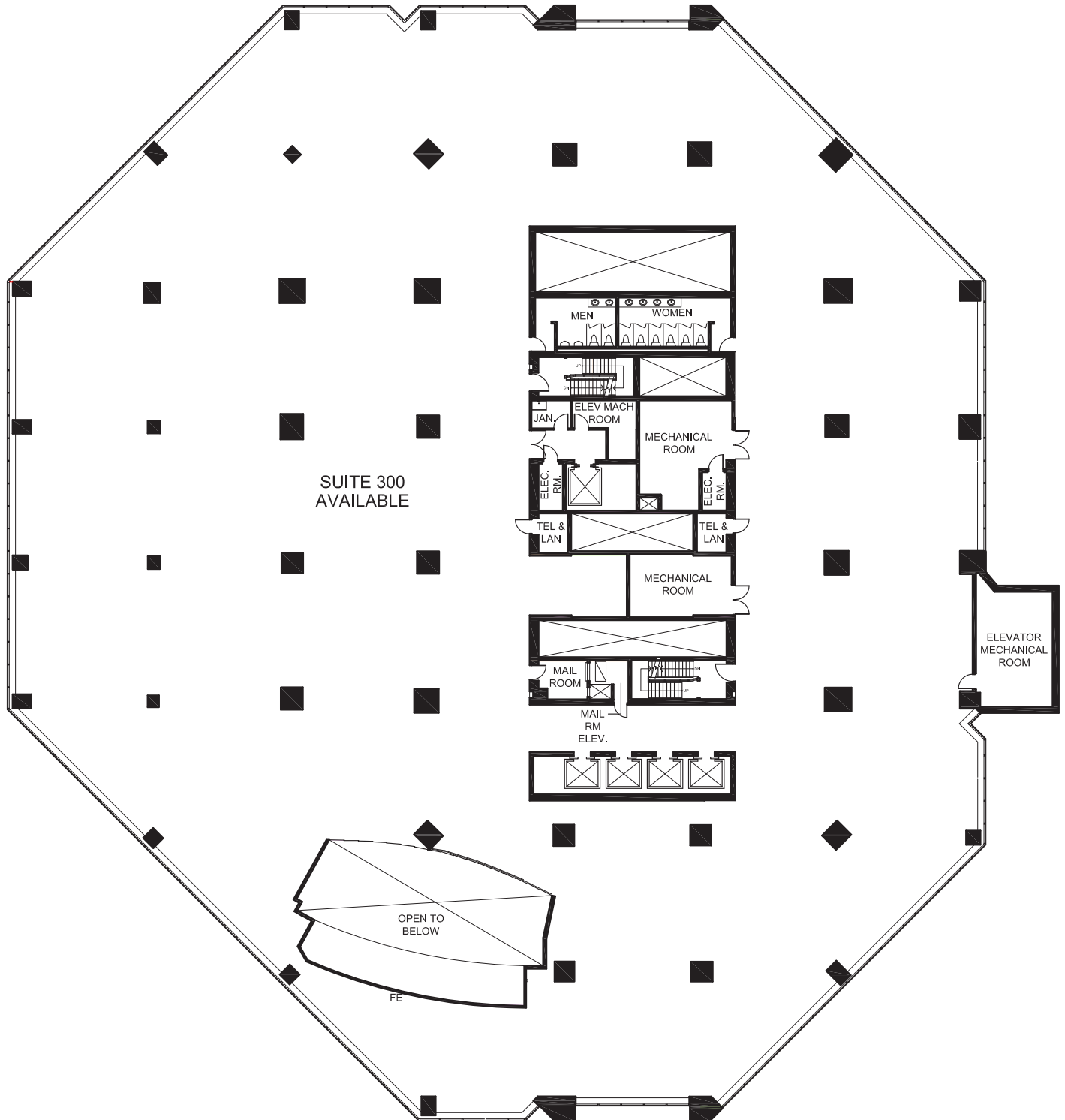


TOTAL 358,714



3rd FLOOR

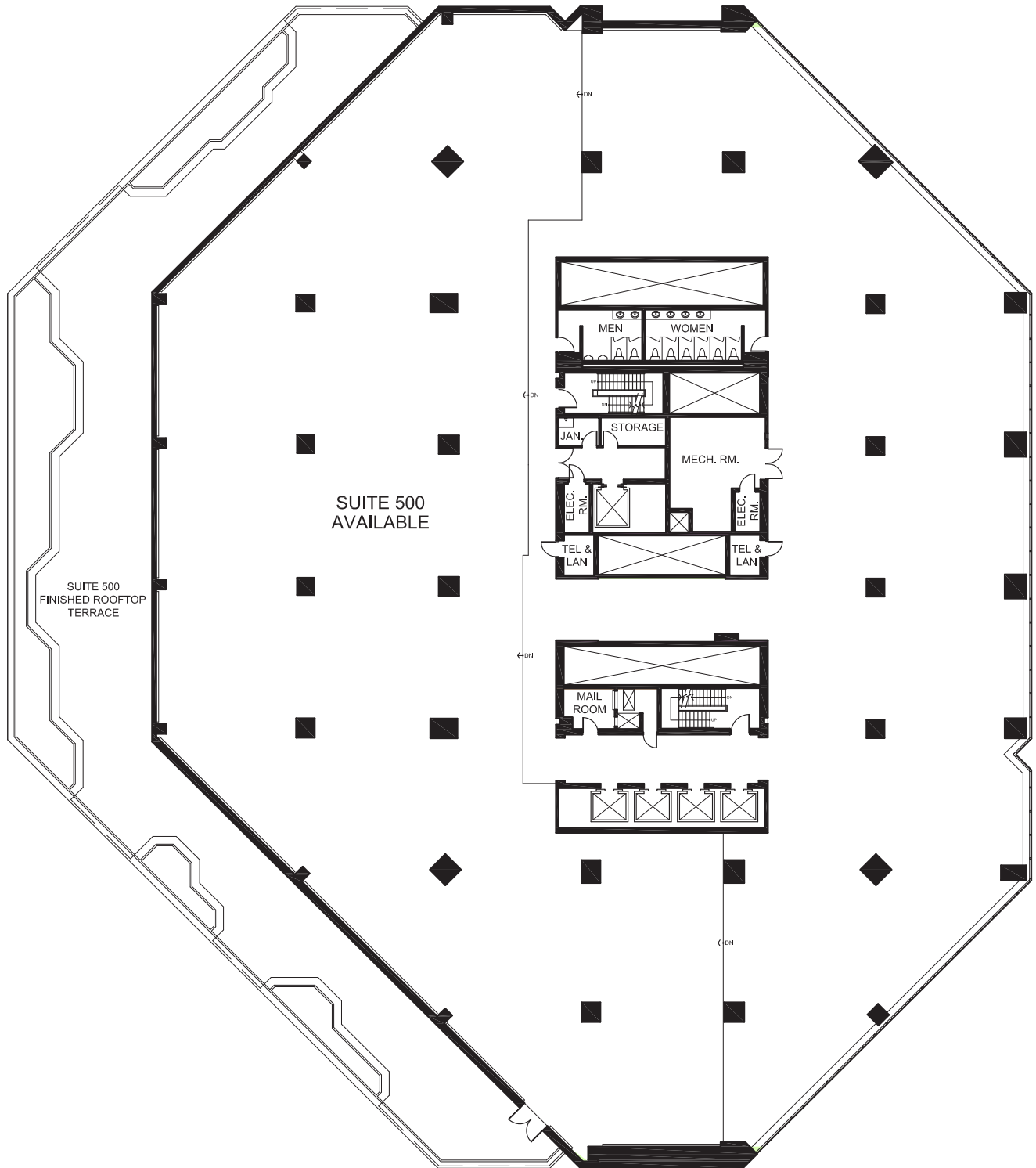
42,363 s.f.





5th FLOOR

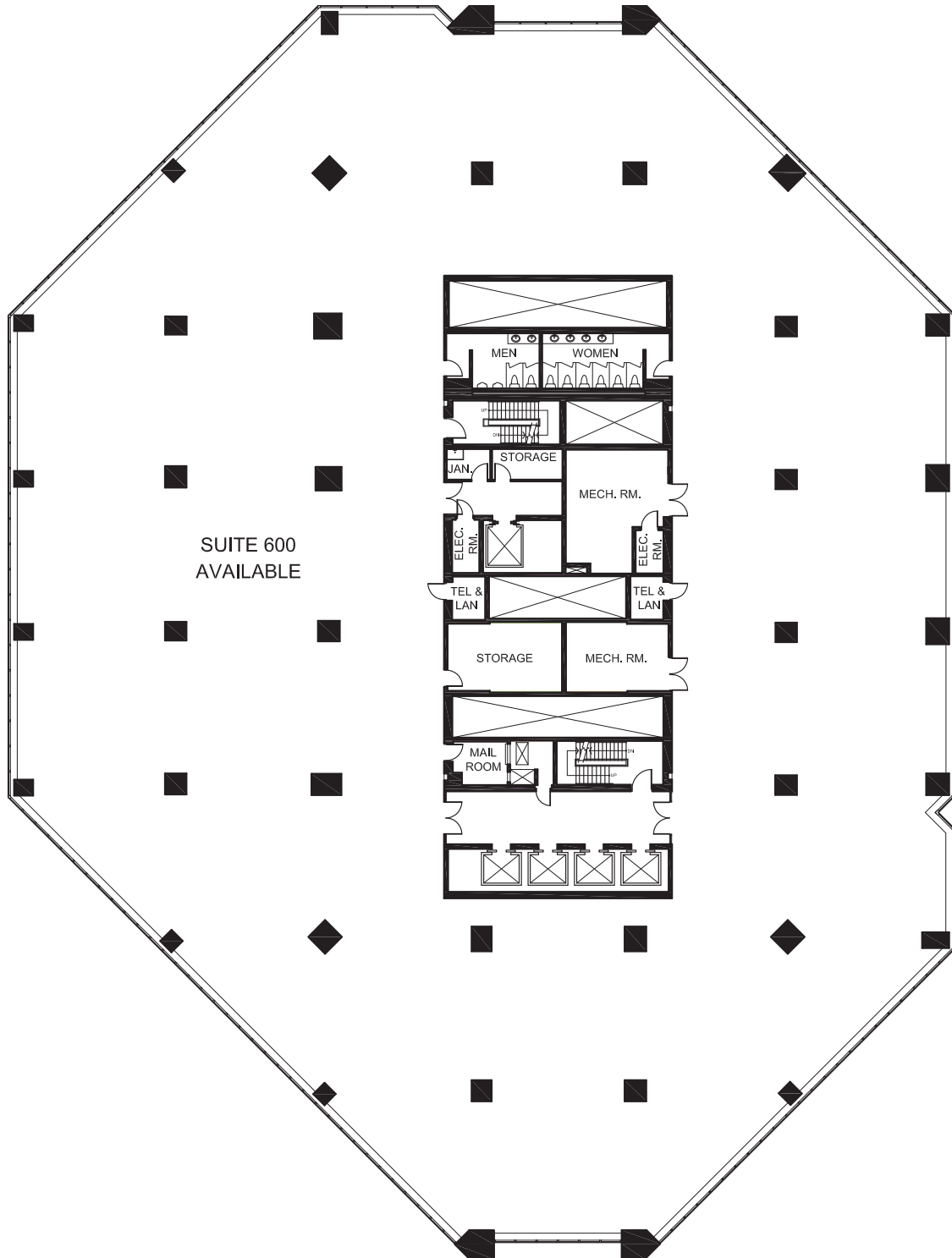
35,918 s.f.





6th FLOOR

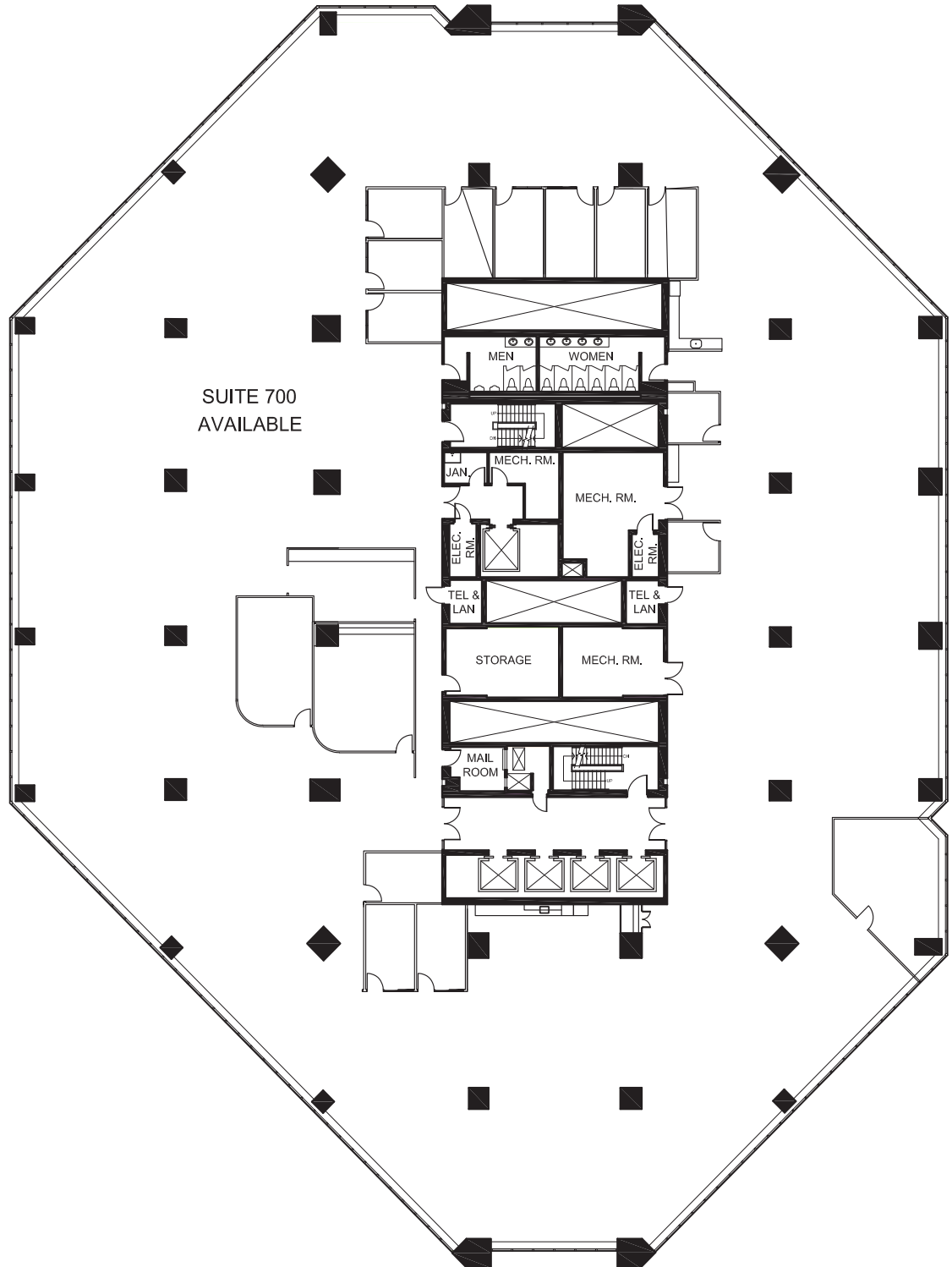
36,383 s.f.





7th FLOOR

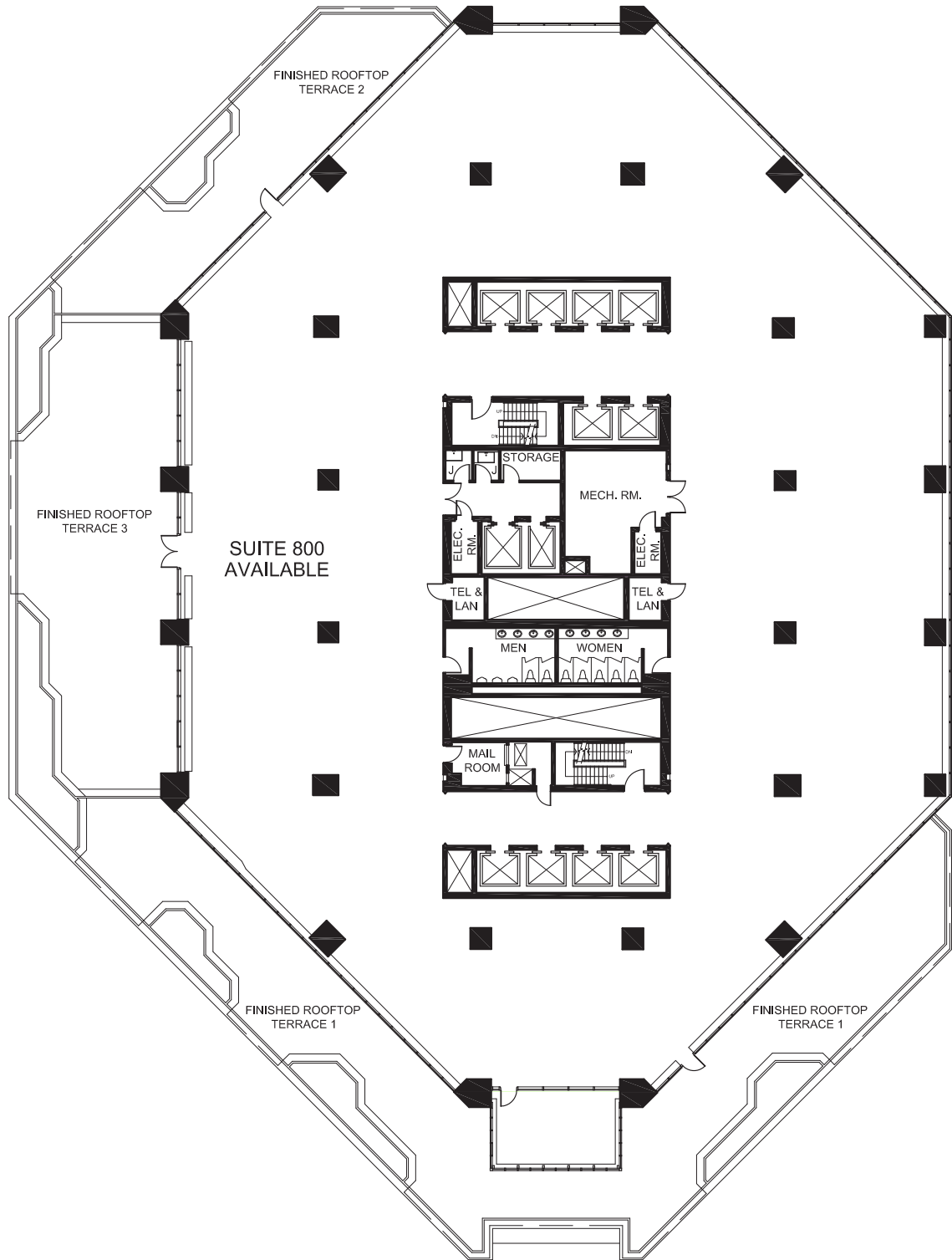
36,375 s.f.





8th FLOOR

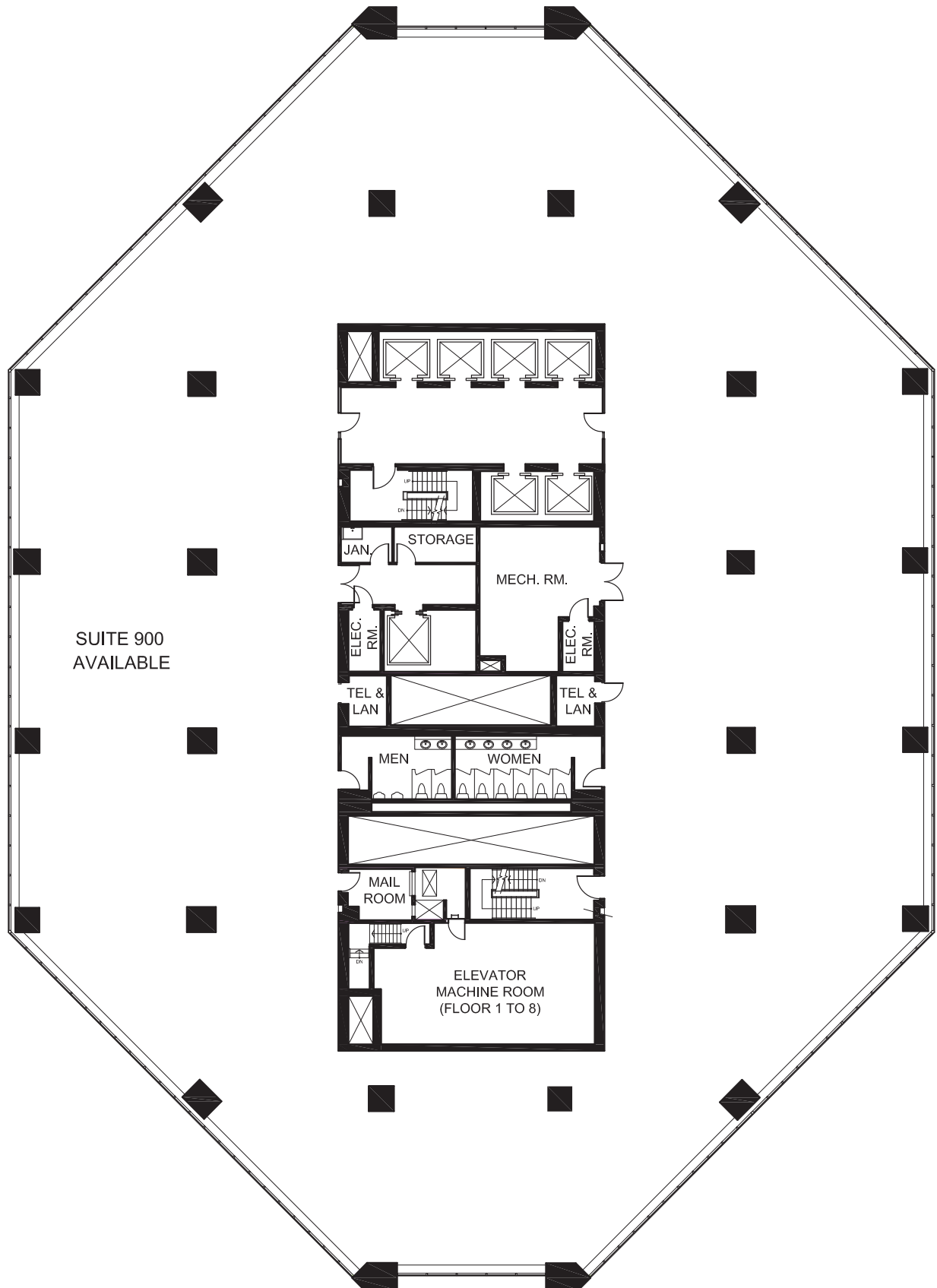
25,811 s.f.





9th FLOOR

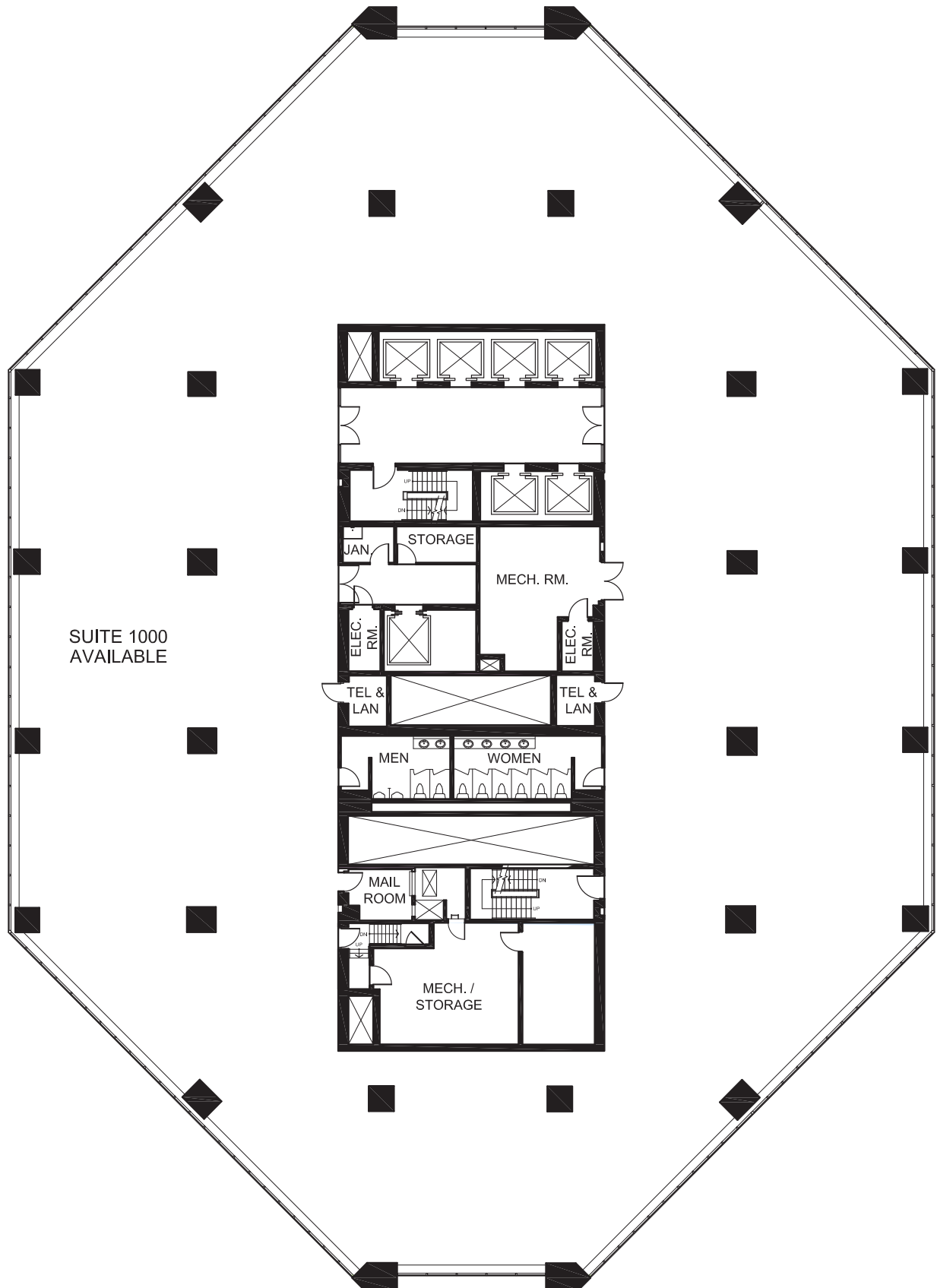
25,111 s.f.





10th FLOOR

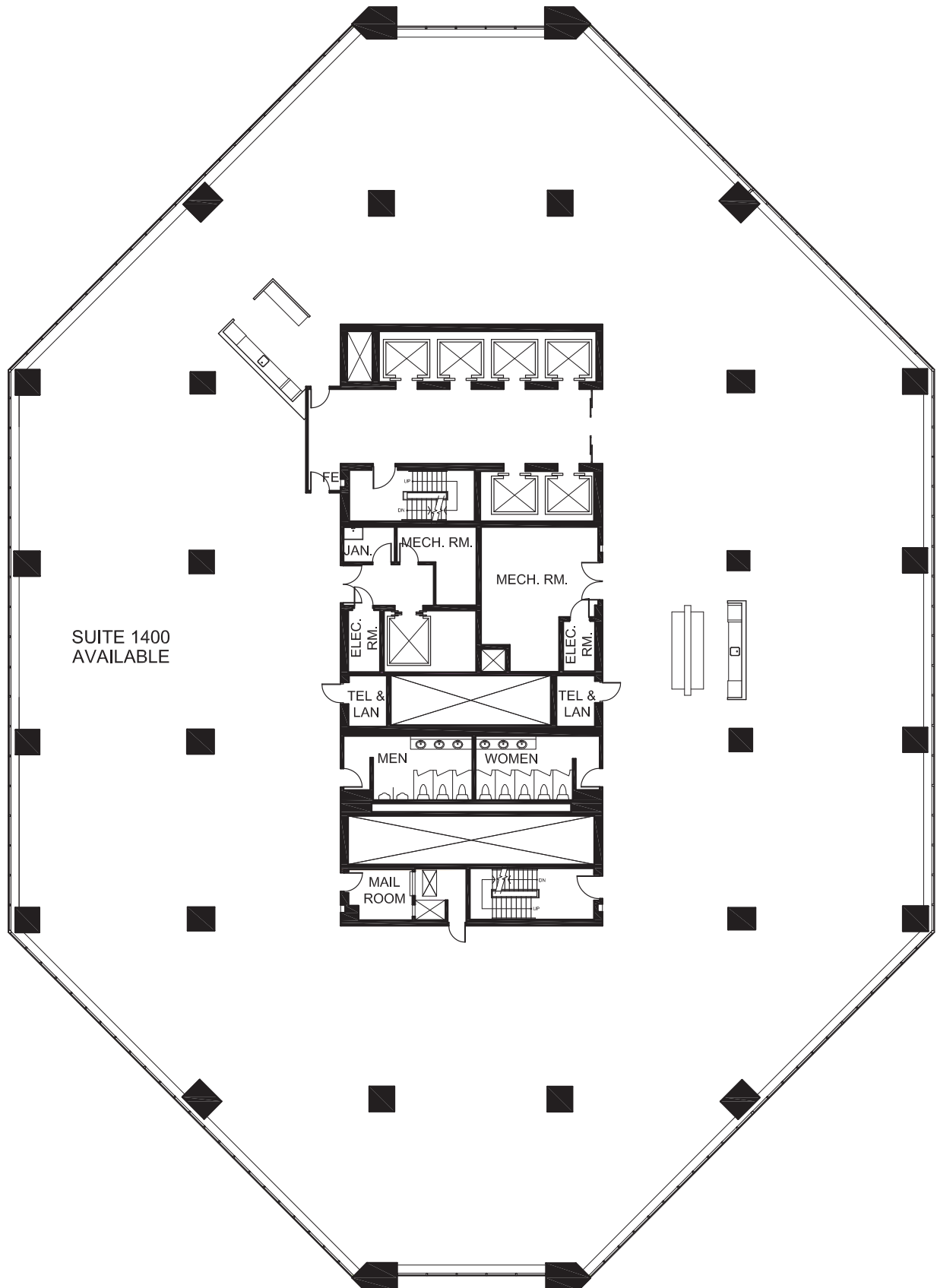
25,117 s.f.





14th FLOOR

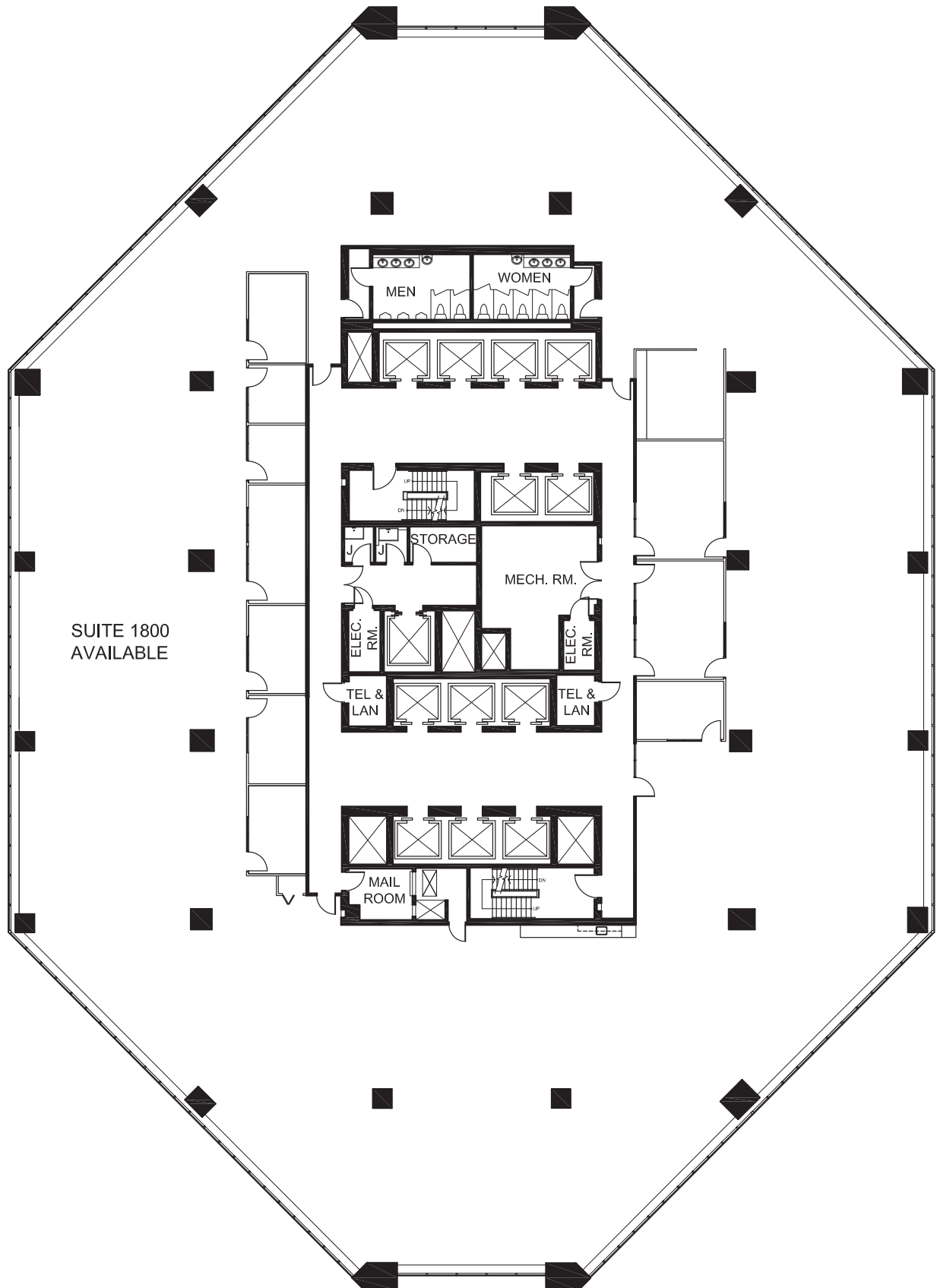
26,185 s.f.





18th FLOOR

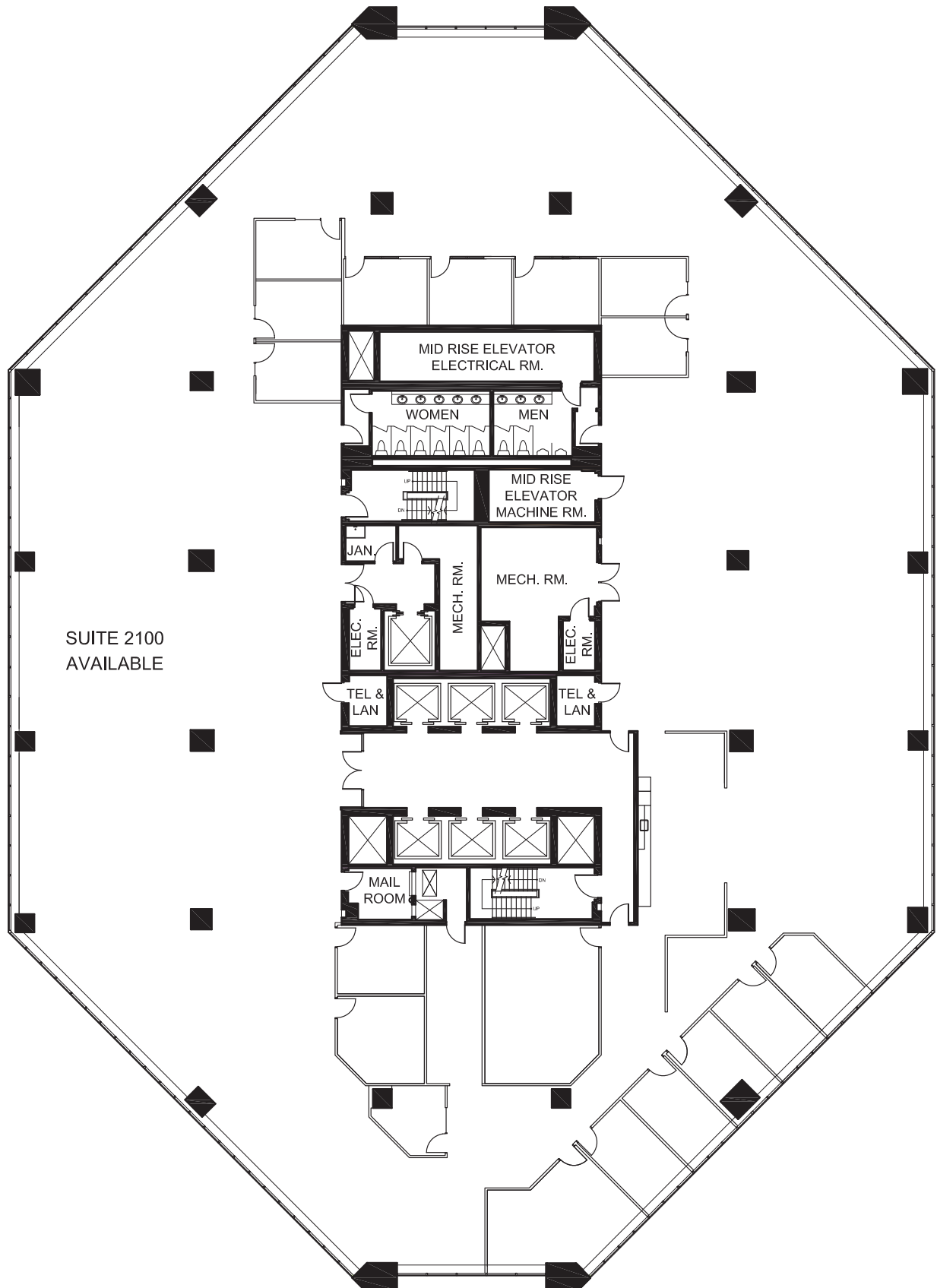
26,224 s.f.





21st FLOOR

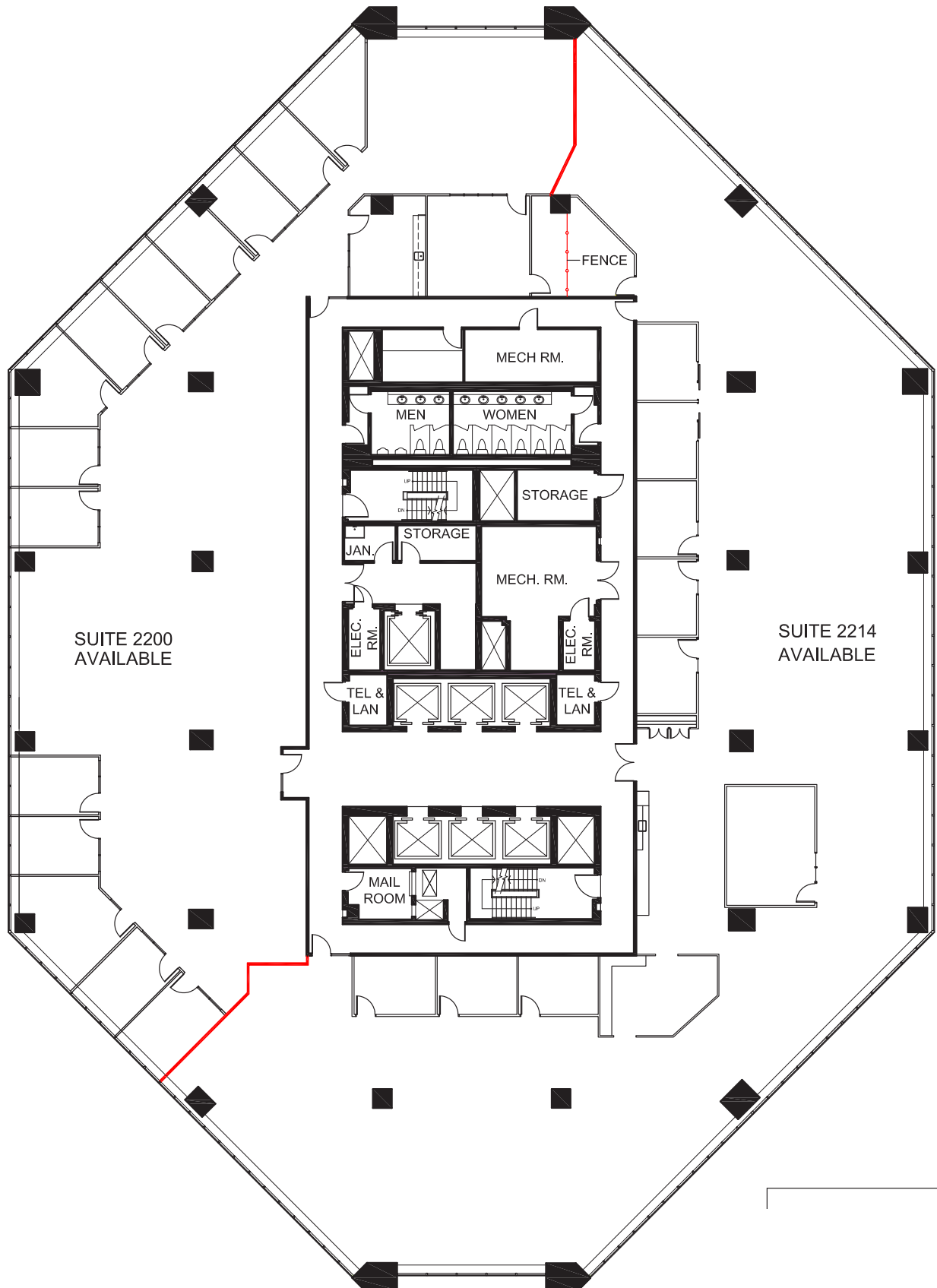
26,351 s.f.





22nd FLOOR

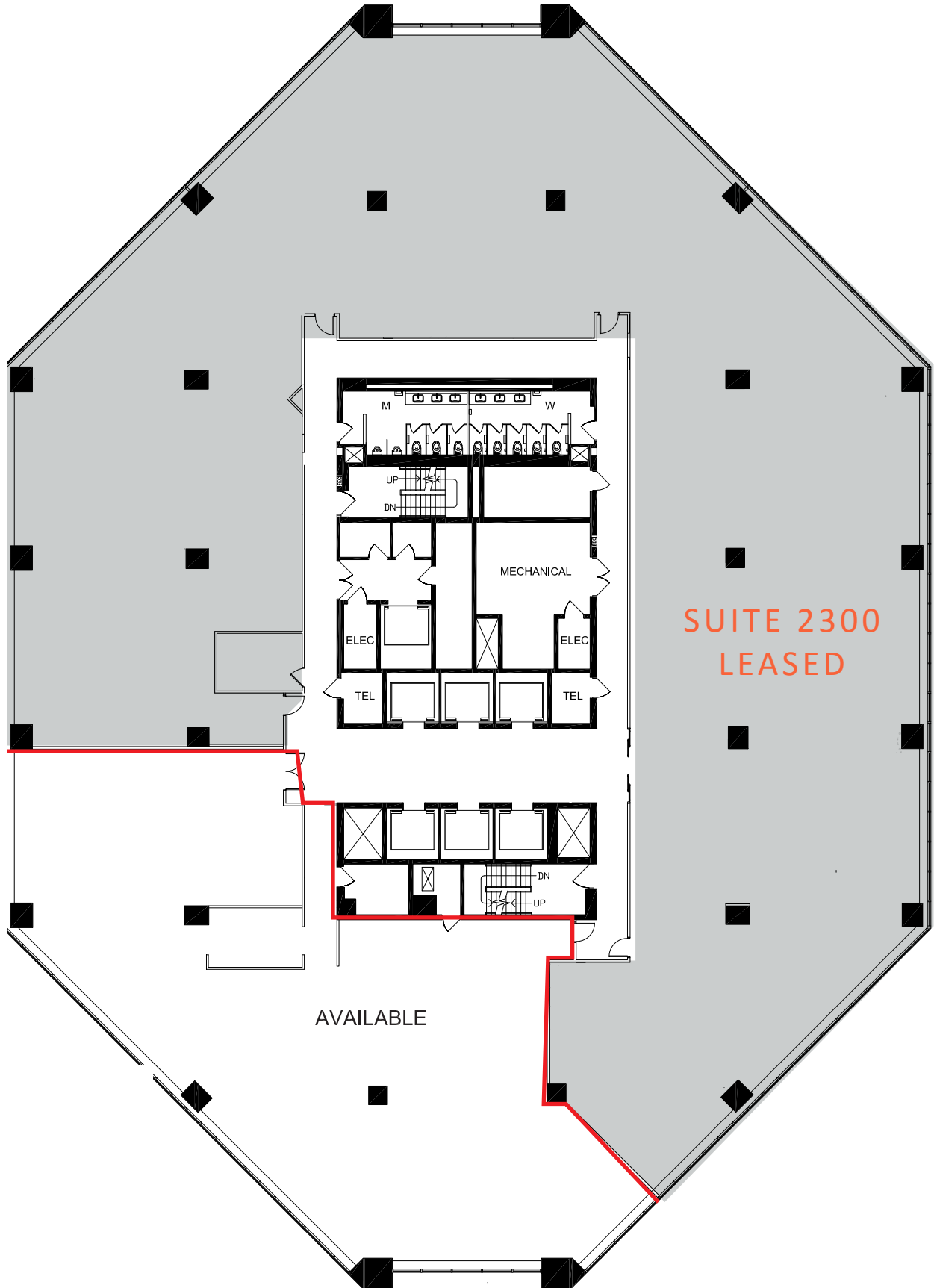
26,875 s.f.





23rd FLOOR

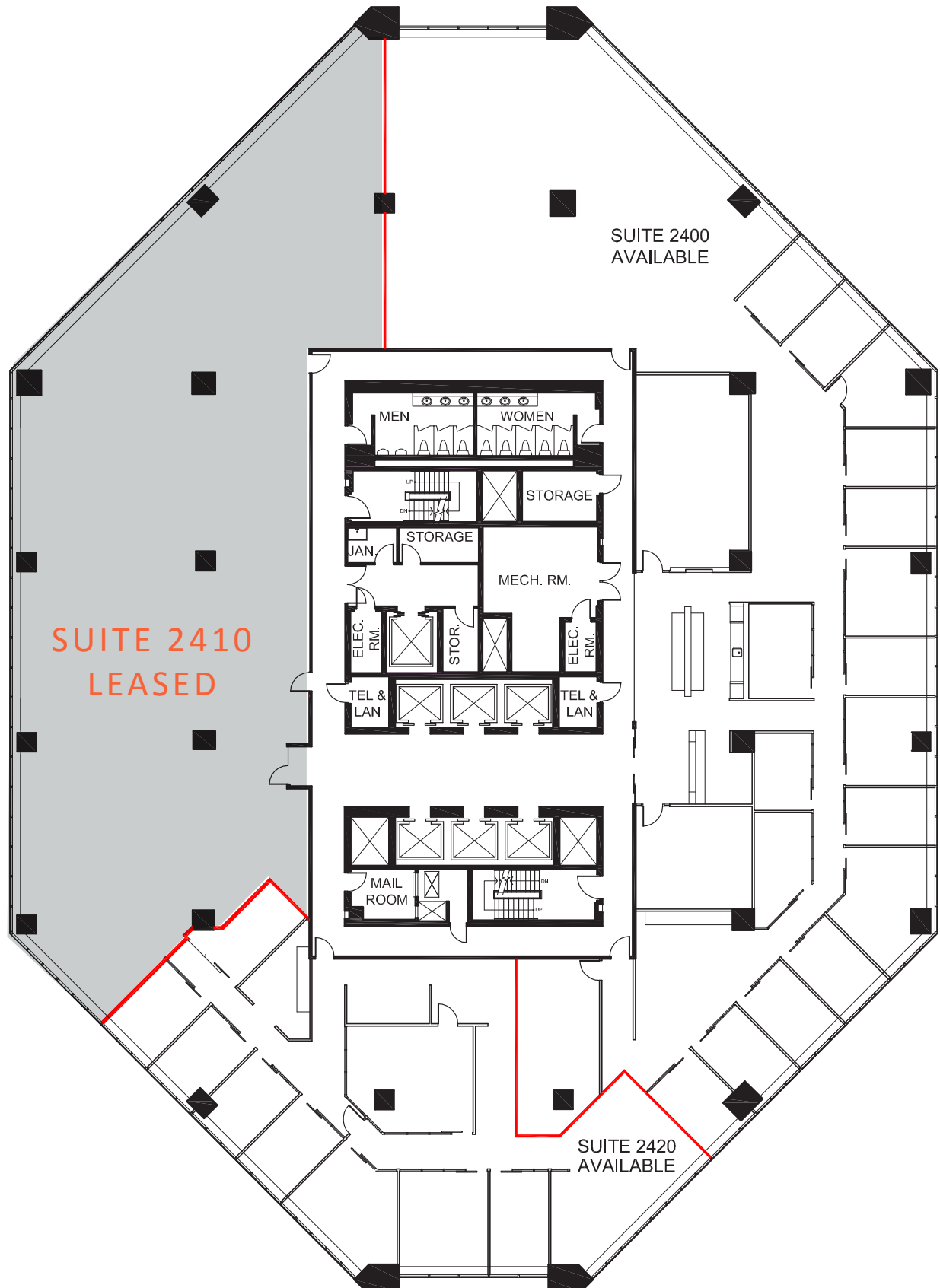
7,927 s.f.





24th FLOOR

Suite 2400 - 13,269 s.f. | Suite 2420 - 4,805 s.f.



BASE BUILDING SPECIFICATIONS

General Description	<ul style="list-style-type: none"> • Total rentable area of 729,769 ft² • 28 above-grade storeys including MPH • 2 levels of retail/mezzanine space • 25 levels of office space • 3 levels of below-grade parking • Precast concrete cladding on curtain wall structure • Cast-in place concrete flooring slabs
Building Completion & Redevelopment	<ul style="list-style-type: none"> • Building was first completed in 1980 • Lobby redevelopment and exterior at-grade refresh was completed in 2014 • +15 redevelopment was completed in 2020
Design Floor Load	<ul style="list-style-type: none"> • Ground floor commercial and +15 level: 5.0 kPa • Floor 5: 7.0kPa (West portion), 3.0 kPa (East portion) • Floors 3 & 6-27: 3.0 kPa
Typical Floor Areas	<ul style="list-style-type: none"> • Floor 3: 43,000 ft² • Floors 5-7: 34,000-35,000 ft² • Floors 8-27 (typical tower floorplate): 25,000-26,000 ft²
Floor Heights	<ul style="list-style-type: none"> • Ground Floor: <ul style="list-style-type: none"> – Loading Dock: 17 feet (5.2 metres) – Street-front retail: 17 feet (5.2 metres) • Floor 3: 11 feet, 11 inches (3.6 metres) • Floor 5: <ul style="list-style-type: none"> – Raised portion (West): 10 feet, 6 inches (3.2 metres) – Lower portion (East): 11 feet, 5 inches (3.5 metres) • Floor 6: 10 feet, 10 inches (3.3 metres) • Floor 7: 11 feet, 9 inches (3.6 metres) • Floor 8-27: 10 feet, 10 inches (3.3 metres) • Floor heights are measured from top of slab to underside of slab • Average finished ceiling height for tower floors is 8 feet, 6 inches (2.6 metres)
Mullion Spacing	<ul style="list-style-type: none"> • 57 inches (1.4 metres) or 40.4 inches (1.0 metres), depending on exposure
Interior Column Spacing	<ul style="list-style-type: none"> • Generally, 28 feet, 7 inches (8.7 metres)
Natural Light & Glazing	<ul style="list-style-type: none"> • Height of the glass windows: 49 inches • Starting height above finished floor: 32 inches
HVAC	<ul style="list-style-type: none"> • Available ventilation on each floor exceeds ASHRAE 62.1 • Compartment units provide four (4) to six (6) air changes per hour • Ventilation supply: 3,000 to 6,000 CFM, depending on the floor • Compartment Unit Cooling Coil Capacity: On average, 487,500 Btu/h • Occupant density for cooling and ventilation is, on average, 1 person per 150 ft² of useable area
Indoor Air Quality (IAQ)	<ul style="list-style-type: none"> • Minimum Efficiency Reporting Values (MERV) is obtained with all installed filters at a minimum of MERV 13.
Operating Hours	<ul style="list-style-type: none"> • Normal Operating Hours: 6:00am to 6:00pm, Monday through Friday • Supplemental HVAC: Available 24 hours per day. After normal operating hours, supplemental HVAC can be provided at \$60.00 per hour per floor

BASE BUILDING SPECIFICATIONS

Electrical	<ul style="list-style-type: none"> • General: Significant excess electrical capacity is available at the Building. • Plug loads: 4 watts per ft2 • Lighting loads: 2 watts per ft2 • Floor Power: Typical floor power is fed by 120/208V panels located within each electrical riser closet. Each riser closet houses 120/208V bus-ducts • Floor Lighting: Typical floor lighting is fed via 2 347/600V lighting panels, 1 in each electrical riser closet. A separate 347/600V bus-duct is located within each closet • Emergency Lighting: Typical floor emergency lighting is fed via a 347/600V emergency lighting panel. The emergency lighting panel is tapped off the 347/600V emergency bus duct located within the east electrical riser closet • Mechanical Units: Typical floor has 2 347/600V bus duct risers noted above for lighting that also feed the typical floor mechanical units. Mechanical units alternate which bus duct they are fed from floor by floor.
Emergency Generator	<ul style="list-style-type: none"> • Building is configured with a dedicated 600kW Emergency Generator for all base building emergency systems and equipment
Tenant Generator	<ul style="list-style-type: none"> • Building has a tenant-dedicated 900kW generator available for tenant tie- in and use. The tenant generator is located on the 4th floor of the Building. • Tie-in and distribution costs would be subject to lease provisions and requirements
Electrical & Telecom Closets	<ul style="list-style-type: none"> • Electrical Closets: 2 per floor • Telecom Closets: 2 per floor
Service Providers & Fibre Connectivity	<ul style="list-style-type: none"> • Service Providers: Shaw, Telus, Bell and Zayo (formerly Allstream) • Fibre connectivity is available throughout the Building
Elevators	<ul style="list-style-type: none"> • General: <ul style="list-style-type: none"> – Otis Hybrid Compass Destination Dispatch System – 1 service elevator, 16 passenger elevators and 2 parkade elevators • Service Elevator: <ul style="list-style-type: none"> – 1 service elevator that services all below-grade and above-grade floors – Capacity of 6,000lbs at 500 fpm – Elevator depth of 125 inches (3.2 metres), width of 54 inches (1.4 metres and height of 89 ½ inches (2.3 metres) • Passenger Elevators: <ul style="list-style-type: none"> – Low Rise: 4 elevators servicing the ground floor, floor 2 and floors 3- 8. Capacity of 3,500lbs at 350 fpm – Mid Rise: 6 elevators servicing the ground floor, floor 2 and floors 8- 18. Capacity of 3,500lbs at 500 fpm – High Rise: 6 elevators servicing the ground floor, floor 2 and floors 18-27. Capacity of 3,500lbs at 800 fpm. – Parkade: 2 elevators servicing P3-P1, the ground floor and floor 2. – Elevator depth of 86 ¾ inches (2.2 metres), width of 69 inches (1.8 metres) and door height of 84 inches (2.1 metres). Interior cab height of 96 ¼ inches (2.4 metres)
Parking	<ul style="list-style-type: none"> • 350 stalls located in the Buildings three-level, below grade, heated parking facility

BASE BUILDING SPECIFICATIONS

Property Management & Security

- Hines best-in-class property management services
- On-site property management, security, and operations teams
- 24/7 onsite security service staff
- Fully integrated access control system
- Multi-point CCTV security monitoring system – includes coverage of building entrances, parkade and common areas
- Opportunity to further augment security specifications in partnership with tenants, depending on their requirements

Building Common Areas & Amenities

- Best-in-class amenity program in Downtown Calgary
 - Tenant lounge and collaboration area
 - Modular, best-in-class conference facility
 - Spa quality fitness and wellness facility
 - Two activated outdoor terraces
- Retail banking facility and ATM located on the ground floor
- 120 indoor bike parking stalls located throughout the Parkade
- Men's and women's end-of-trip locker and shower facilities located on P1 of the parkade"

Green Amenities & Certifications

- LEED v4.1 ARC Gold certified
 - WiredScore Gold certified
 - Annual Earth Hour participant
 - Annual diversion and emissions reporting
 - Annual Reports to Global Real Estate Sustainability
 - Dedicated organics recycling program that achieves one of the highest diversion rate in Downtown Calgary
 - Robust electronics recycling program
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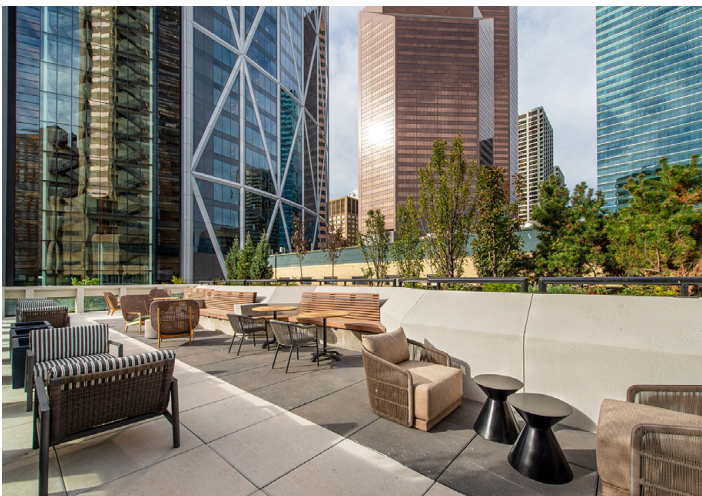


TENANT LOUNGE





FITNESS AND PATIO



CONFERENCE CENTRE





BE THE FIRST

CLASS A OFFICE SPACE AVAILABLE

358,174 sf of available space

Superior indoor air quality and building systems along with best-in-class property management to put employee health, safety and wellness first

Efficient floorplates for ultra-high-density to traditional office layouts

227,078 sf of contiguous space – a flagship tenant opportunity

Potential for prominent building signage

Full-floor, first in class amenity package located on the +15 level

Rental Rate	Market
Operating Costs (2025)	Approximately \$17.59 psf
Tenant Improvement Allowance	Negotiable



CONTACT FOR MORE INFORMATION

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