



FIRST TOWER

411 1 ST SE · CALGARY





First Tower delivers what today's workforce demands — flexible space, wellness amenities, and downtown connectivity.

- **Dedicated amenity floor** with fitness, conference, and collaboration areas
- **LEED Gold** and **WiredScore Silver** certified
- **Connected** to downtown via Plus 15 network through The Bow and Delta Hotel
- **24/7** building access & security services
- **Health-first** building systems and protocols

YOUR FIRST STOP

- Class A office space
- Unmatched employee experience
- Calgary's most progressive workspace



OUTDOOR TERRACE

● **EXPERIENCE**

Quality on-site property management

Unobstructed city and river views

Amenity package upgraded in 2020,
with over \$20M invested in the building

● **COMMUNITY**

Expansive employee lounge and collaboration area

Activated outdoor terrace with lounge and fireplace

● **WELLNESS**

Spa-quality fitness & wellness facility



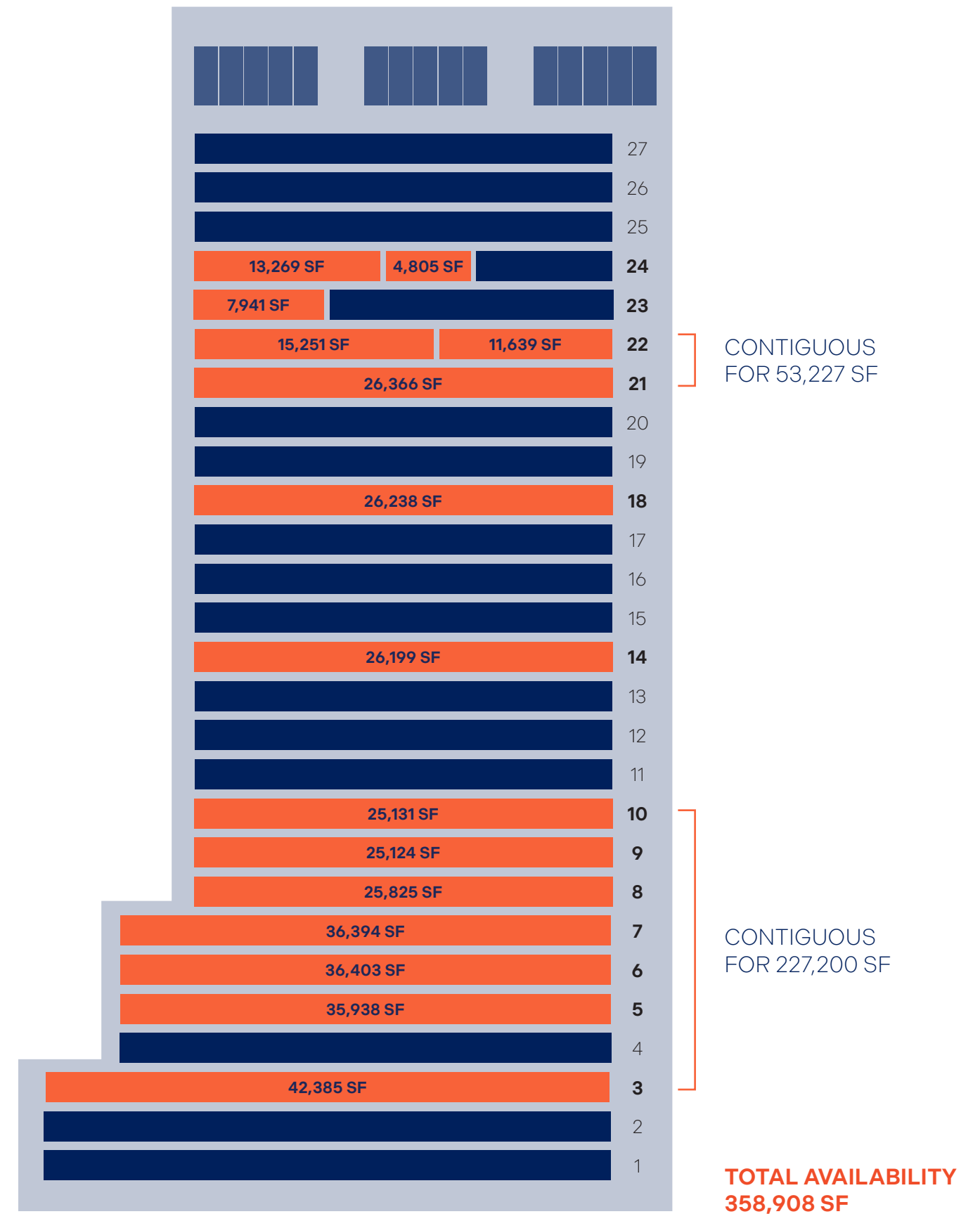
● BUILDING SPECS

Building Size	729,800 sf
Floors	27
Typical average floor plate	25,000 sf
Built	1982
Retrofit	2016 (\$5M)
Redevelopment	2020 (\$20M)
Elevators	16 (passenger) 2 (parkade) 2 (service)
Underground Parking	350 stalls
Bike Parking	275 stalls
Fitness Centre Capacity	150 people
Conference Room Capacity	12-99 people

● LEASING DETAILS

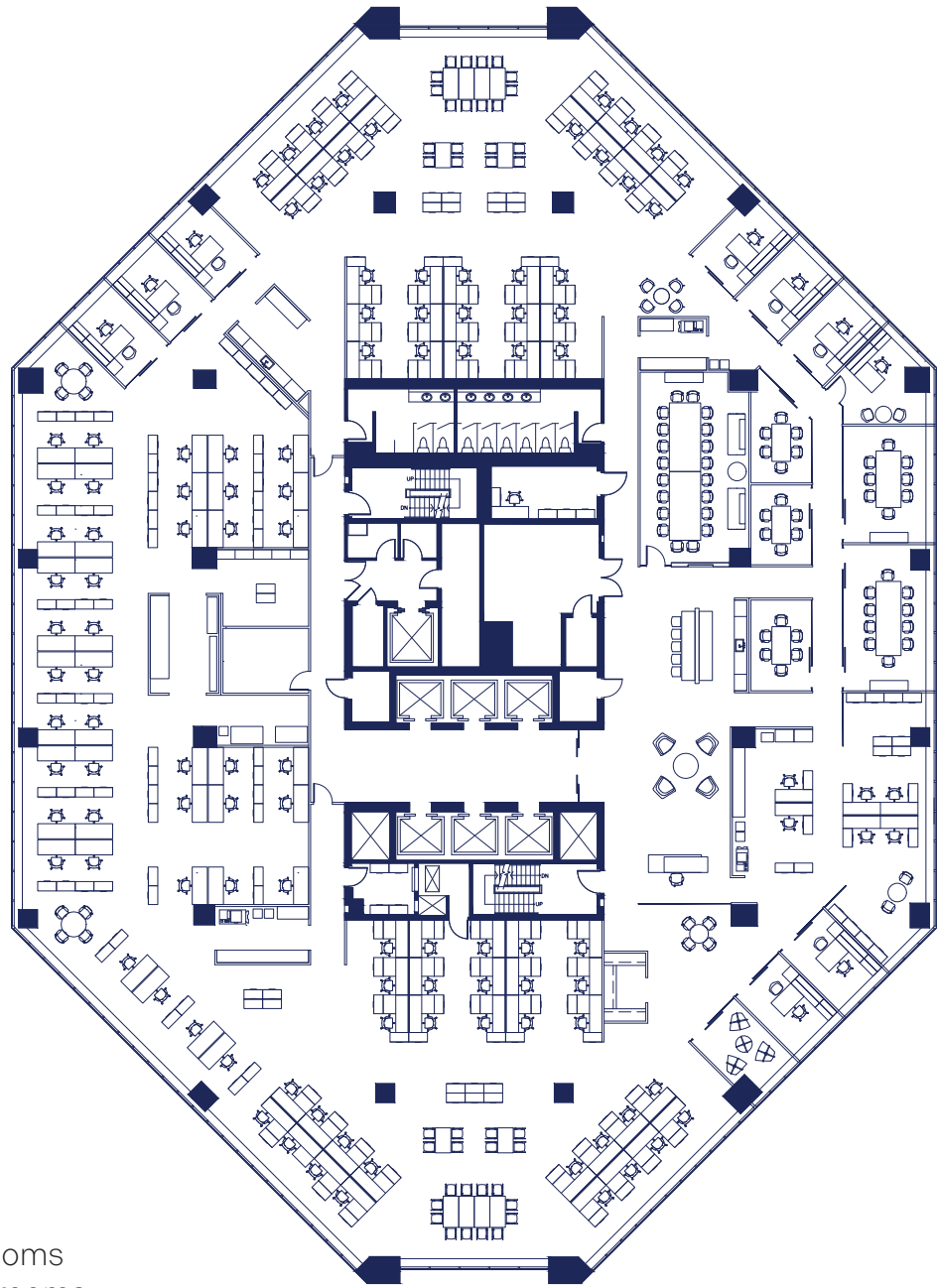
Availability	Immediately
Term	5 -10 Years
Rental Rate	Market Rates
Operating Costs	\$15.27 PSF (Est. 2026)
Parking Ratio	1:2,085 SF
Parking Rates	Reserved: \$500/stall/month Unreserved :\$375/stall/month

● AVAILABILITIES



SAMPLE FLOOR PLAN

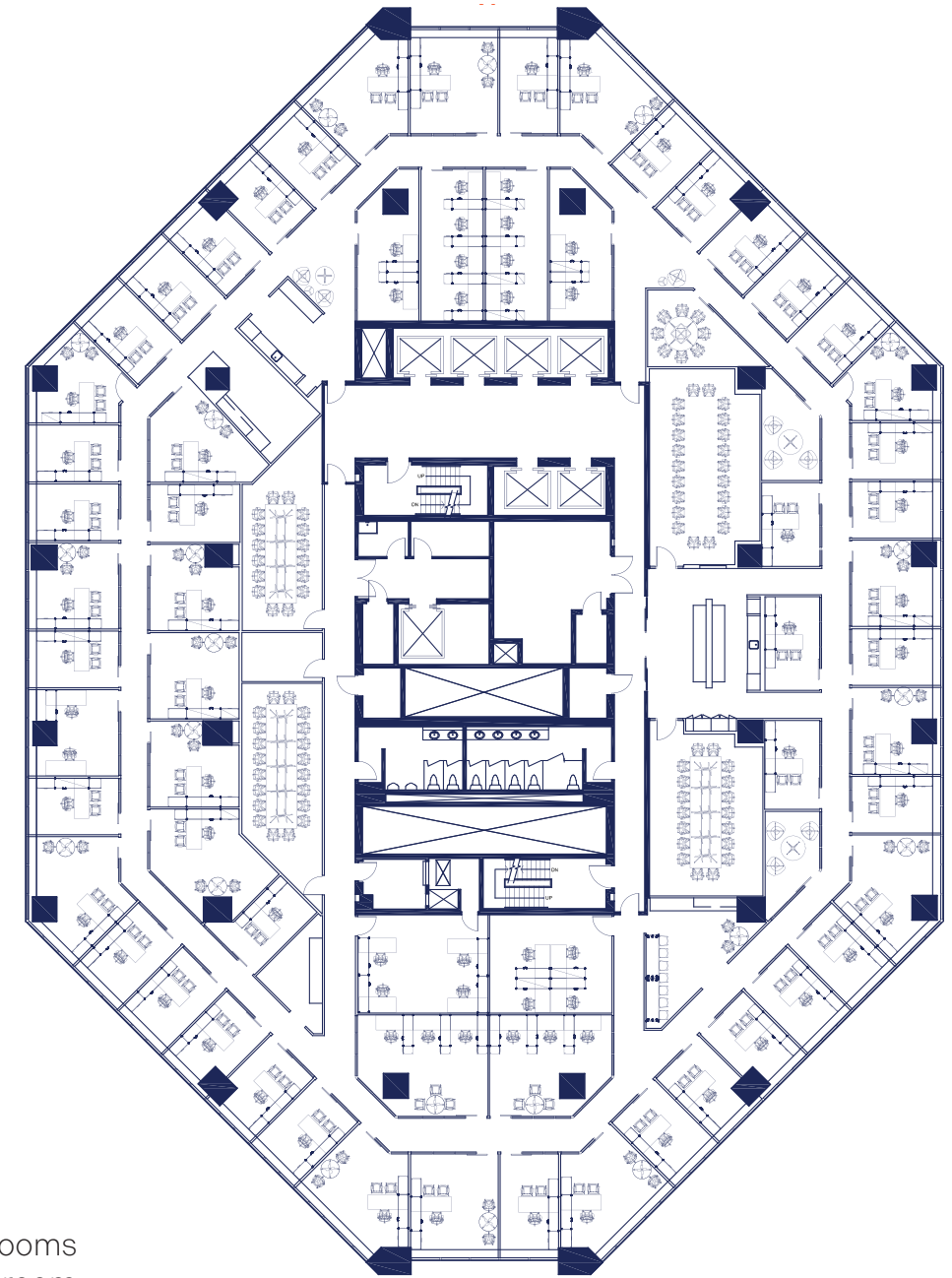
Open Concept



- 1 reception
- 3 meeting rooms
- 3 break-out rooms
- 1 staff lounge
- 7 collaboration areas
- 3 coffee/copy areas
- 8 offices
- 2 phone rooms
- 69 workstations
- 42 benching
- Employee density: 1:225 sf rentable

SAMPLE FLOOR PLAN

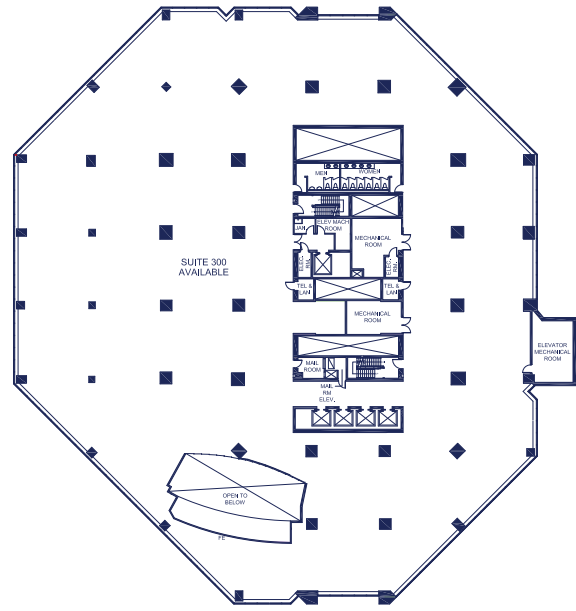
Office Intensive



- 1 reception
- 3 meeting rooms
- 1 break-out room
- 1 staff lounge
- 3 collaboration areas
- 3 coffee/copy areas
- 42 offices
- 27 workstations
- Employee density: 1:370 sf rentable

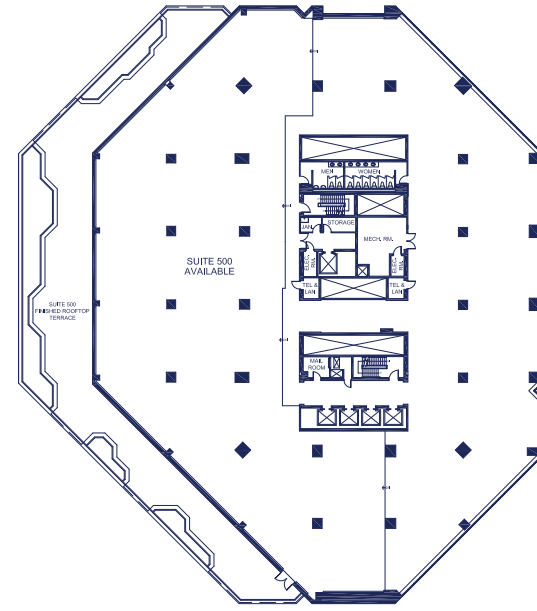
3RD FLOOR

42,385 s.f.



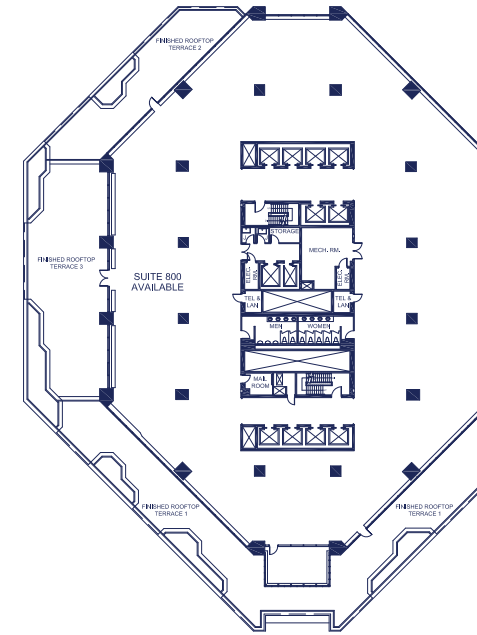
5TH FLOOR

35,938 s.f.



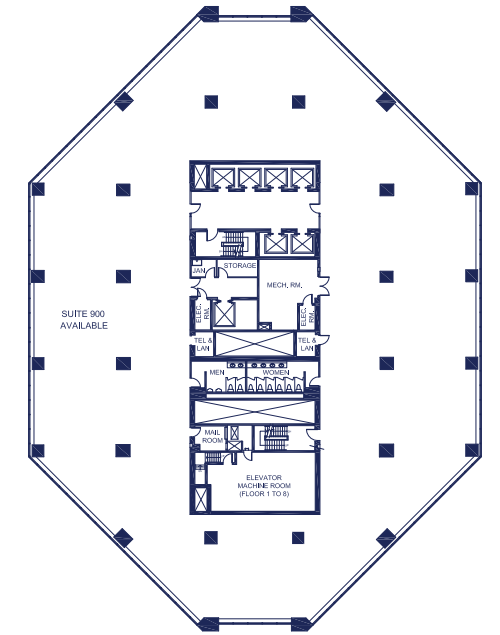
8TH FLOOR

25,825 s.f.



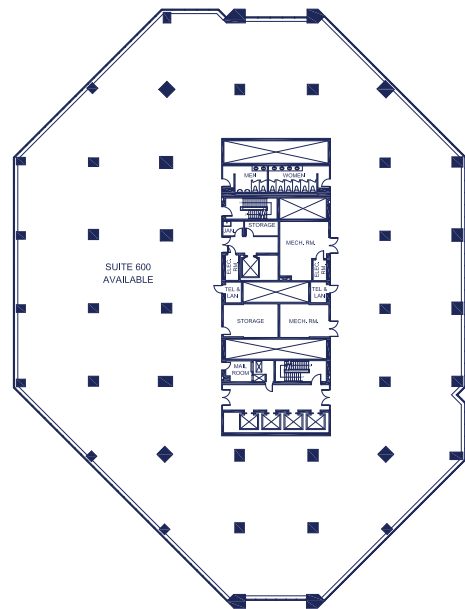
9TH FLOOR

25,124 s.f.



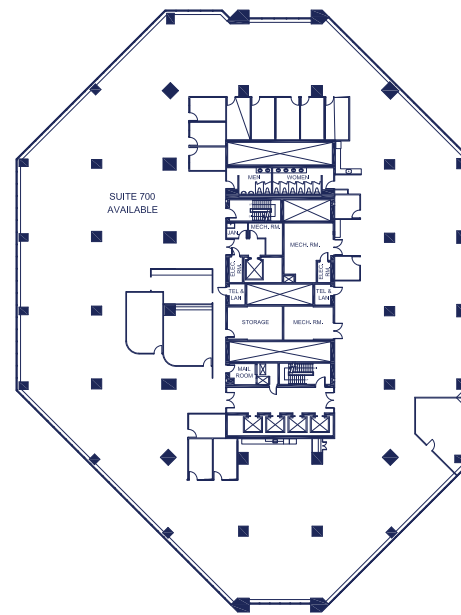
6TH FLOOR

36,403 s.f.



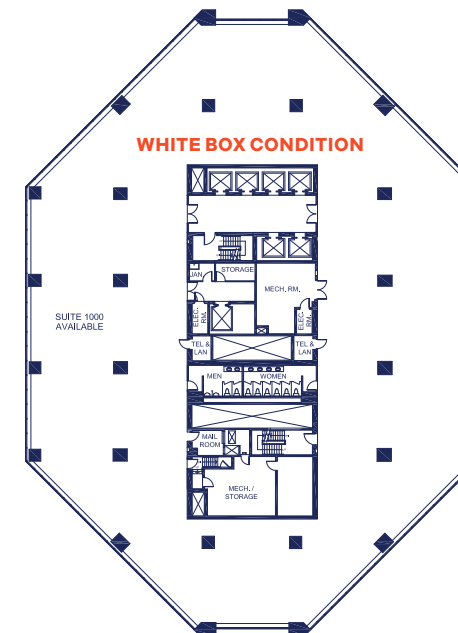
7TH FLOOR

36,394 s.f.



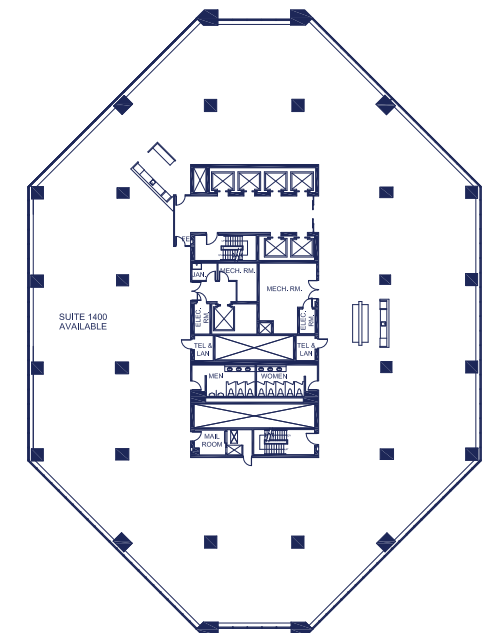
10TH FLOOR

25,131 s.f.



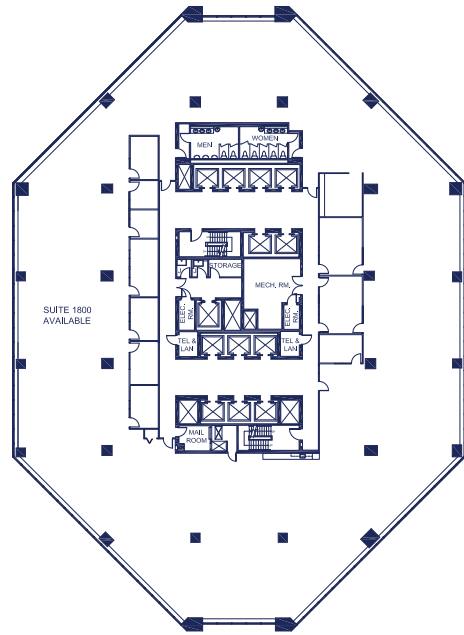
14TH FLOOR

26,199 s.f.



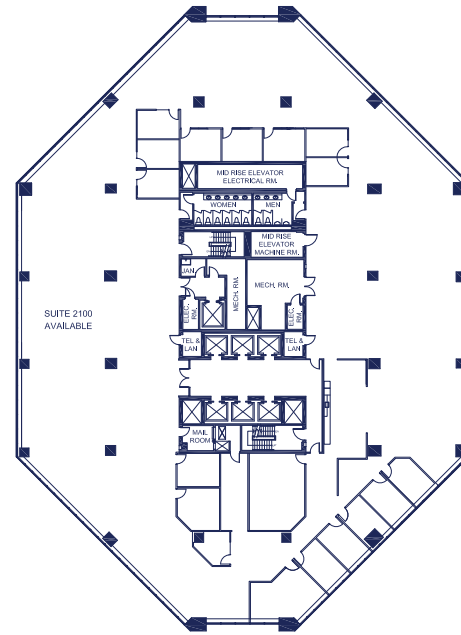
18TH FLOOR

26,238 s.f.



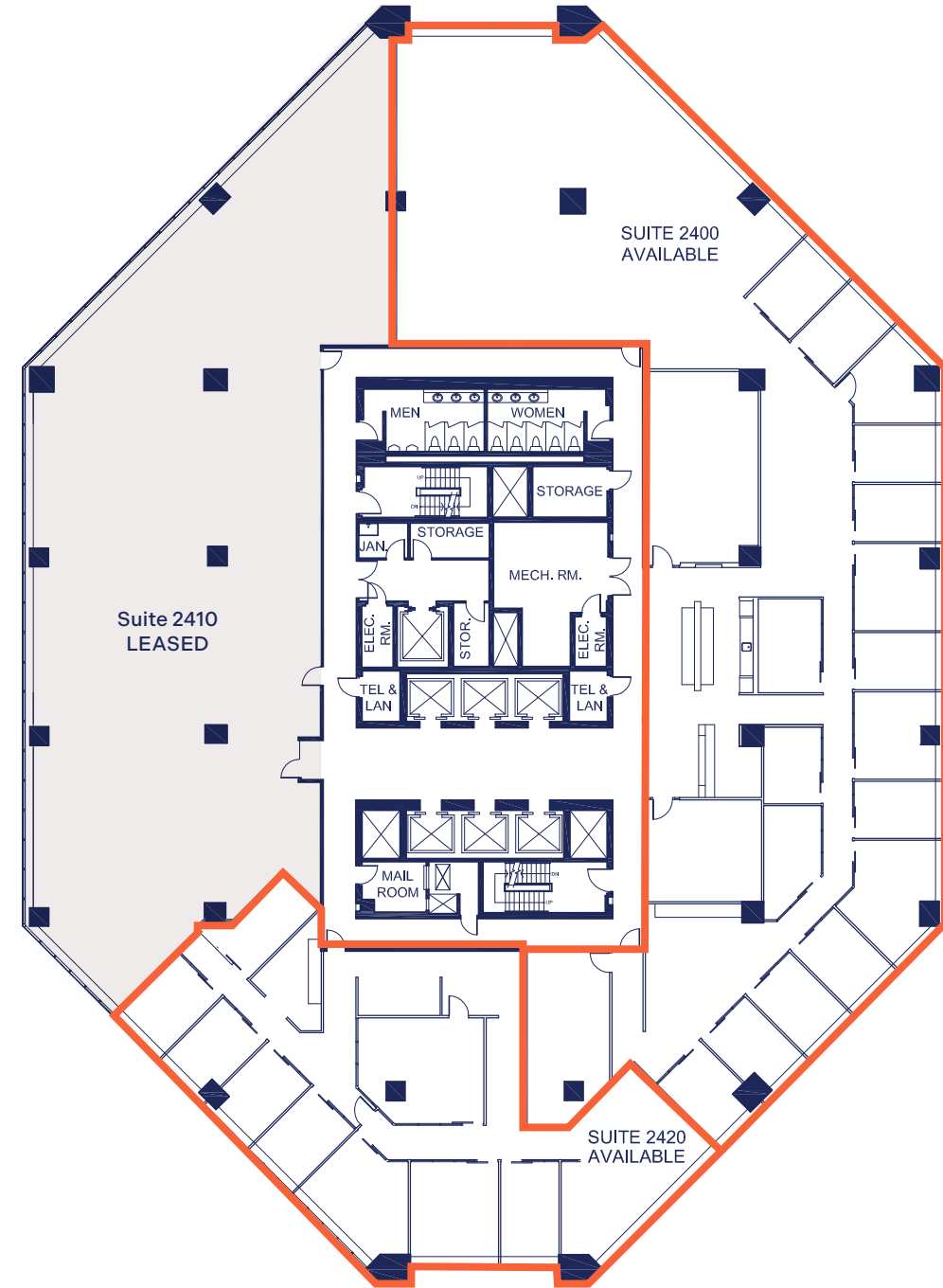
21ST FLOOR

26,366 s.f.



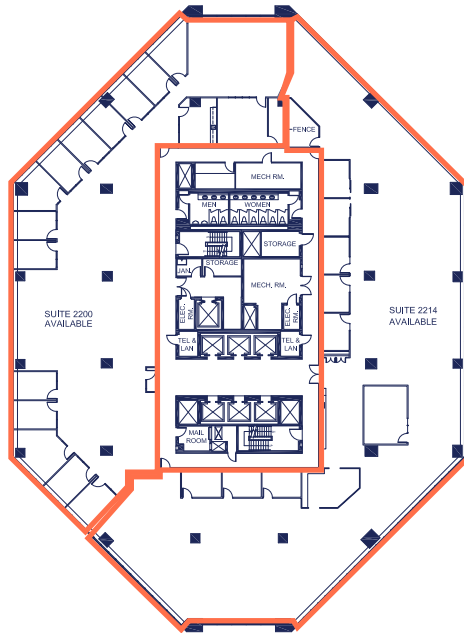
24TH FLOOR

Suite 2400 – 13,269 s.f.
Suite 2420 – 4,805 s.f.



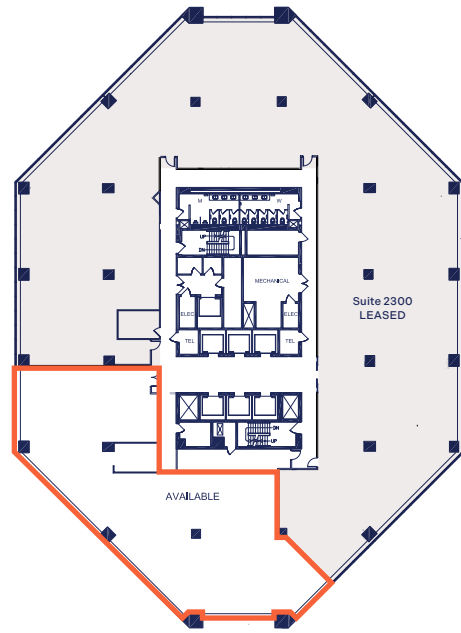
22ND FLOOR

Suite 2200 - 11,639 s.f.
Suite 2214 - 15,251 s.f.



23RD FLOOR

7,941 s.f.





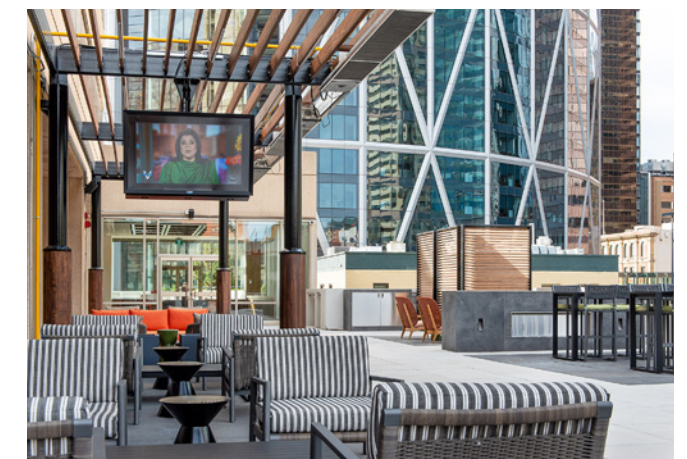
PLUS 15

Tenant Lounge and Conference Centre



PLUS 15

Fitness Centre and Outdoor Terrace





FIRST TOWER
411 1 ST SE · CALGARY



KARA DUSSELDORP

(403) 809 9633
kara.dusseldorp@jll.com

JAMES MCKENZIE

(403) 700 3245
james.mckenzie@jll.com

© 2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.