

RETAIL OPPORTUNITIES



FIRST TOWER

411 1ST 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

DEMOGRAPHICS	3 km	5 km
Population	145,416	246,840
Households	74,367	116,639
Avg. Household Income	\$165,629	\$180,906
Total Expenditure	\$12.08B	\$20.50B
Total Expenditure Avg. per Household	\$162,389	\$175,724
Median Age	36.0	36.7

Source: Statistics Canada, 2026



OUTDOOR TERRACE

● BUILDING SPECS

Building Size	729,800 SF
Floors	27
Available For Lease	CRU #100: Main Floor 11,804 SF CRU #210: Plus+ 15 2,391 SF
Retrofit	2016 (\$5M)
Redevelopment	2020 (\$20M)
Underground Parking	350 stalls
Bike Parking	275 stalls
Fitness Centre Capacity	150 people

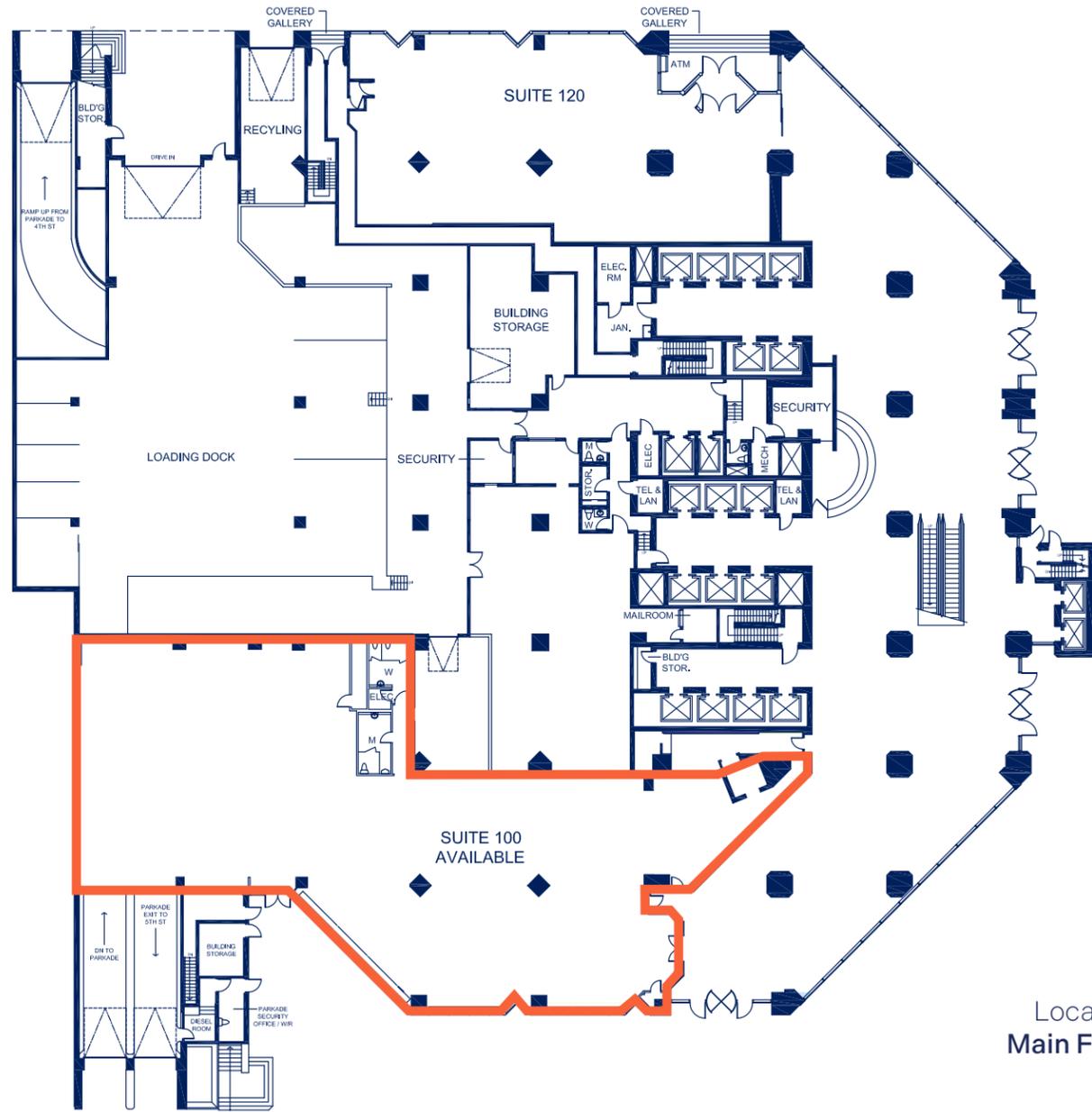
● LEASING DETAILS

Availability	Immediate
Term	5 -10 Years
Rental Rate	Market Rates
Operating Costs	\$15.27 PSF (Est. 2026)
Zoning	CR20-C20 IR20 COMMERCIALRESIDENTIAL CORE
Parking Ratio	1:2,085 SF
Parking Rates	Reserved: \$500/stall/month Unreserved :\$375/stall/month



FLOOR PLAN

Unit 100



Location
Main Floor

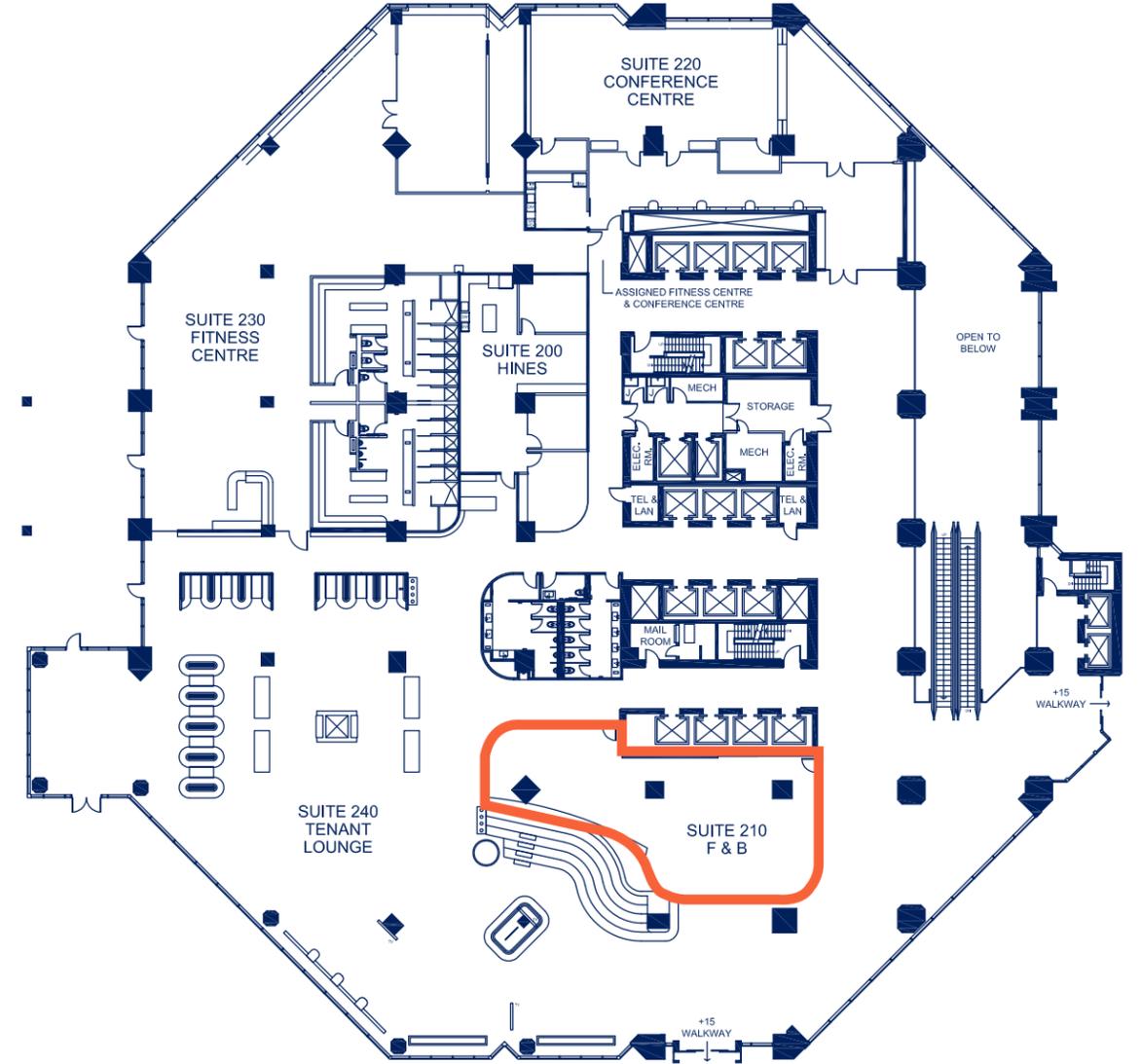
Size
11,804 SF

Available
Immediate

Ideal Uses
Daycare, Sit Down Restaurant

FLOOR PLAN

Unit 210



Location
Plus+ 15

Size
2,391 SF

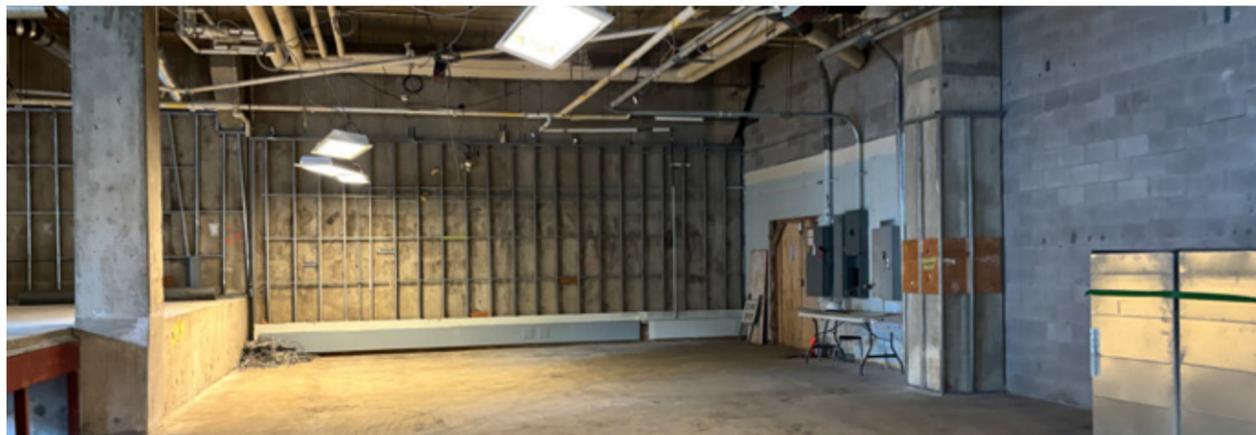
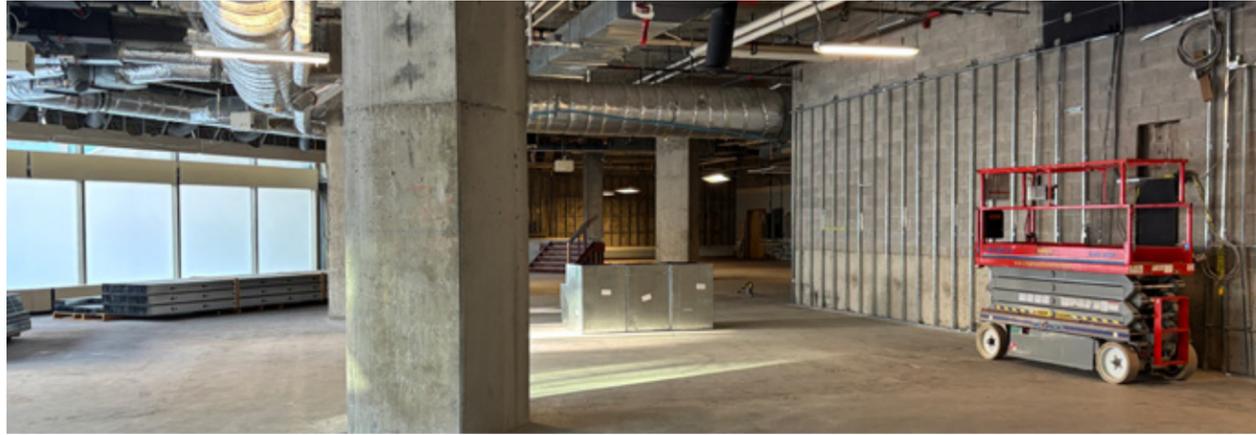
Available
Immediate

Ideal Uses
Food and Beverage



UNIT 100

Main Floor Available Space



PLUS 15

Plus 15 Available Space and Tenant Lounge



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