



FIRST TOWER

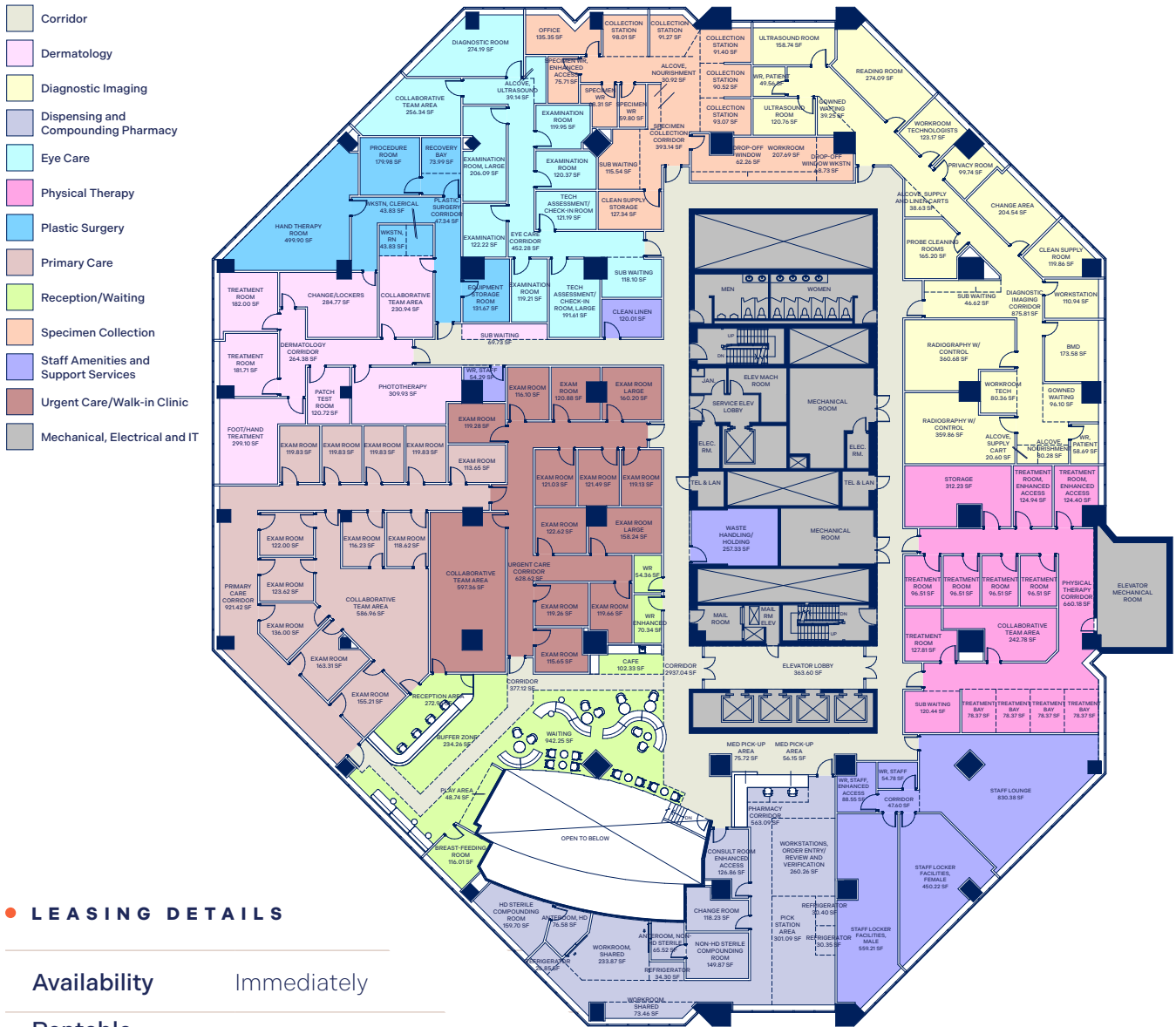
411 1 ST SE • CALGARY

THIRD FLOOR
COMMUNITY HEALTH CENTRE
OPPORTUNITY



SAMPLE FLOOR PLAN

Community Health Centre Concept



LEASING DETAILS

Availability	Immediately
Rentable Square Feet	42,385 SF
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



Fly-through
Animation



PLUS 15

Tenant Lounge and Conference Centre





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