RETAIL OPPORTUNITIES

FIRST TOWER

411 1ST ST SE · CALGARY

JLL | ARMCO ALBERTA

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

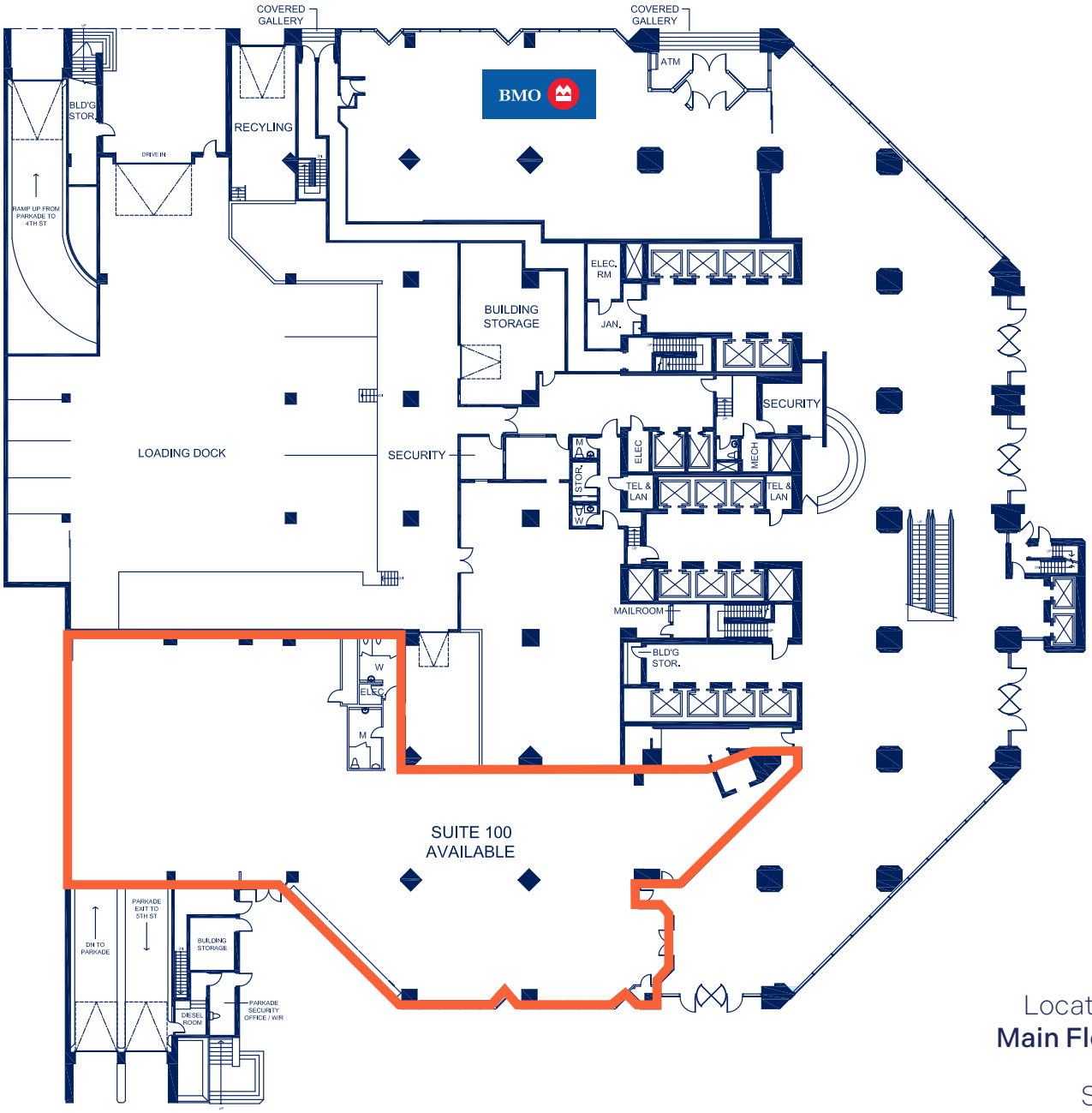
Building Size	729,800 SF
Floors	27
Available For Lease	CRU #100: Main Floor **11,804 SF** CRU #210: Plus+ 15 **~~2,391 SF~~ - LEASED** CRU #300: Third Floor **42,385 SF**
Retrofit	2016 ($5M)
Redevelopment	2020 ($20M)
Underground Parking	350 stalls
Bike Parking	275 stalls
Fitness Centre Capacity	150 people

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

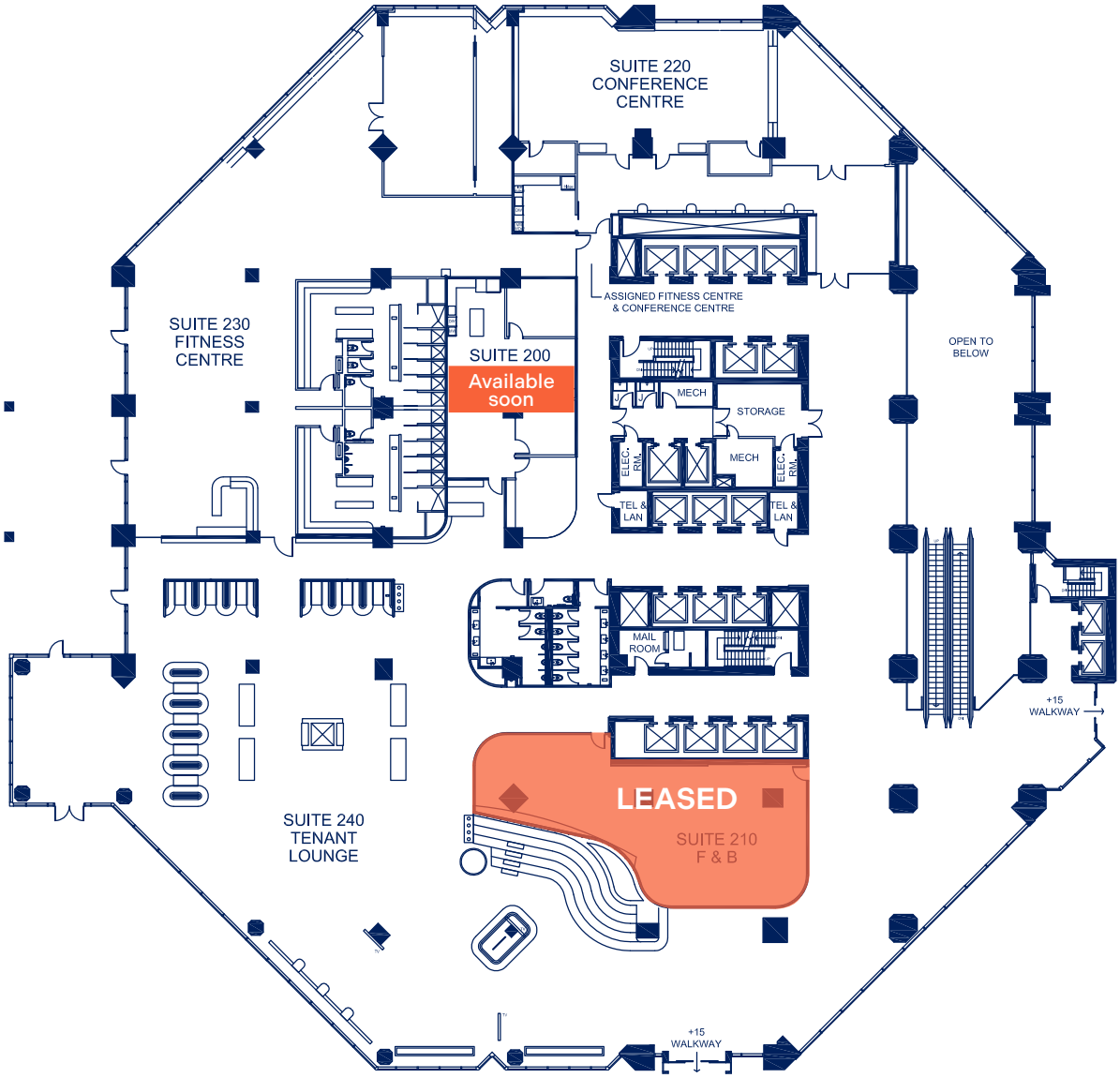
Size
11,804 SF

Available
Immediate

Ideal Uses
Daycare, Sit Down Restaurant

FLOOR PLAN

Unit 210



FIRST TOWER

Location
Plus+ 15

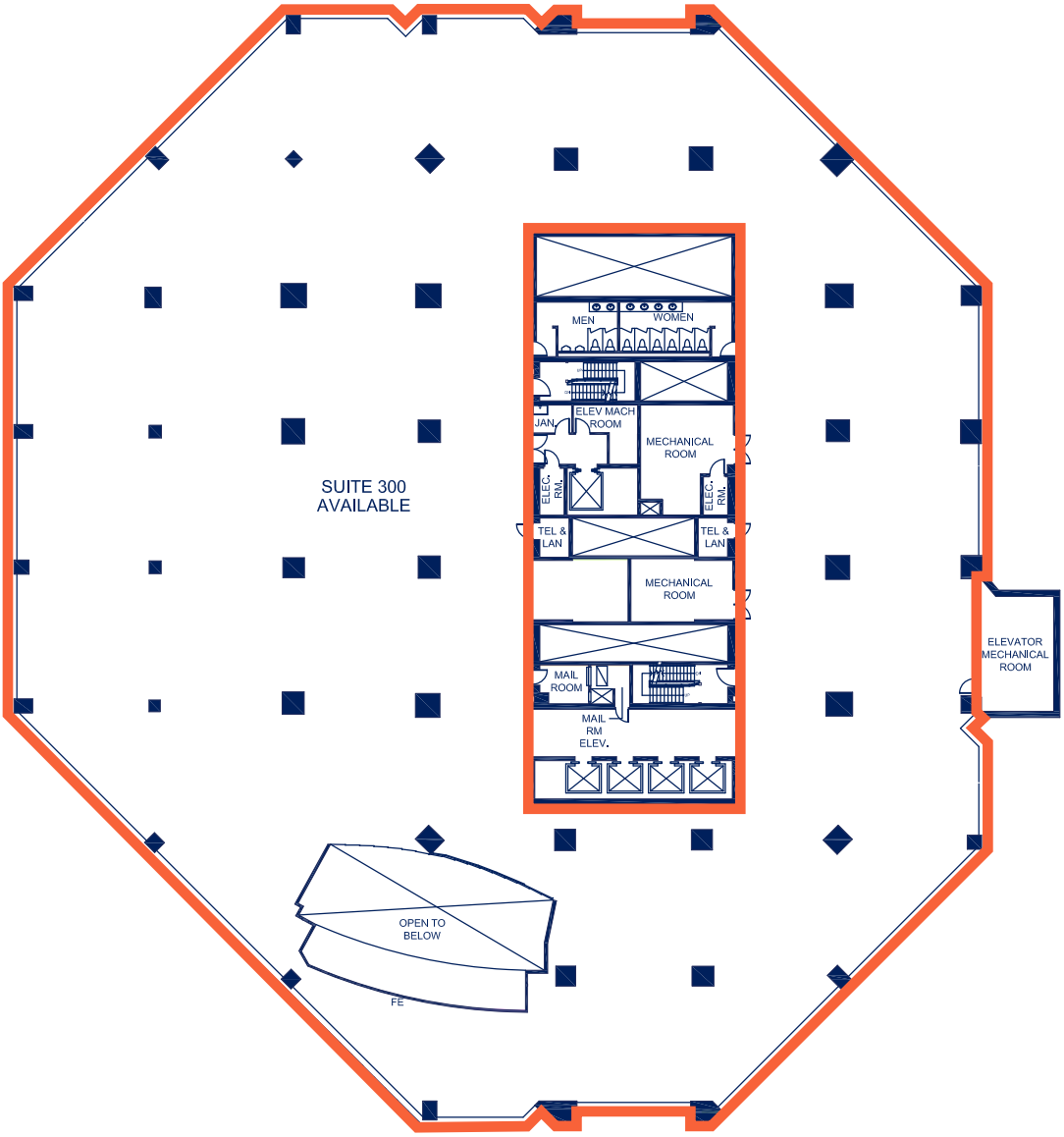
Size
2,391 SF

Available
Immediate

Ideal Uses
Food and Beverage

FLOOR PLAN

Unit 300



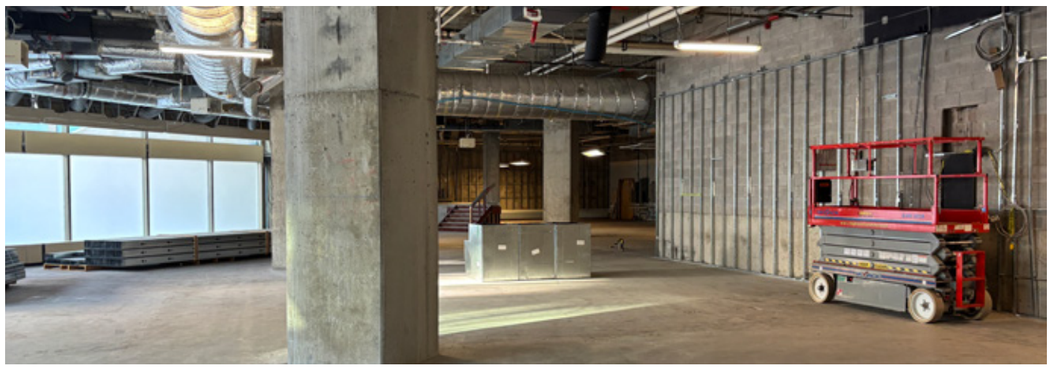
Location
Third Floor

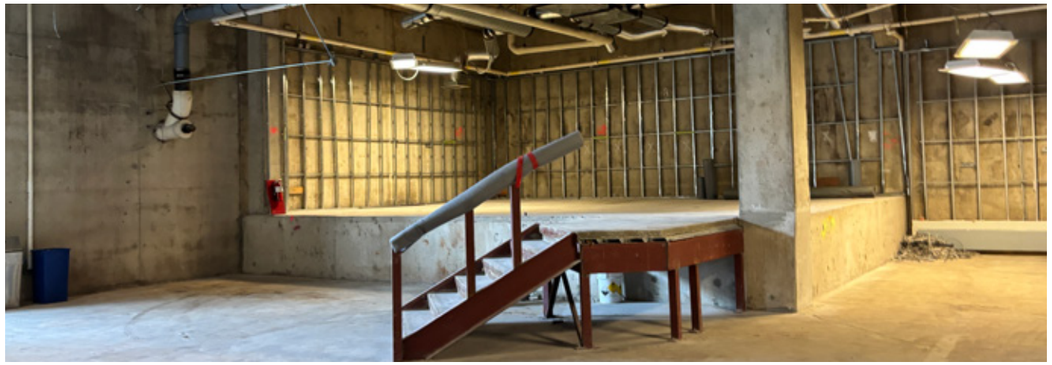
Size
42,385 SF

Available
Immediate

UNIT 100

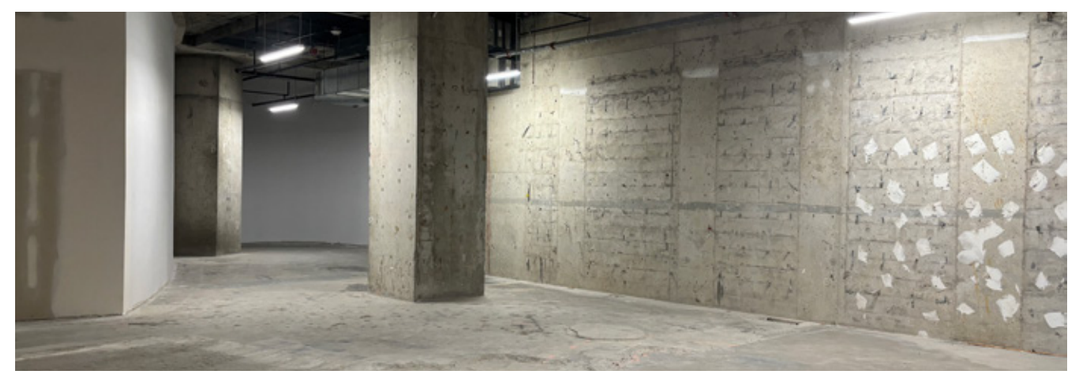
Main Floor Available Space





PLUS 15

Plus 15 Available Space and Tenant Lounge



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