



RETAIL SPACE
FOR LEASE

FIRST TOWER — 411 1ST STREET SE
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION, TRAFFIC COUNTS & BUILDING POPULATION

LOCATION 411 1 ST STREET SE	LEASE RATE MARKET	TRAFFIC COUNTS 4 TH AVENUE SE AND 1 ST STREET SW: 30,000 VEHICLES / DAY 4 TH AVENUE SE AND 1 ST STREET SE: 27,000 VEHICLES / DAY 5 TH AVENUE SW AND 1 ST STREET SW: 23,000 VEHICLES / DAY
AVAILABLE FOR LEASE CRU #100 MAIN / GROUND FLOOR: 5,720 SQ. FT. +/- CRU #210 PLUS 15 / SECOND FLOOR: 2,391 SQ. FT. +/-	TAXES \$3.49 / SQ. FT.	ESTIMATED BUILDING POPULATIONS* BROOKFIELD PLACE — 5,664 PEOPLE SUNCORE ENERGY — 7,402 PEOPLE TELUS SKY (OFFICE & RESIDENTIAL) — 19,324 PEOPLE THE BOW — 8,097 PEOPLE
AVAILABLE CRU #100: 2022 CRU #210: IMMEDIATELY	OPERATING COSTS \$10.83 / SQ. FT.	
TERM 5-10 YEARS	ZONING CR20-C20 IR20 COMMERCIAL- RESIDENTIAL CORE	

*BASED ON ONE WORKER PER 250 SQ. FT.

DEMOGRAPHICS

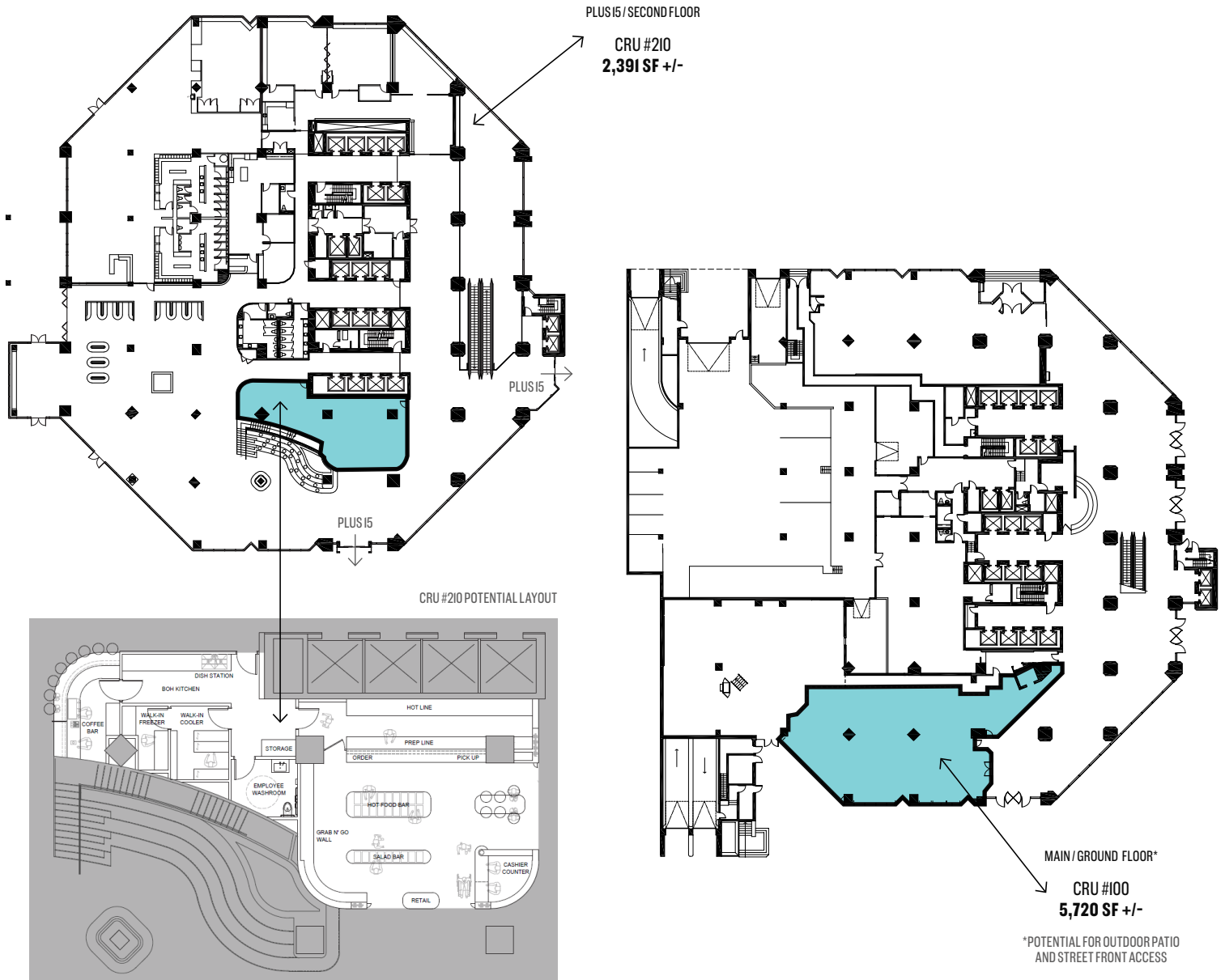
POPULATION	1KM	5KM	10KM
2021	17,008	207,961	637,163
GROWTH 2021 - 2026	9.45%	11.39%	11.09%
AVERAGE INCOME 2021	\$108,813	\$147,478	\$134,416
MEDIAN AGE OF POP. 2021	37.80	37.30	38.40

VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com
403.770.3071 ext 200



GENERAL INFORMATION

OPPORTUNITY TO BE AN INCREDIBLE AMENITY TO COMPLIMENT AN ABUNDANCE OF FIRST-CLASS AMENITIES IN A PROGRESSIVE NEW AGE OFFICE BUILDING

PLUS I5 CONNECTED LOCATED AS THE FIRST STOP ENTERING DOWNTOWN ON THE 4TH AVE FLYOVER

AVAILABLE VENTING OPTIONS FOR A RESTAURANT TENANT ON MAIN / GROUND FLOOR

VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com
403.770.3071 ext 200

AMAZING AMENITY SPACES



PLUS 15 AMMENITY



PLUS 15 AMMENITY



BUILDING EXTERIOR



BOARDROOM



KITCHEN



ROOFTOP SPACE



MAIN / GROUND FLOOR SPACE — EXTERIOR



PLUS 15 / SECOND FLOOR SPACE

VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com
403.770.3071 ext 200

THE INFORMATION CONTAINED HEREIN HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED AS SUCH AND DOES NOT FORM ANY PART OF ANY FUTURE CONTRACT. THIS OFFERING MAY BE ALTERED OR WITHDRAWN AT ANY TIME WITHOUT NOTICE.