



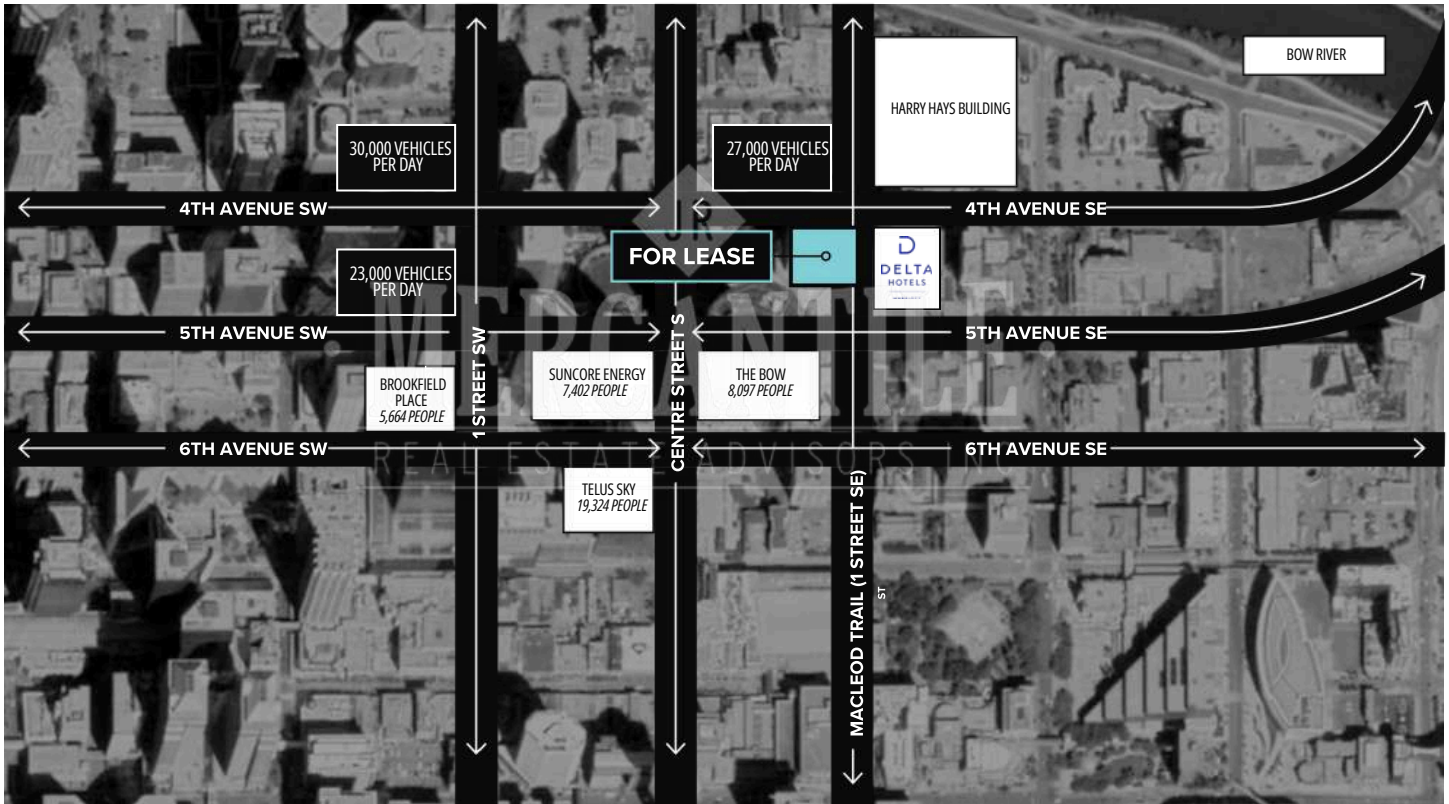
RETAIL SPACE  
**FOR LEASE**

FIRST TOWER — 411 1<sup>st</sup> STREET SE

CALGARY, ALBERTA

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## PROPERTY INFORMATION, TRAFFIC COUNTS &amp; BUILDING POPULATION

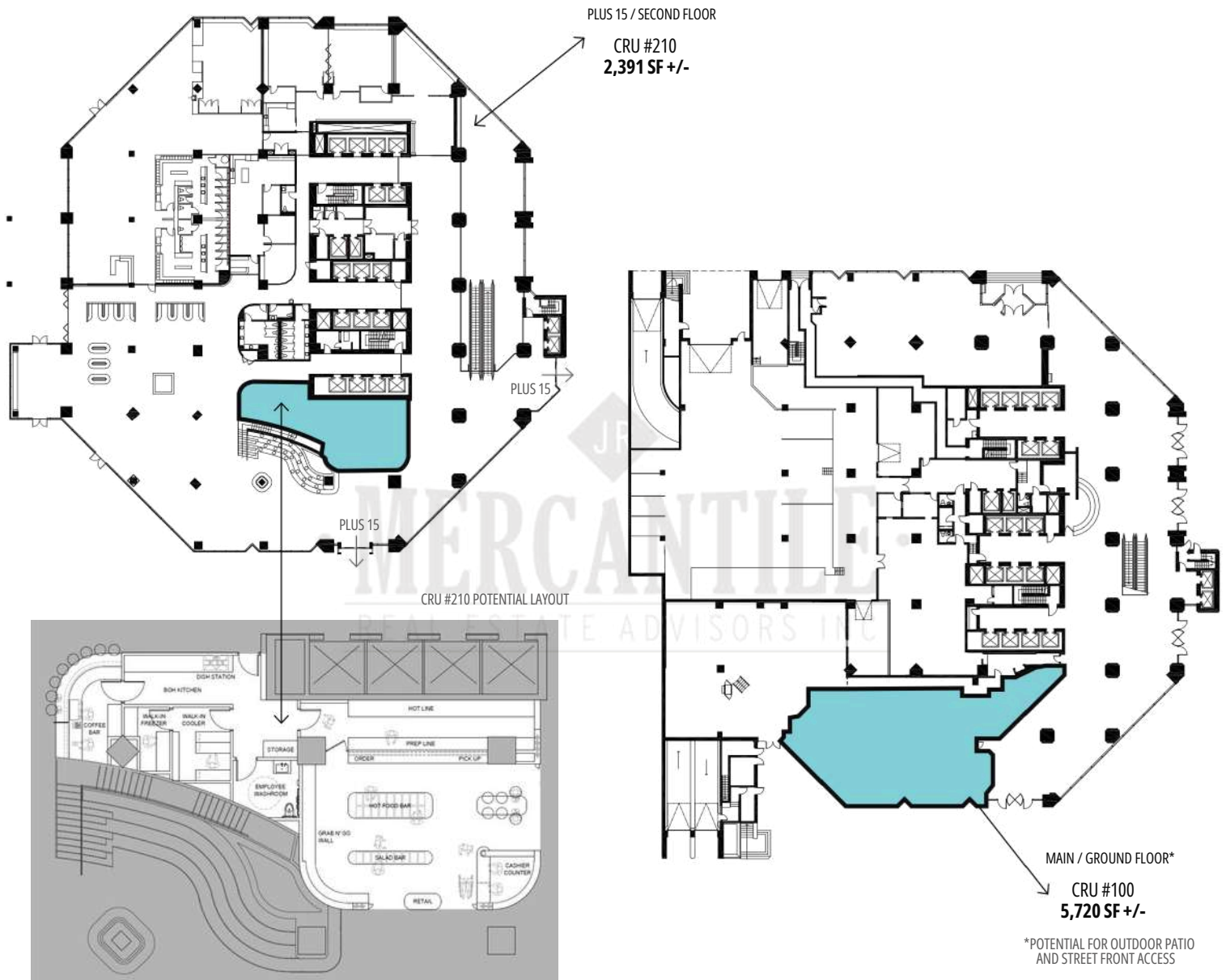
<b>LOCATION</b> 411 1 <sup>ST</sup> STREET SE	<b>LEASE RATE</b> MARKET	<b>TRAFFIC COUNTS</b> 4 <sup>TH</sup> AVENUE SE AND 1 <sup>ST</sup> STREET SW: <i>30,000 VEHICLES / DAY</i> 4 <sup>TH</sup> AVENUE SE AND 1 <sup>ST</sup> STREET SE: <i>27,000 VEHICLES / DAY</i> 5 <sup>TH</sup> AVENUE SW AND 1 <sup>ST</sup> STREET SW: <i>23,000 VEHICLES / DAY</i>
<b>AVAILABLE FOR LEASE</b> CRU #100 MAIN / GROUND FLOOR: 5,720 SQ. FT. +/- CRU #210 PLUS 15 / SECOND FLOOR: 2,391 SQ. FT. +/-	<b>TAXES</b> \$1.71 / SQ. FT.	<b>ESTIMATED BUILDING POPULATIONS*</b> <b>BROOKFIELD PLACE</b> — 5,664 PEOPLE <b>SUNCORE ENERGY</b> — 7,402 PEOPLE <b>TELUS SKY (OFFICE &amp; RESIDENTIAL)</b> — 19,324 PEOPLE <b>THE BOW</b> — 8,097 PEOPLE
<b>AVAILABLE</b> CRU #100: IMMEDIATELY CRU #210: IMMEDIATELY	<b>OPERATING COSTS</b> \$14.36 / SQ. FT.	<i>*BASED ON ONE WORKER PER 250 SQ. FT.</i>
<b>ZONING</b> CR20-C20 IR20 COMMERCIAL- RESIDENTIAL CORE		
<b>TERM</b> 5-10 YEARS		

## 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 5<sup>TH</sup> STREET SE  
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## GENERAL INFORMATION

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

PLUS 15 CONNECTED LOCATED AS THE FIRST STOP ENTERING DOWNTOWN ON THE 4TH AVE FLYOVER

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

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## AMAZING AMENITY SPACES



PLUS 15 AMMENITY



PLUS 15 AMMENITY



BUILDING EXTERIOR



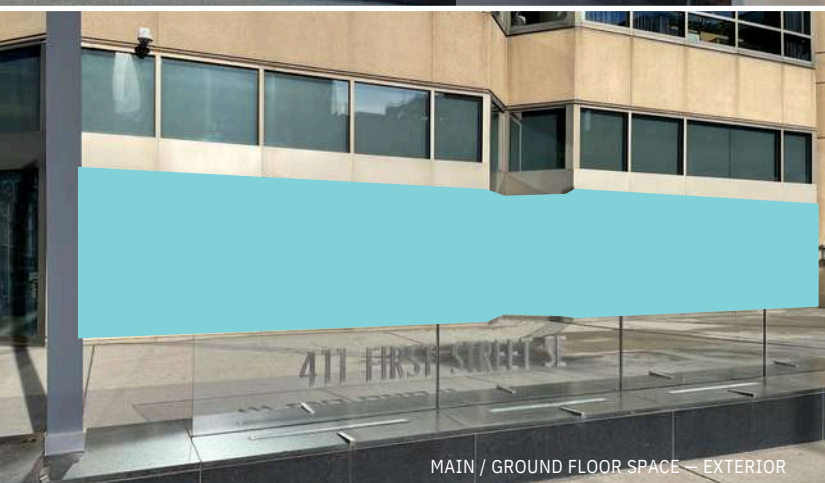
BOARDROOM



KITCHEN



ROOFTOP SPACE



MAIN / GROUND FLOOR SPACE - EXTERIOR



PLUS 15 / SECOND FLOOR SPACE

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