Lougheed Block

604 1st Street Southwest
Calgary, AB

HISTORY & VISION

Lougheed Block's story begins with innovation. Completed in 1912 as one of the first buildings in Western Canada to use reinforced concrete, its genesis was to be a multi-use destination with retail, office and residential spaces. The Grand Theatre was added in the 1940s along with a dramatic lobby and entrance, solidifying its place in Calgary's business and entertainment hub.

Lougheed Block has been the headquarters for a number of Calgary's most influential tenants including the United Farmers of Alberta, United Grain Growers and Calgary Petroleum Products.

This acclaimed block of Calgary's downtown core has been transformed into a distinctive urban workplace with improved infrastructure and elevated common areas. As part of Heritage on 6th, Lougheed Block is connected to a shared amenity network designed to support knowledge-based organizations.

Entrance Lobby

PROPERTY HIGHLIGHTS

NEW ENTRANCE LOBBY AND GLASS ELEVATOR

The lobby was designed to inspire connection and collaboration. With the upgraded modern glass elevator, tenants can view the building's impressive architectural features as they travel between floors.

TENANT LOUNGE AND PRIVATE ROOFTOP PATIO

A dedicated tenant lounge and rooftop patio supports wellbeing and a sense of community.

LIGHTWELL INTERIOR BALCONIES WITH THE OPTION FOR INTERCONNECTED STAIRCASES

Lightwell balconies have been constructed to provide an abundance of natural light and provide a unique space for quick breaks or informal meetings. The balconies can also be interconnected providing ease of access between floors.

FORME BY ALLIED AND BIKE STORAGE

Lougheed Block provides secure bike storage, change rooms with showers and lockers and a tenant exclusive fitness facility, Forme by Allied. Forme is equipped with multiple cardio machines, weights and a spacious yoga studio.

SIGNAGE OPPORTUNITIES

Lougheed Block's location at 6th Avenue Southwest and 1st Street Southwest offers rare branding opportunities on a high traffic intersection in the downtown core.

LEASING
DETAILS

CLASSIFICATION	Allied Heritage
NET RENT	Market
ADDITIONAL RENT	$18.18 PSF (2026)
TERM	10 Years
AMENITIES	Fitness Facility Rooftop Patio Lounge Showers Bike Storage

FEATURED SUITES

12,497 SF
Level 2
Immediate Availability

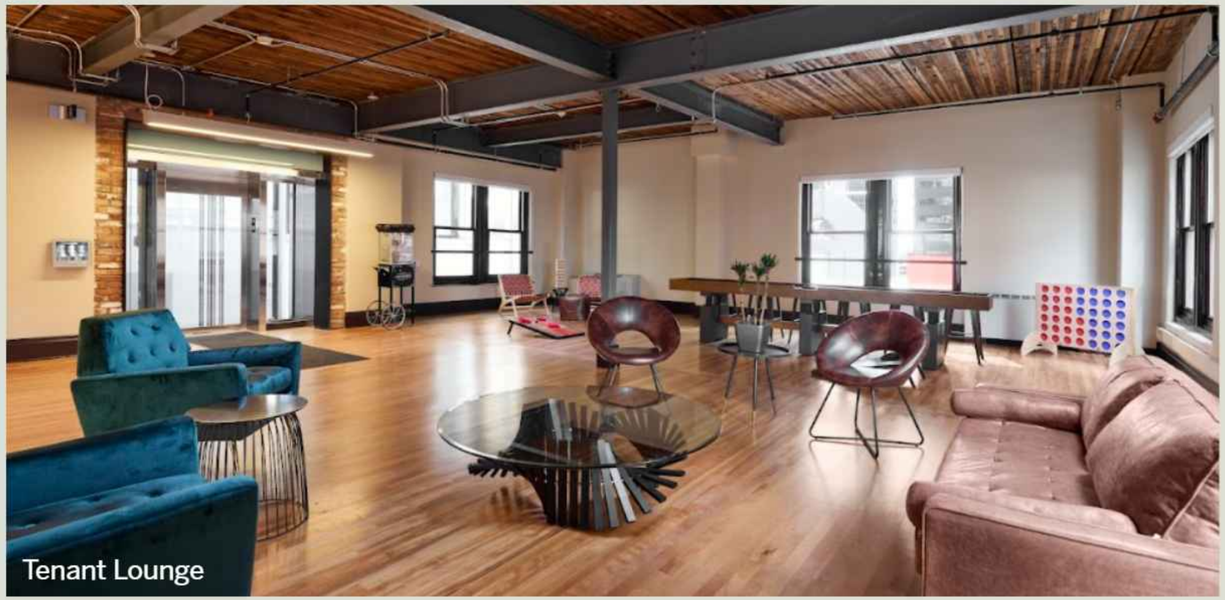
12,469 SF
Level 3
Immediate Availability

13,565 SF
Level 4
Immediate Availability

13,505 SF
Level 5
Immediate Availability

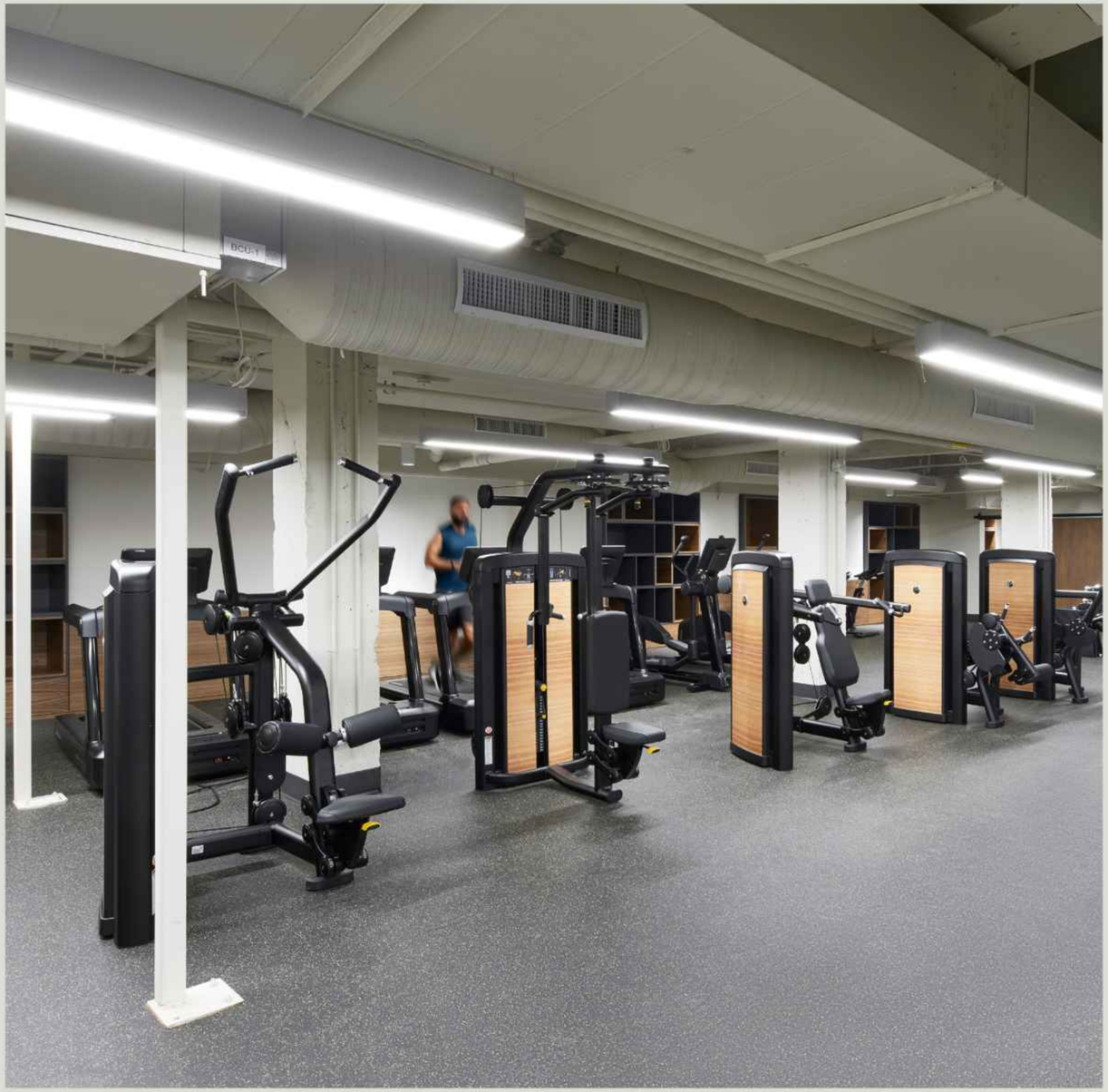
13,744 SF
Level 6
Immediate Availability

**Office-intensive character finishes*


Tenant Lounge

Rooftop Patio

Lightwell Interior Balconies



Forme by Allied

FLOOR HIGHLIGHTS

FLOOR	B1
USE	Retail
AVAILABILITY	Immediate

SUITES	**SF**
001	6,413 SF*

**Combined with Suite 102*

FLOOR HIGHLIGHTS

FLOOR	1
USE	Retail
AVAILABILITY	Immediate

SUITES	**SF**
101	1,724 SF
102	6,413 SF*
	**Combined with Suite 001*
103	1,255 SF
131	5,534 SF

FLOOR HIGHLIGHTS

FLOOR 2

SF 12,497

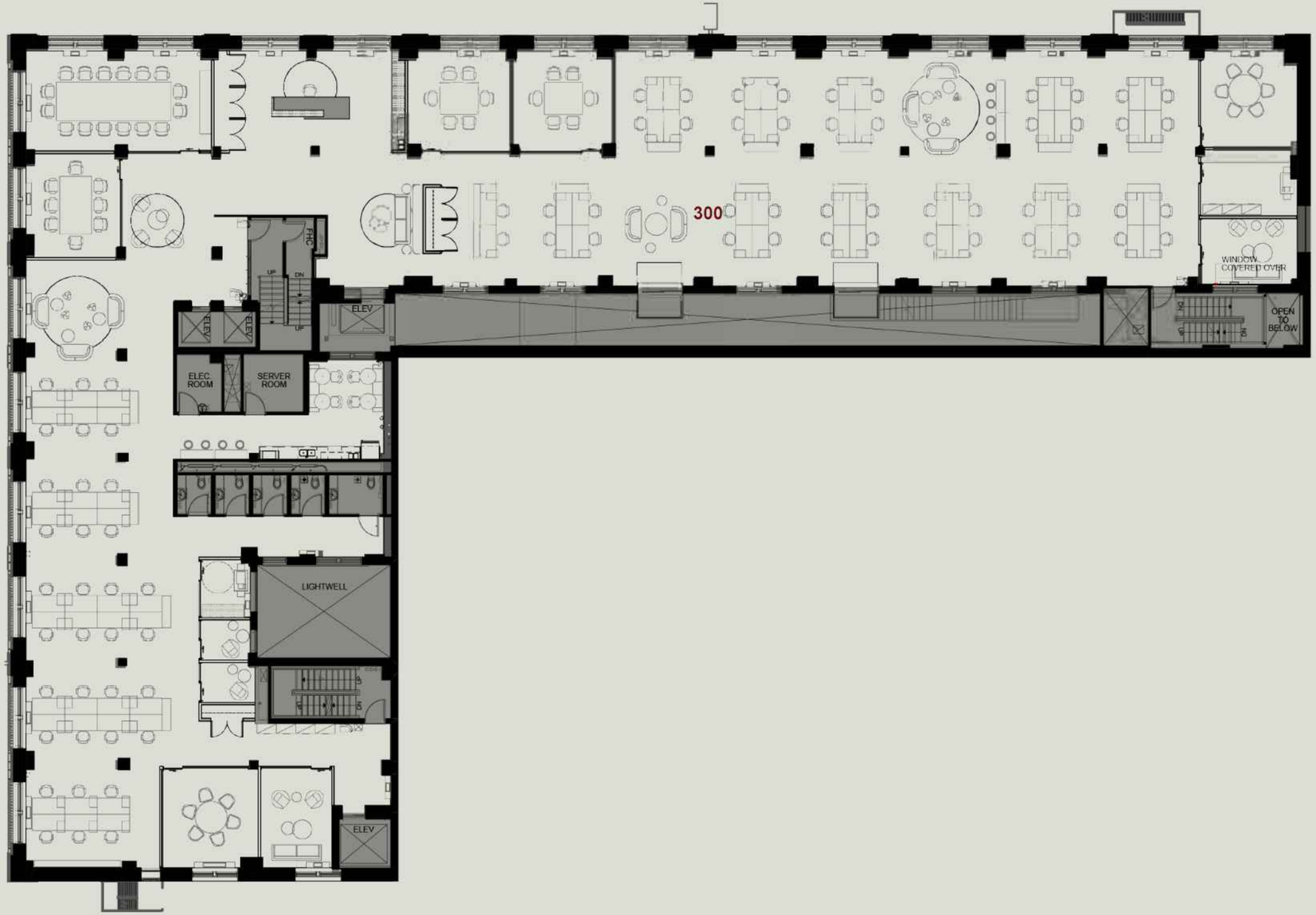
AVAILABILITY Immediate

FEATURES

- Office spaces available, from single rooms to full floors
- Access to a shared kitchenette
- Boardroom included
- Shared use of the lightwell area

FLOOR HIGHLIGHTS

FLOOR	3
SF	12,469
AVAILABILITY	Immediate

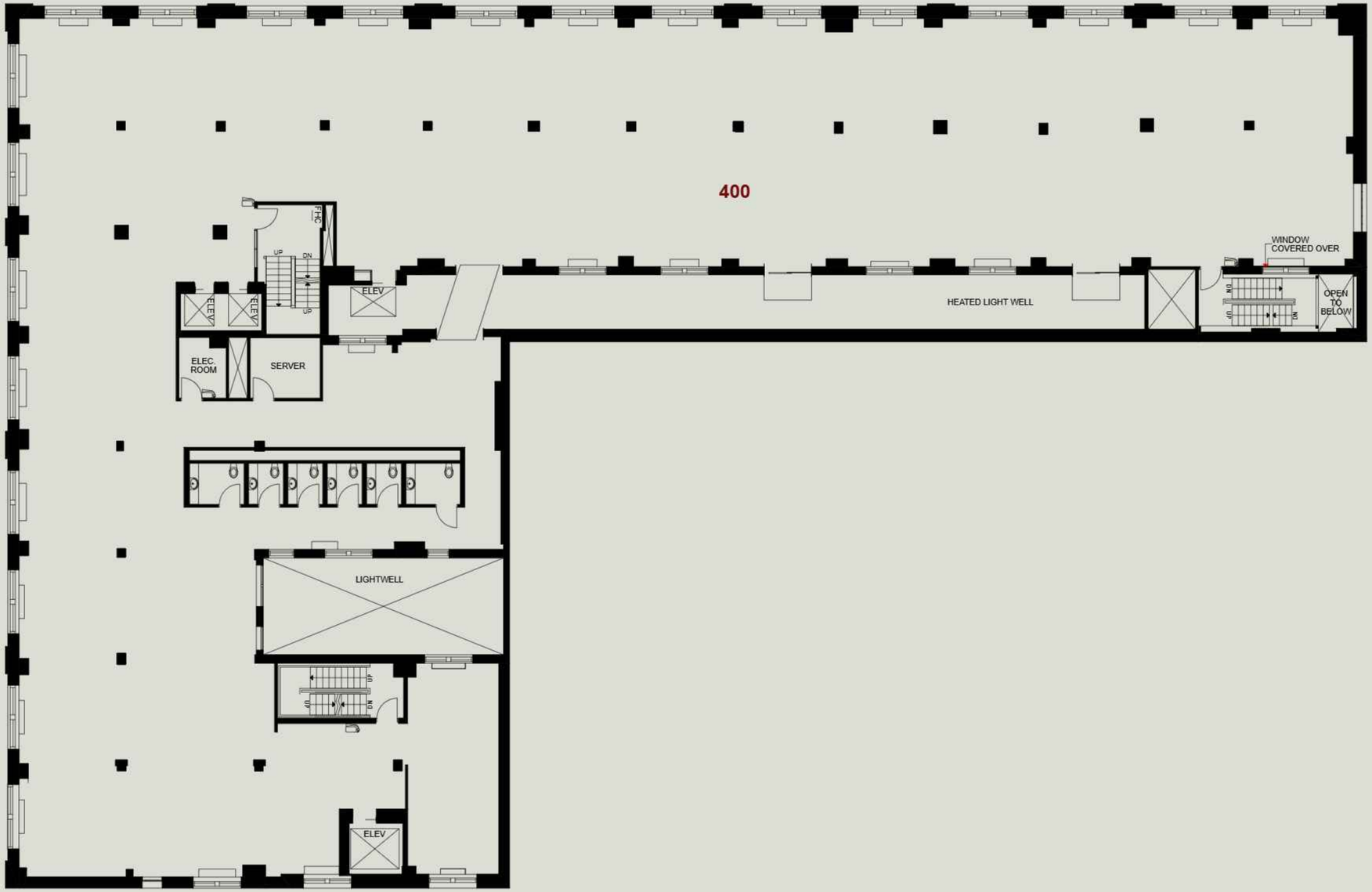


Furniture and layout for illustrative purposes only

Show-Suite Underway

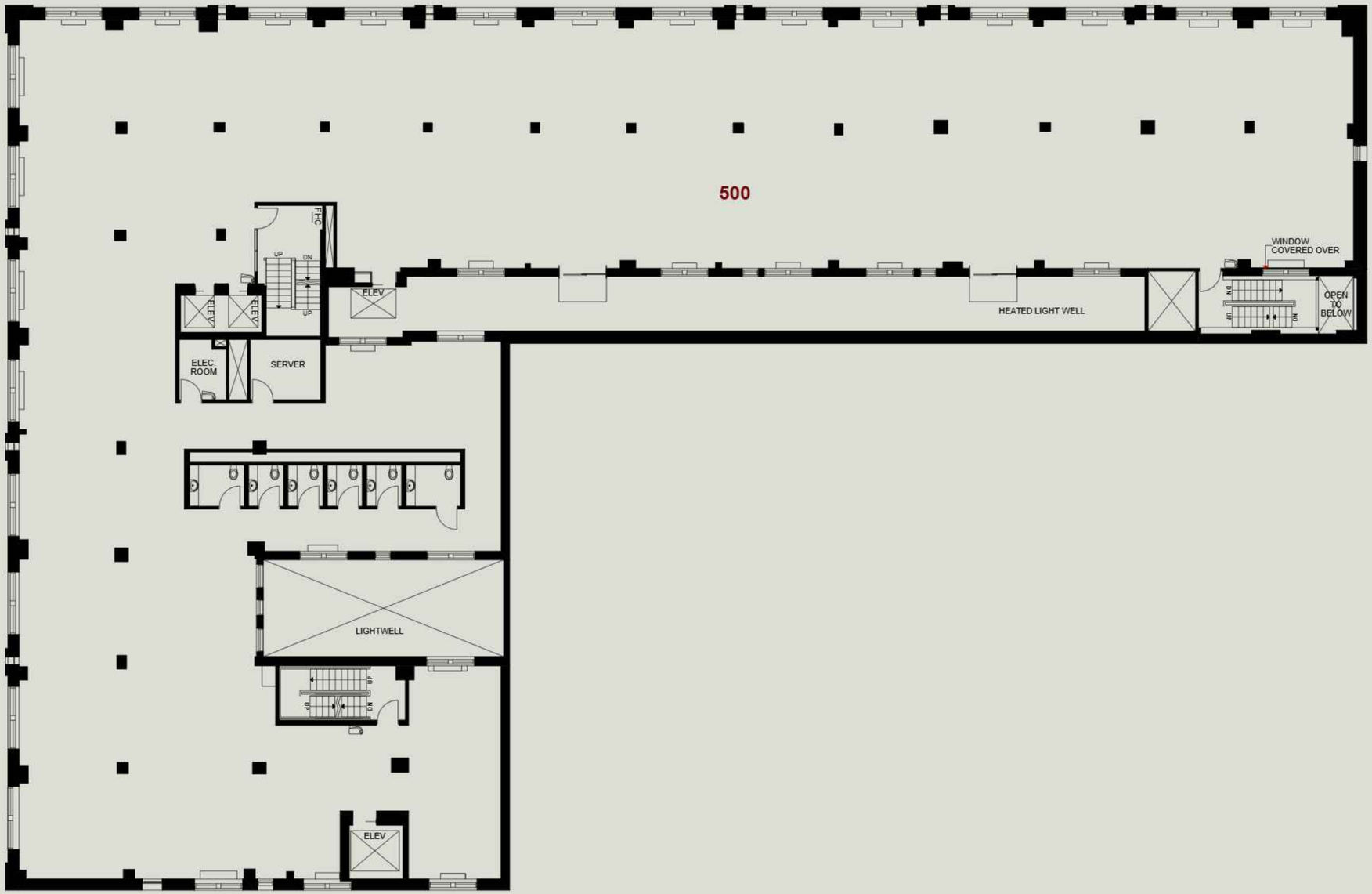
FLOOR HIGHLIGHTS

FLOOR	4
SF	13,565
AVAILABILITY	Immediate



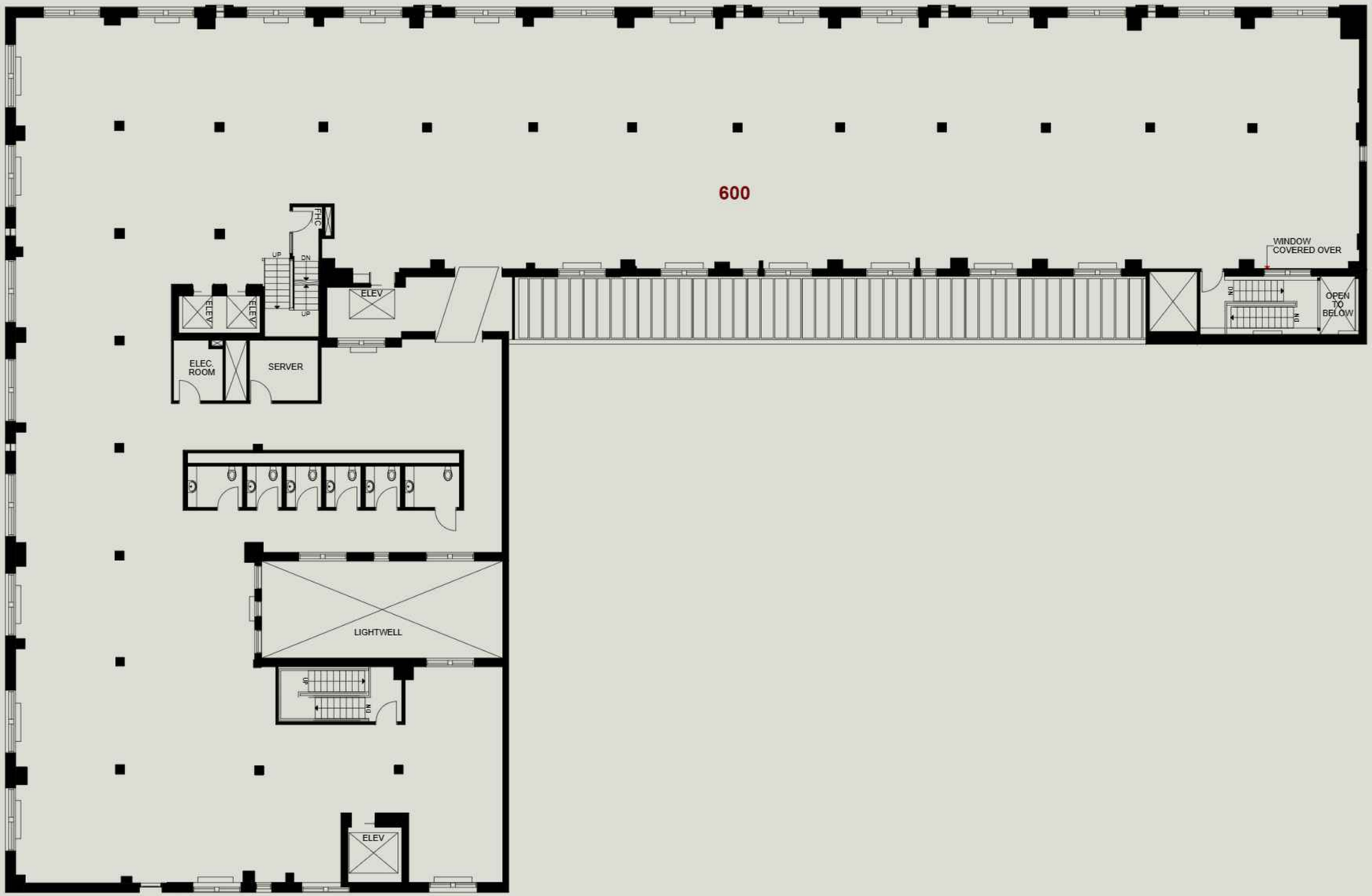
FLOOR HIGHLIGHTS

FLOOR	5
SF	13,505
AVAILABILITY	Immediate



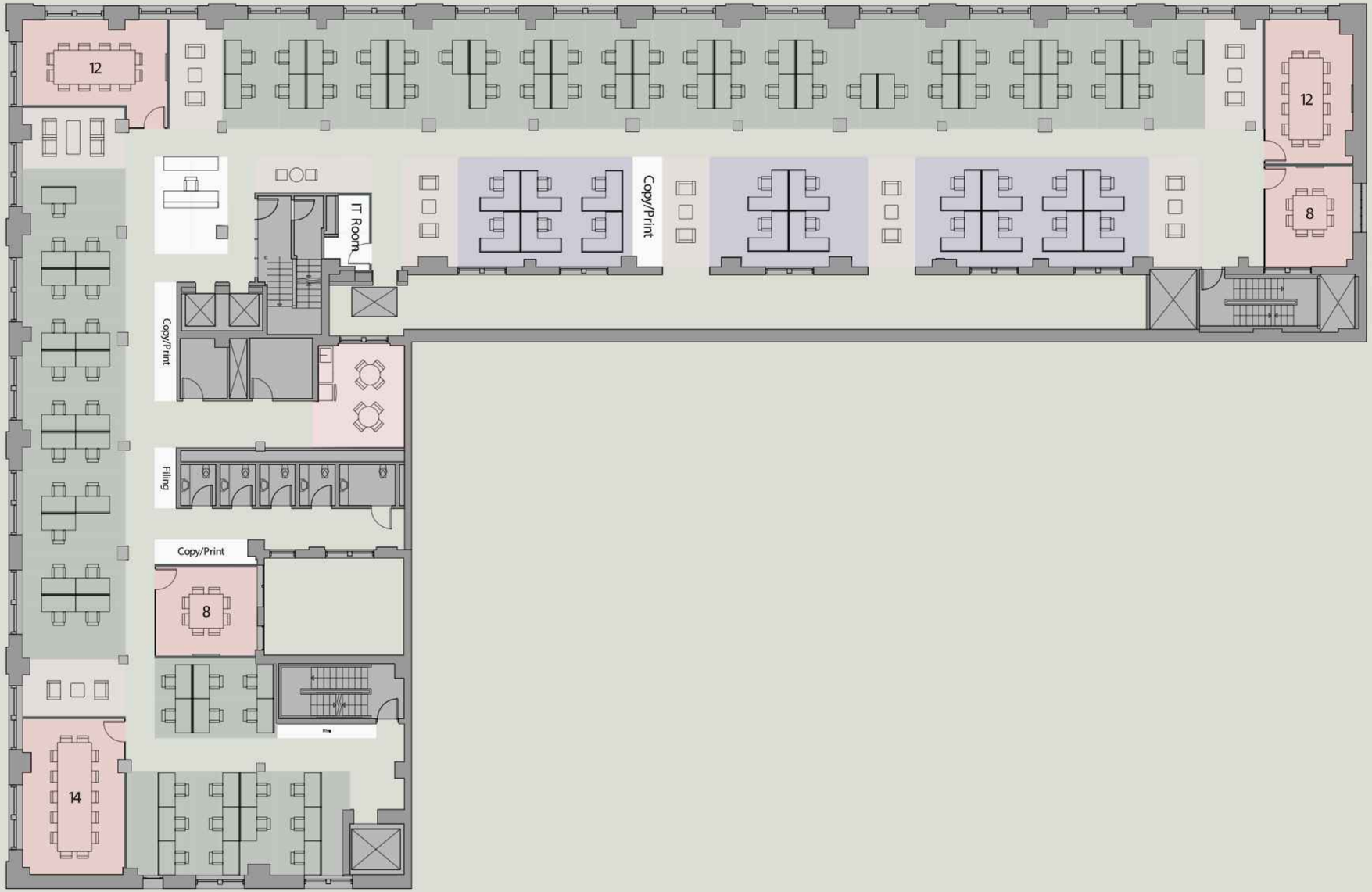
FLOOR HIGHLIGHTS

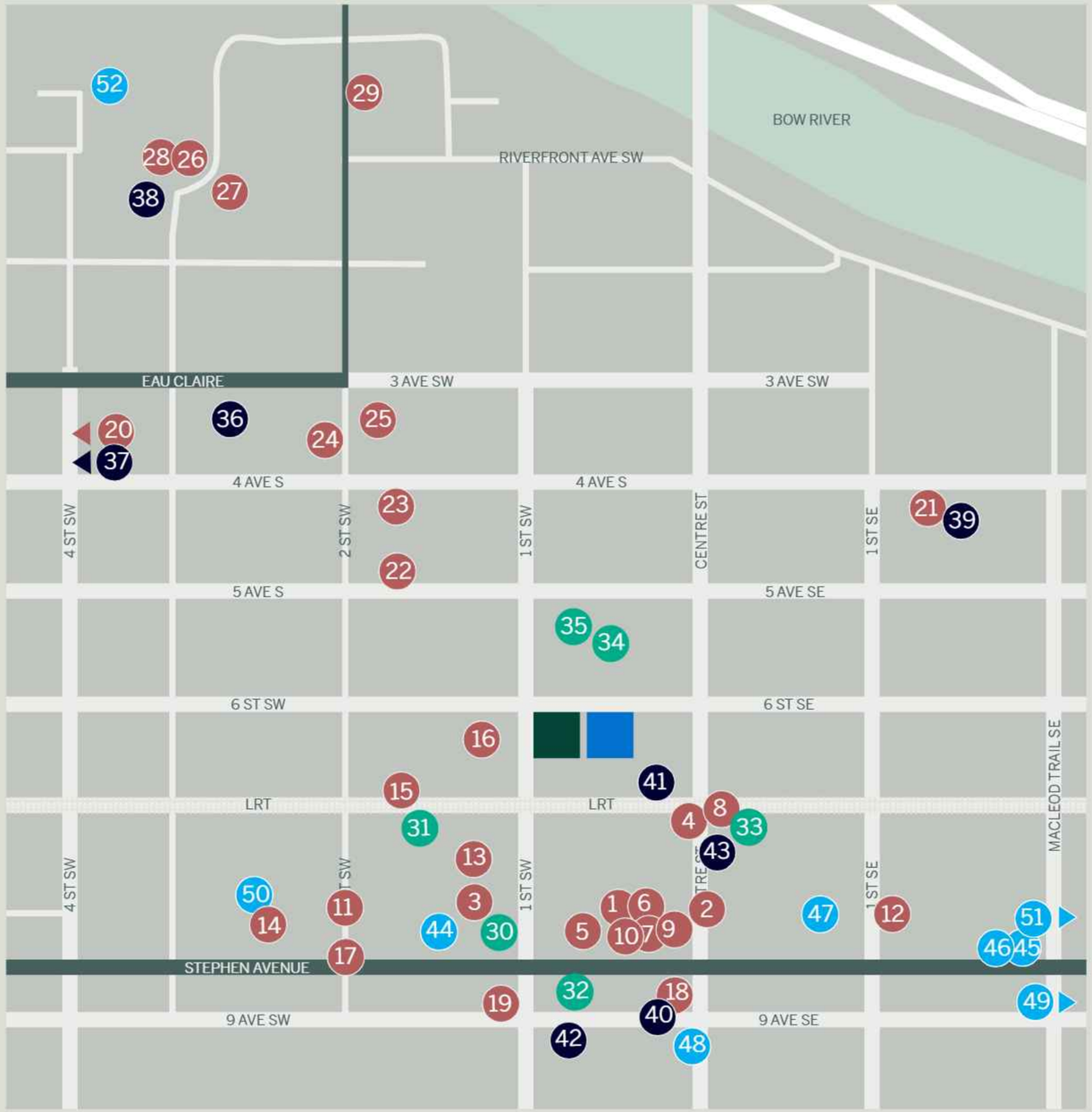
FLOOR	6
SF	13,744
AVAILABILITY	Immediate



FLOOR HIGHLIGHTS

FLOORS	3 - 6
TYPE	Test fit option
SF	12,469 – 13,744
AVAILABILITY	Immediate
WORKING ZONES (SEATS)	Benching (81) Breakout Rooms (54) Collaborative Spaces (20) Workstations (18) Cafés (8)
SUPPORT SPACE (ROOMS)	Reception Copy/Print Filing Storage Quiet Room Mechanical IT Room Coats





AMENITY MAP

EVERY DAY CONVENIENCE

RESTAURANTS

1. The Wednesday Room
2. Modern Steak
3. The Guild
4. Centini
5. The Bank and Baron P.U.B.
6. Klein / Harris
7. Bar Annabelle
8. ONE18 EMPIRE
9. SALTLIK
10. FinePrint
11. Barbarella Bar
12. Teatro Ristorante
13. Juice Bar
14. Hula Poke
15. CHACHI'S
16. Dirt Belly
17. Major Tom
18. CHARCUT
19. Meat & Bread
20. Fonda Fora
21. Shoe & Canoe Public House
22. OEB Breakfast Co.
23. The Wilde
24. Owen's Landing
25. Seed N Salt
26. Local Public Eatery Barclay
27. Joey Eau Claire
28. Flower & Wolf
29. Minas Brazilian

CAFÉS

30. Deville
31. Phil & Sebastian
32. MobSquad Café
33. Rosso Coffee Roasters
34. Jelly Modern Donuts
35. Barrow Coffee Roasters

HOTELS

36. The Westin
37. The Westley
38. Sheraton Suites Eau Claire
39. Delta Marriott
40. Le Germain
41. Telus Sky
42. Fairmont Palliser
43. Hyatt

ENTERTAINMENT

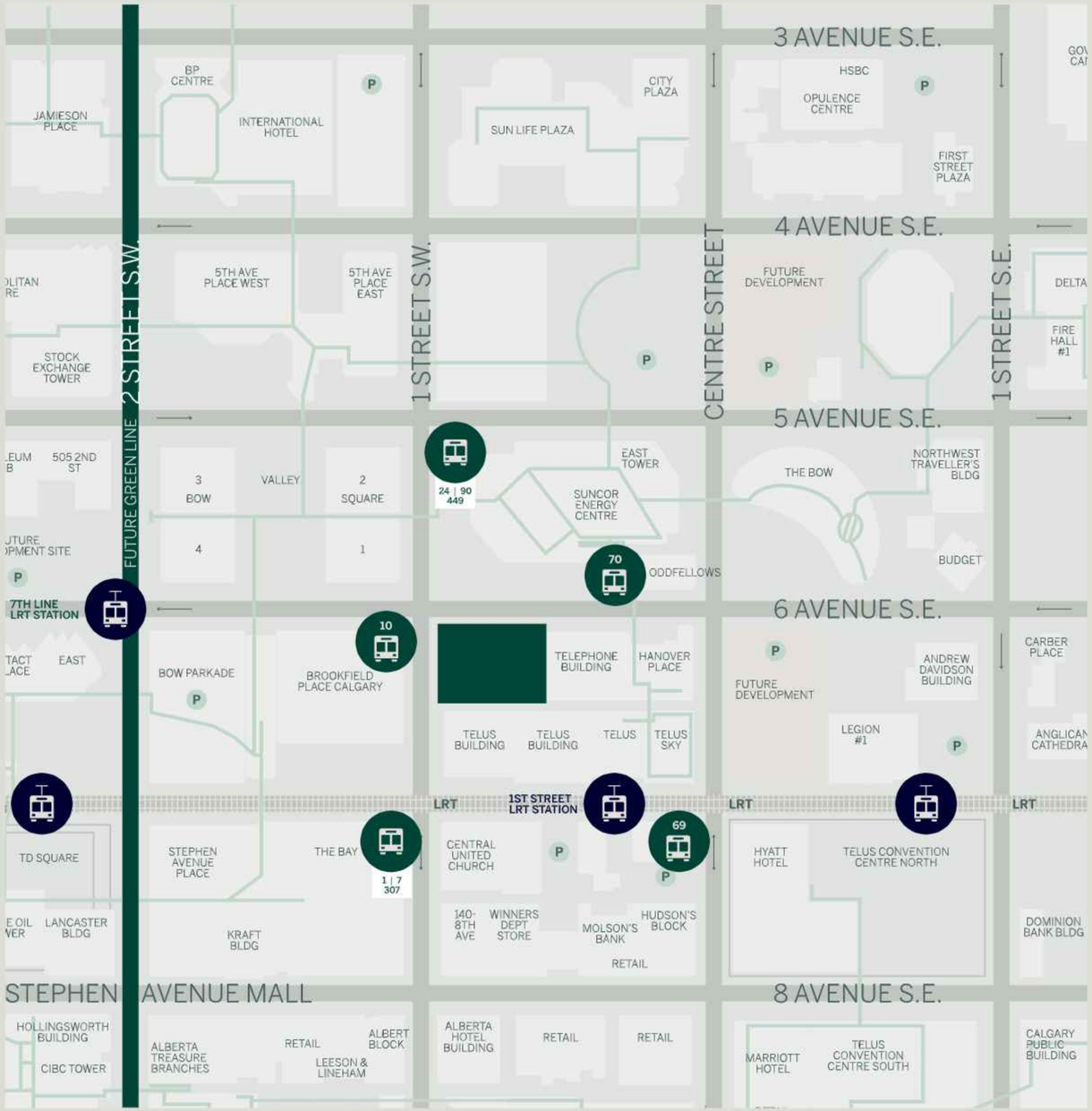
44. The Palace Theatre
45. Art Commons
46. Calgary Philharmonic
47. Calgary Telus Convention Centre
48. Calgary Tower
49. National Music Centre (Studio Bell)
50. CORE Shopping Centre
51. Central Library
52. Eau Claire Athletic Club

Lougheed Block Telephone Building

TRANSIT & PARKING

LOCATION	PRICE	WALK
1. Suncor Energy Centre	$495/stall/month	2 mins
2. Bow Valley Square	$495/month	2 mins
3. The Bow	$400/month	3 mins
4. Bow Parkade	$365/month	3 mins
5. TransCanada Tower	$500/month	4 mins
6. James Short Parkade	$445/month	4 mins
7. Lot 236	$400/month	4 mins
8. Convention Centre Parkade	$360/month	5 mins
9. Lot 31	$425/month	5 mins
10. Sun Life Plaza West	$400/month	5 mins
11. First Tower	$375/month	5 mins
12. Sun Life Plaza North	$585/month	5 mins
13. Sun Life Plaza East	$585/month	5 mins
14. Asia Pacific Centre	$400/month	5 mins
15. 240 Fourth	$550/month	6 mins
16. Dragon City Plaza	$425/month	6 mins
17. Canada Place	$480/month	6 mins
18. Lot 245	$300/month	6 mins
19. Lot 77	$290/month	8 mins
20. Palliser Parkade	$385/month	8 mins
21. City Centre Parkade	$300/month	10 mins

Lougheed Block



HERITAGE ON 6TH

Distinctive spaces that can only be experienced —
contact our team to schedule a tour.

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