

# The Lougheed Block

604 1 Street SW  
Calgary, Alberta

Iconic Landmark.  
Transformative Vision.



## Scope of Work

The details on The Lougheed Block's transformation

Page 3

---

## Leasing Details

Page 4

---

## The Project

Allied's newest endeavour in Calgary

Page 9

---

## The Neighbourhood

Downtown Calgary and the surrounding area

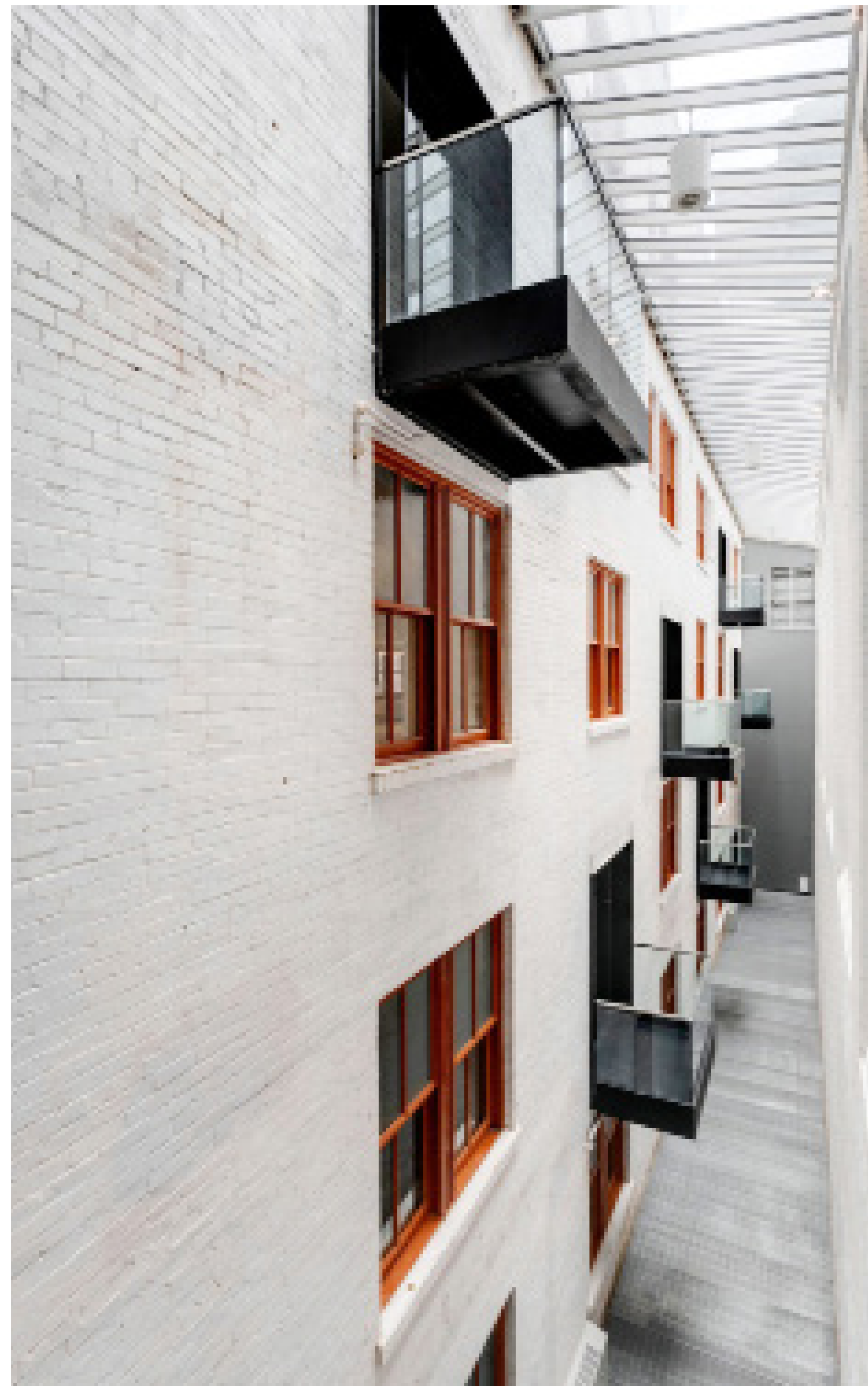
Page 10



# A workspace meant to serve its users

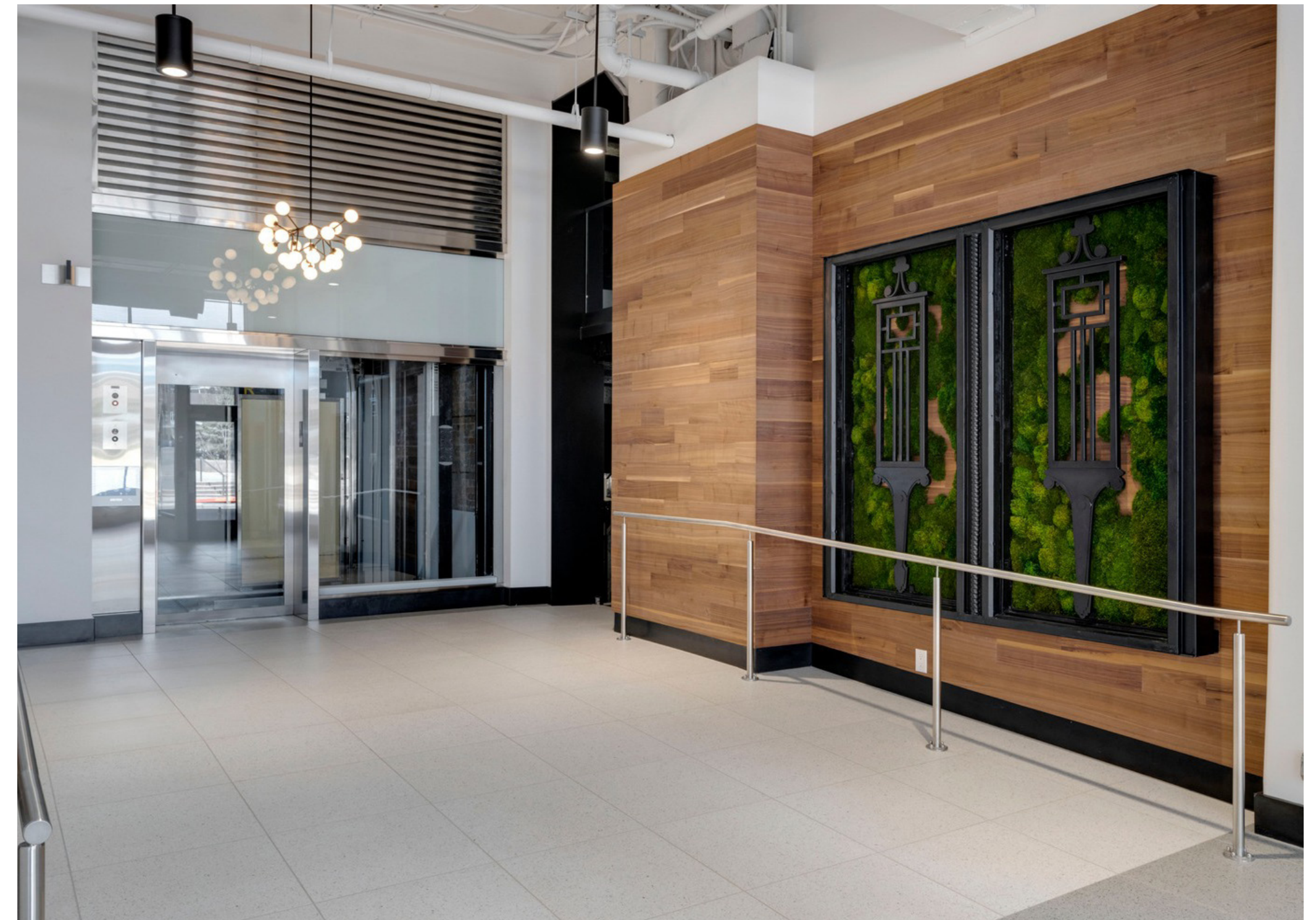
This acclaimed block of Calgary's downtown core has been transformed into the workspace of the future, while retaining the charm and character of its past.

Located in the heart of the downtown Calgary, The Lougheed Block has undergone a transformation across its infrastructure to meet the demands of tomorrow. Additionally, several user-focused spaces and amenities have been thoughtfully incorporated to create a vibrant, active and engaging environment which visitors and clients alike can enjoy year round.



"We've realized over time that everything we do is designed to serve users better. And so the nature of the product, if you will, or the office space or workspace that we provide has evolved."

Michael Emory  
President & CEO, Allied Properties REIT





# Scope of Work

## New Entrance Lobby and Glass Elevator

An impressive new lobby was designed to be a vibrant hub that inspires connection and collaboration. A new modern glass enclosed elevator allows users to experience the building with excitement and ease.

## Tenant Lounge and Private Rooftop Patio

A dedicated tenant lounge and rooftop patio creates an impressive outdoor experience to foster wellbeing and community.

## Lightwell Interior Balconies with the option for Interconnected Staircases

With a focus on improved wellness, several lightwell balconies have been constructed to provide an abundance of natural light whilst remaining indoors. These balconies provide an opportunity for unique workspaces and collaboration points for users and additional areas for informal meetings.

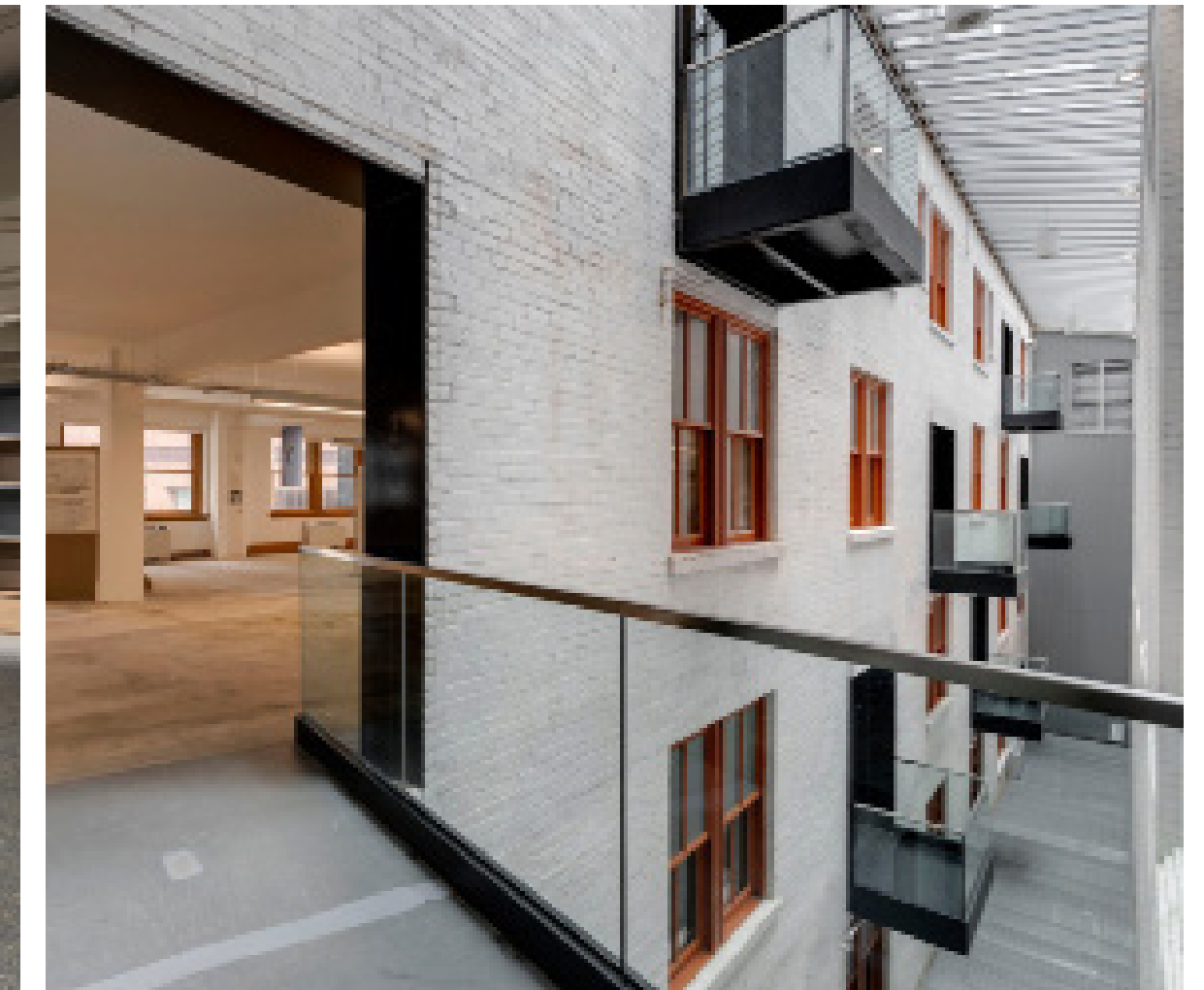
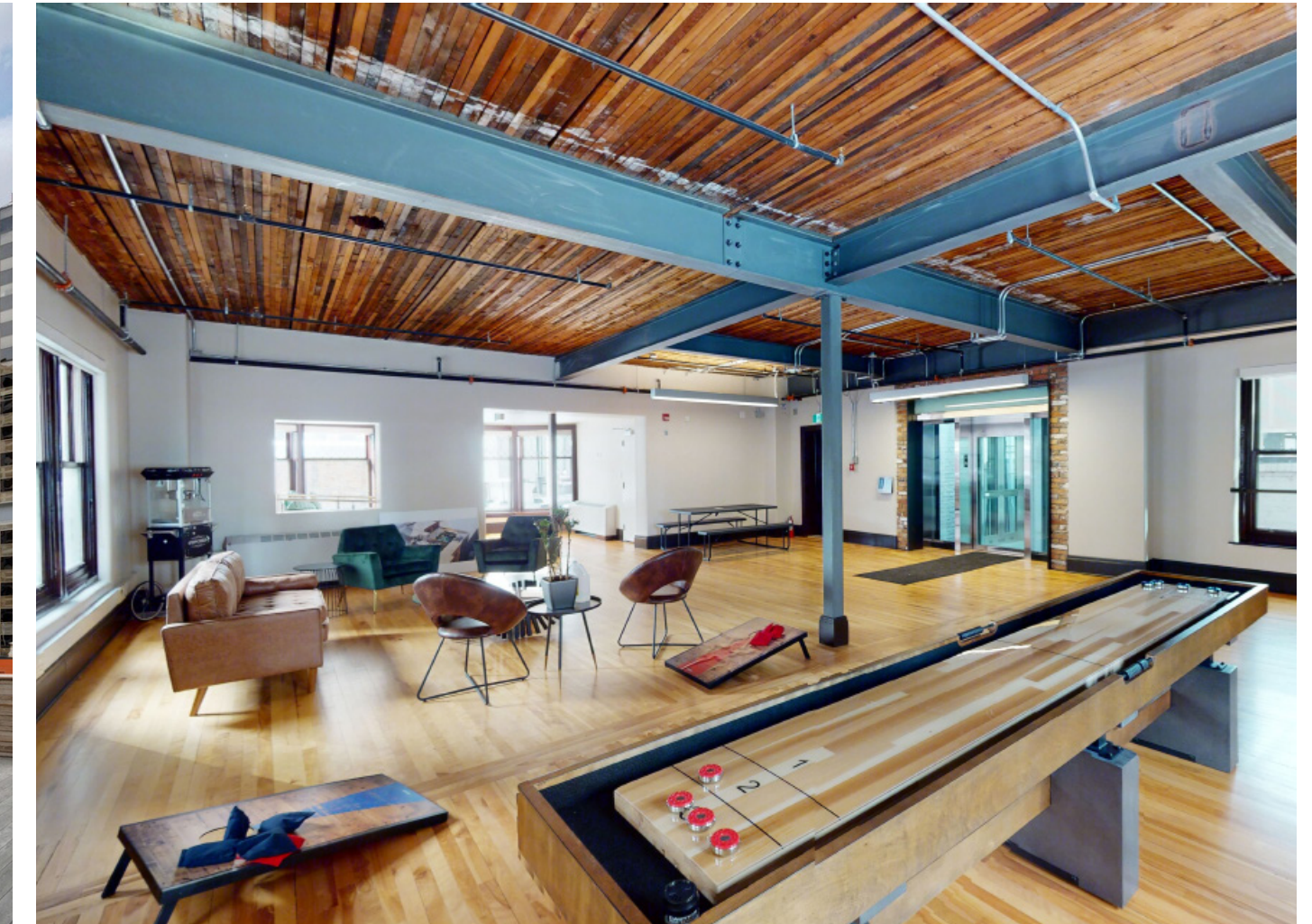
These balconies can also be interconnected between floors providing alternative access points to spaces and support wellness efforts for users.

## Bike Storage, High End Fitness Facility, Showers and End of Trip Facilities

The Loughheed Block provides quality bike storage, changerooms/showers and a modern exclusive fitness centre available to tenants.

## Signage Opportunities

The Loughheed Block's location at 6<sup>th</sup> Avenue SW and 1<sup>st</sup> Street SW offers rare branding opportunities alongside this iconic historical site. Elevate your organization's branding efforts on a high profile intersection in the downtown core.







# Leasing Details

Net Rent	Market
Additional Rent	\$18.13 per SF
District	Downtown Calgary
Availability	Available Now for Fixturing
Term	10 Years
Allowance	\$70.00

Your branded building within a fully redeveloped heritage environment

Floor 200	14,966
Floor 300	13,795
Floor 400	14,999
Floor 500	14,968
Floor 600	15,104
Total	73,832

[Click here for The Lougheed Block Building Video](#) 



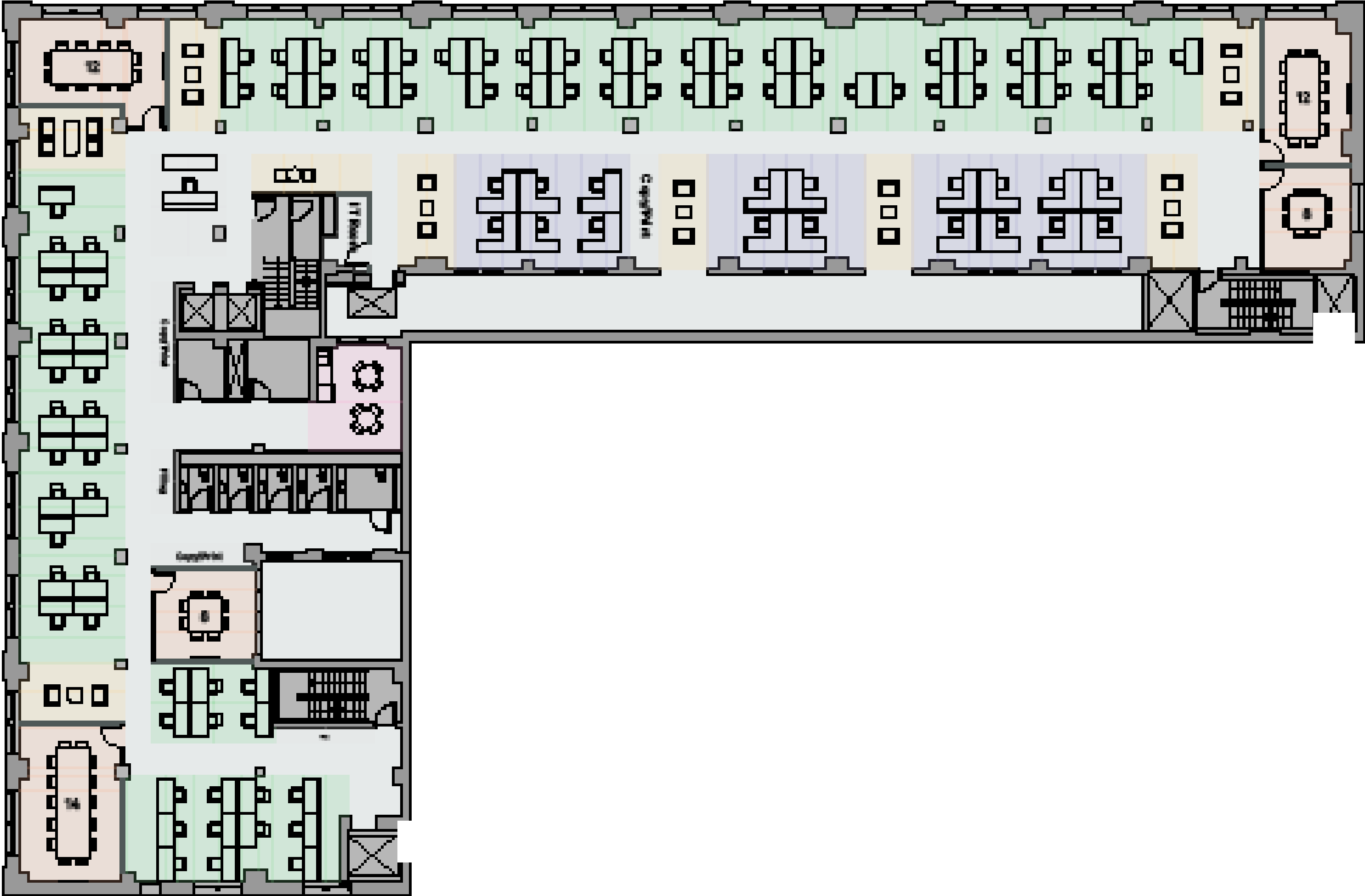
# Floor Plan 200: 14,966 SF

Fully Finished Heritage Interiors



# Floor Plan 300: 13,795 SF

Test Fit Option // Subject to Change & Applicable to Floors 3-6



## Space Summary

Working Zones (Seats)	
81	Benching
54	Breakout Rooms
20	Collaborative Spaces
18	Workstations
8	Cafe
Support Space (Rooms)	
1	Reception
1	Copy/Print
1	Filing
1	Storage
1	Quiet Room
1	Mechanical
1	IT Room
1	Coats



# Floor Plan 300: 13,795 SF

Test Fit Option Photos // Subject to Change & Applicable to Floors 3-6

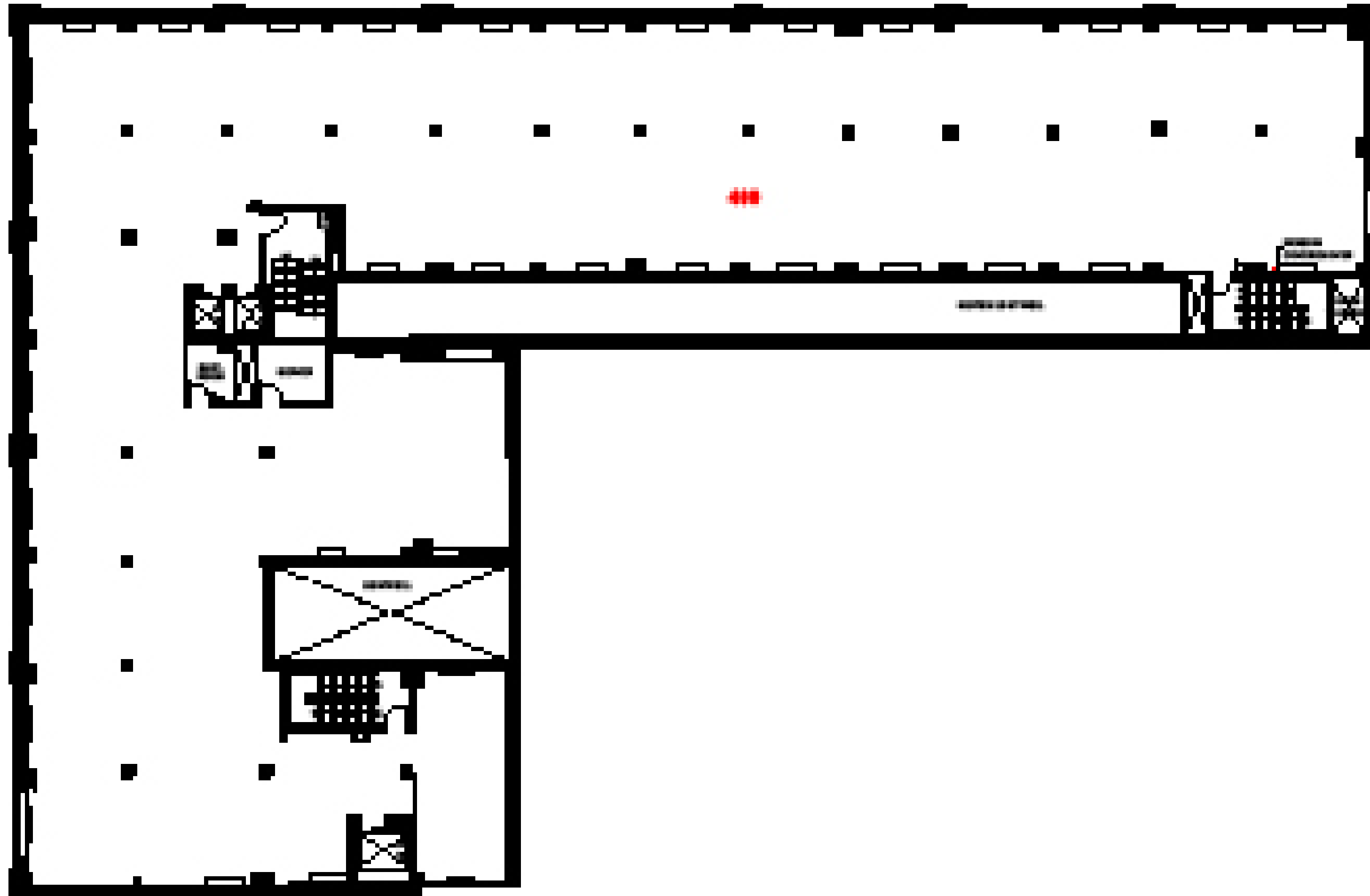


\*Please note these are conceptual test-fit photos and not real



# Floor 4-6

## Typical Floor Plan



\*Gender neutral washrooms have been completed on floors 4-6



# The Project

## Re-imagining an Icon



Address	604, 1st Street SW
Year Built/Renovated	1911/2022

The Lougheed Block's story begins with innovation. Completed in 1912 as one of the first buildings in Western Canada to use reinforced concrete in its construction, its genesis was to be a multi-use facility with retail, office and residential space. It evolved in the 1940's into the Grand Theatre adding a dramatic lobby and entrance and solidified its place in Calgary's business and entertainment hub.

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

The Lougheed Block has undergone another evolution; improving its infrastructure for not just today, but tomorrow, where the legacy of influential and innovative businesses can thrive.





# The Neighbourhood

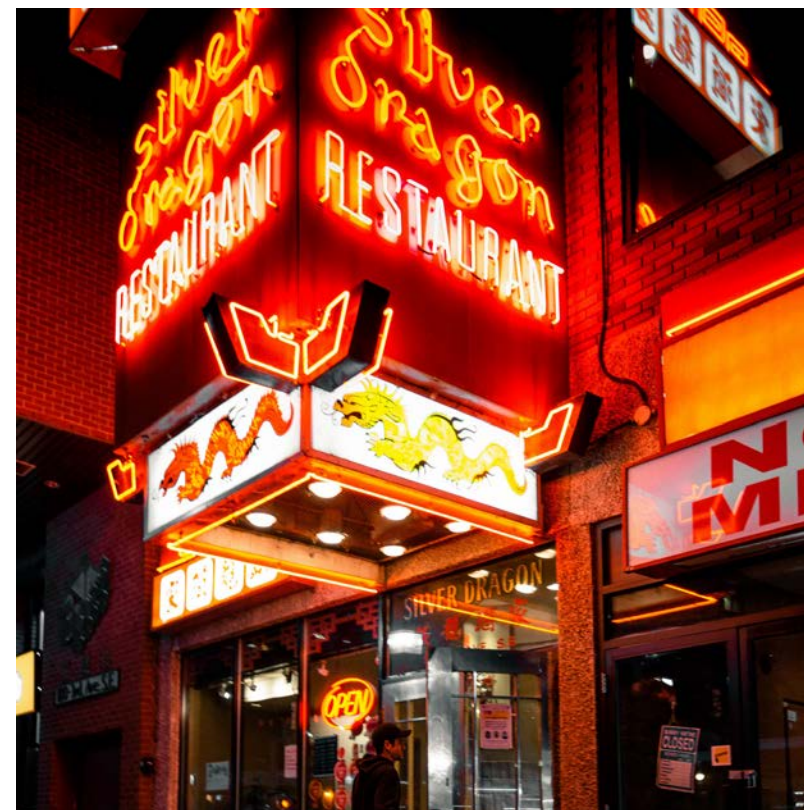
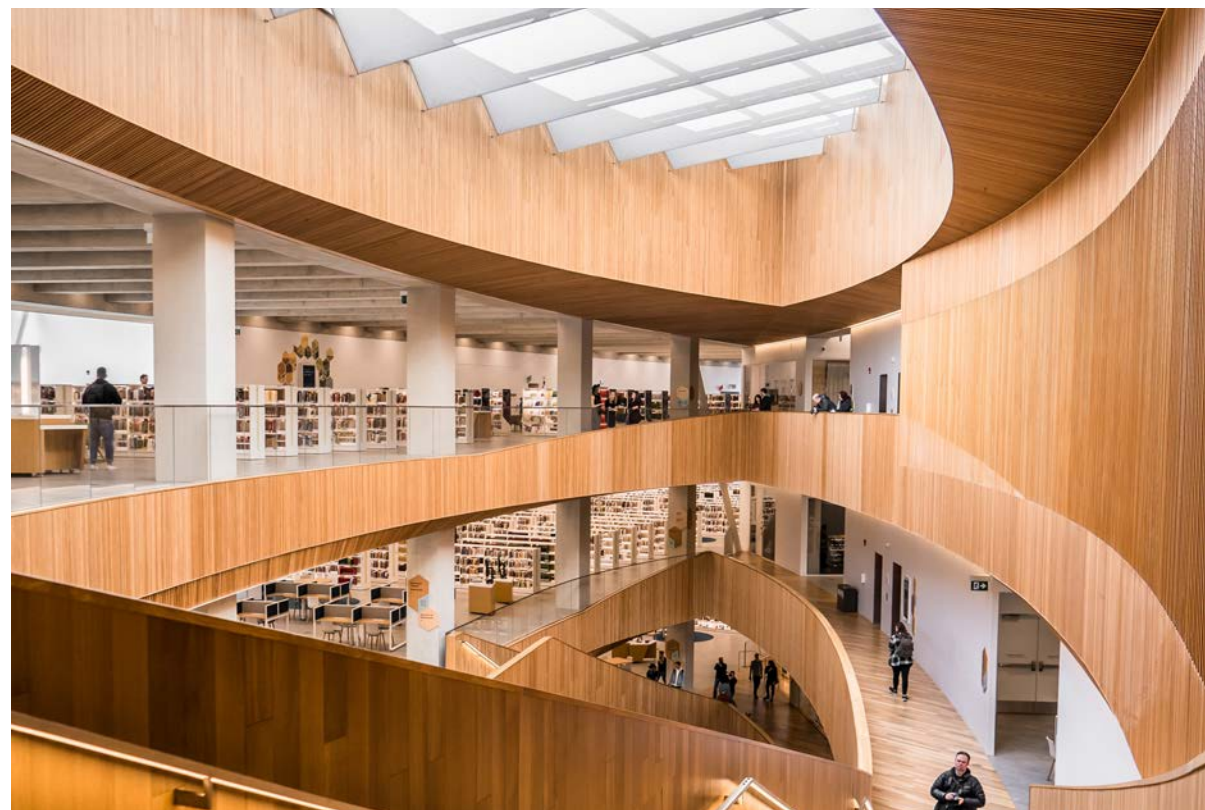
Calgary is quickly becoming one of the most sought after destinations in Canada to live, work and play.

Calgary is home to more than 1.4 Million people with a median age of 37 and over 120 languages spoken in the city.

The richness and diversity of urban life is evolving throughout the downtown core, with dining and entertainment options to suit any interest.

The nearby +15 network provides walking distance connectivity to the downtown business hub, schools, restaurants, parks and art installations and exhibits.

The Lougheed Block is located at the heart of this diverse environment which embodies the variety, character and accessibility of the amenity rich urban ecosystem. More than just a brick and beam space, this well recognized and notable landmark is an example of Calgary's adaptability and progressive ambition.









# Amenities

## The Lougheed Block






### Dining

-  1 Hy's Steakhouse
-  2 Cactus Club
-  3 Earl's Kitchen & Bar
-  4 Charcut Steakhouse
-  5 Ruth's Chris Steak house
-  6 Centini Restaurant
-  7 Thompsons
-  8 Milestones





### Coffee Shops

-  9 Starbucks
-  10 Deville Coffee
-  11 Tim Horton's
-  12 Barrow Coffee Roasters

### Entertainment

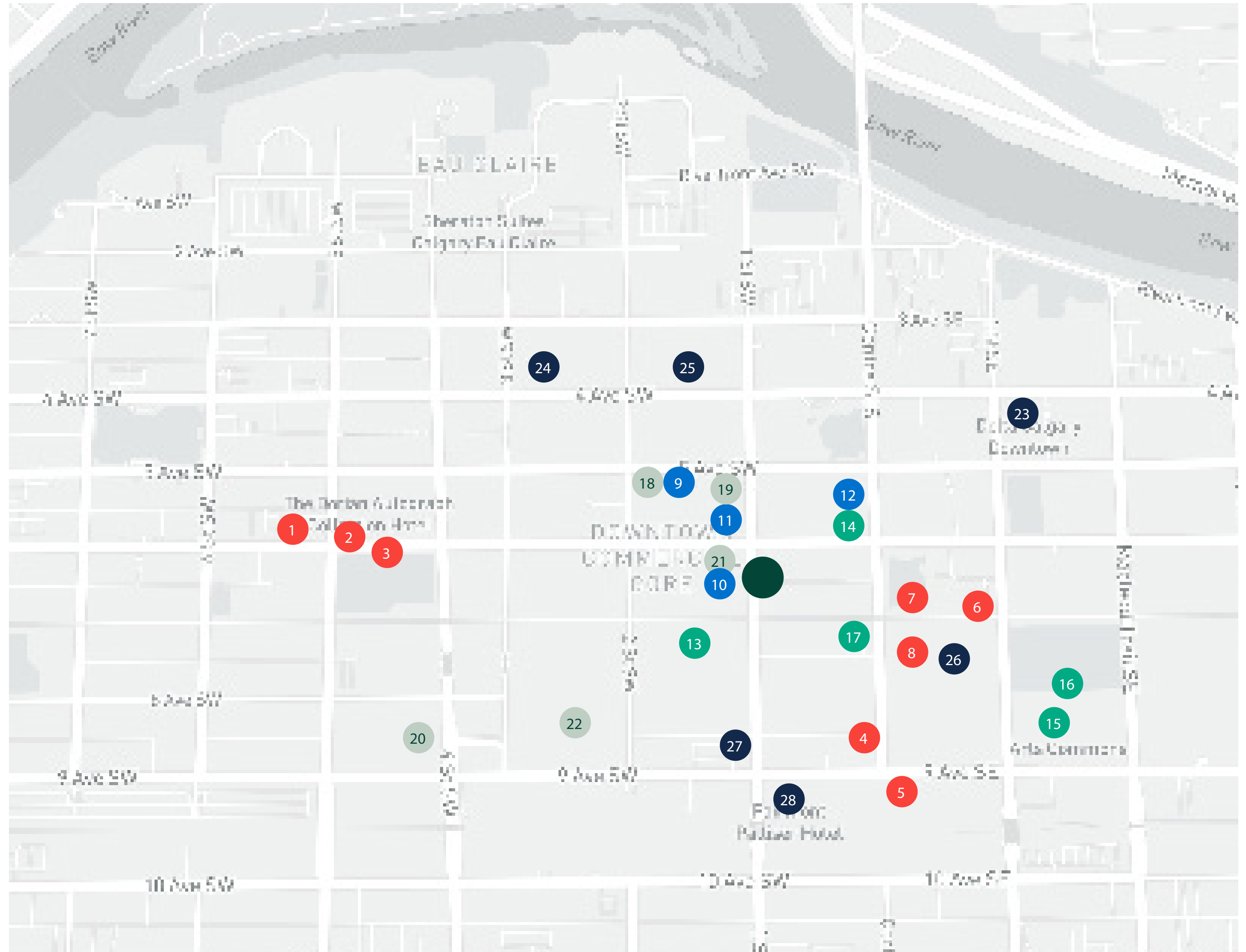
-  13 The Palace Theatre
-  14 Old Fellows Hall
-  15 Art Commons
-  16 Calgary Philharmonic
-  17 Calgary Telus Convention Centre

### Professional Services

-  18 RBC Bank
-  19 CIBC Bank
-  20 HSBC Bank
-  21 Scotiabank
-  22 Randall's Fine Drycleaning

### Hotels

-  23 Delta Marriott
-  24 The Westin
-  25 The International
-  26 Hyatt Regency
-  27 Le Germain
-  28 Fairmont Palliser










# Transportation Map

 The Lougheed Block



## Indigo

-  700 2nd Street SW- Lot 157
-  Core Parkade- Lot 59
-  Delta hotel- Lot 48
-  Petroleum Club Surface- Lot 45
-  Dhow/Balboa- Lot 305



## Impark

-  414 Centre Street SE- Lot 236
-  Telus Sky- Lot 298
-  Le Germain Calgary- Lot 56
-  First Tower- Lot 174
-  Fifth Avenue Place- Lot 374
-  Bankers Court- Lot 372
-  Calgary Place- Lot 309
-  Brookfield Place- Lot 35
-  Bow Parkade- Lot 232
-  Suncor Energy Centre- Lot 373
-  Intact Place- Lot 320
-  Calgary Tower- Lot 6

## Calgary Parking Authority

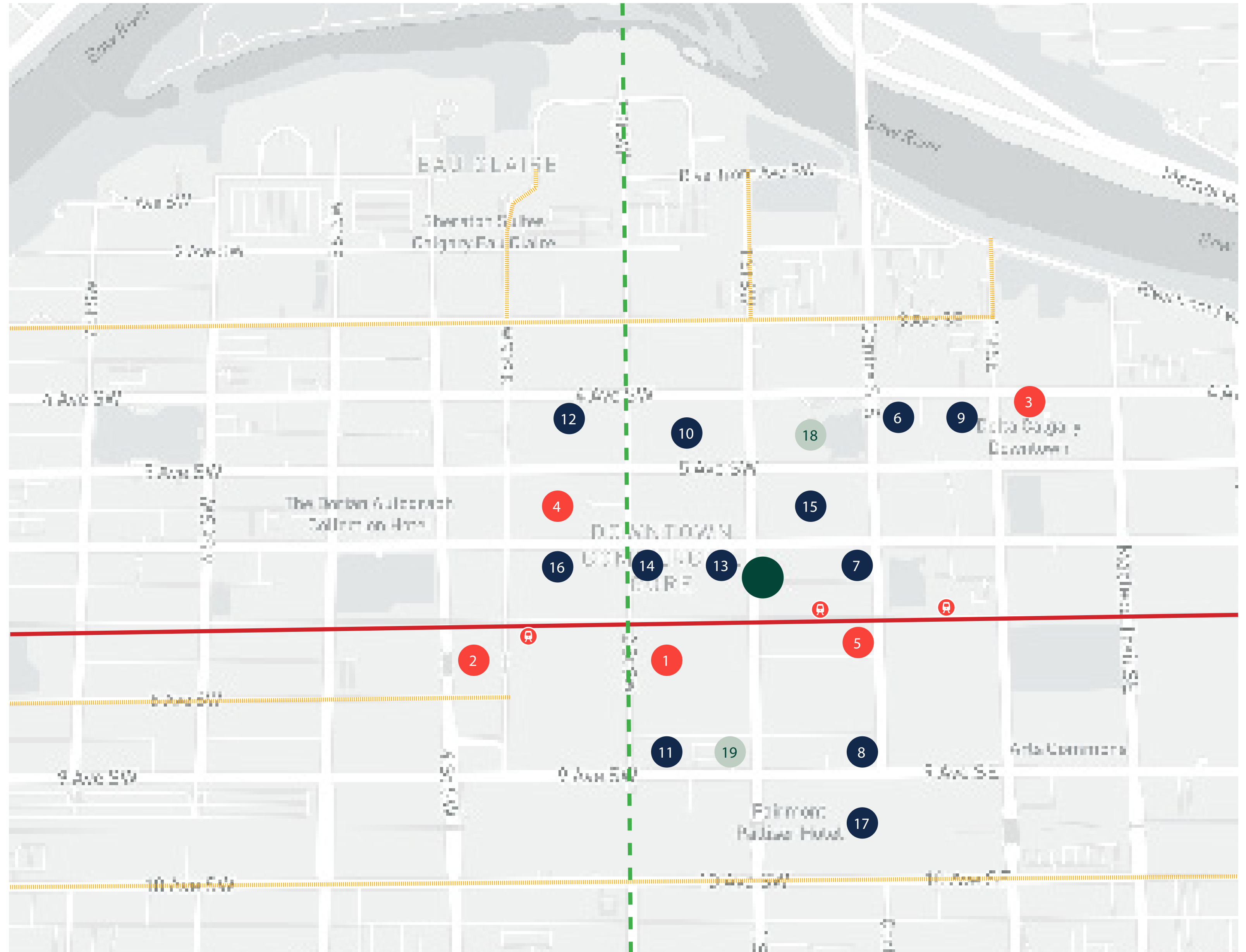
-  Lot 40
-  Lot 7

## Light Rail Transit

-  Red Line
-  Future Green Line

## Bicycle Transit

-  Bike Paths





# The Loughheed Block

For More information

**Stuart Watson**

Senior Vice President\*

+1 (403) 750-0540

Stuart.Watson@cbre.com

**Katie Sapieha**

Vice President\*

+1 (403) 750-0529

Katie.Sapieha@cbre.com

**Trevor Davies**

Senior Vice President\*

+1 (403) 750-0542

Trevor.Davies@cbre.com

**CBRE**

[www.cbre.ca](http://www.cbre.ca)

\* Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.