



FIRST TOWER



WHERE OFFICE SPACE PUTS PEOPLE FIRST

THE NEW DEFINITION OF OFFICE LIFE

It's a first for Calgary: Class A office space in the downtown core, with a brand-new way to work. An entire floor at the Plus 15 level dedicated to the employee experience. Space to lounge, relax, collaborate, meet, eat, and exercise.

Room in each day for wellness, social connection, and the pleasure of business. Market-leading focus on employee health and safety. Space to enjoy the views. A new way to attract and retain the best talent – with office space that puts people first.

This is where work meets life. Where people and companies thrive, and office life takes on a whole new meaning.

WORK, MEET LIFE

Step on to the Plus 15 and into a new definition of office life. An entire floor of amazing amenities, designed to put people first.



COLLABORATE

Spaces to connect,
brainstorm and inspire.

PLAY

Pool table beats boardroom table
for a casual meeting of minds.

LOUNGE

Relax and enjoy
a moment with
colleagues.





MEET

Beautifully designed boardroom space invites the exchange of ideas.

ENJOY

Fresh air and great views from the activated outdoor terrace.

SWEAT

An incredible gym seconds from your desk, for workouts whenever you want.



HEALTH AND PERSONAL SAFETY FIRST

With a global presence in 225 cities and 25 countries, Hines has a unique ability to leverage global best practices to ensure First Tower is operated in a best-in-class manner to keep tenants and employees safe, healthy, happy, and productive.

PANDEMIC PREPAREDNESS

In January 2020, in response to the COVID-19 global pandemic, Hines activated its proprietary Pandemic Response Preparedness Plan, which had been in place for over 15 years. This has allowed Hines to react, respond, and implement critical health and wellness contingency measures in real time to support the well-being of our tenants at First Tower.



TENANT HEALTH, SAFETY AND WELLNESS

Hines takes the utmost care to ensure the health, safety, and well-being of our tenants and visitors.

AIR QUALITY

Efficient HVAC systems and the installation of MERV-13 air filters throughout First Tower provide superior indoor air quality for our tenants.

DEEP CLEANING

Enhanced cleaning protocols are in effect in all common and high-touch areas throughout the building, with deep-cleaning services operating on a 24/7, “real time” basis.

WELLNESS

Best-in-class wifi-connected indoor and outdoor amenity spaces provide a unique, wellness-focused tenant experience, with outdoor terrace spaces and an abundance of natural light throughout the building.



HINES + WELL LIVING LAB

To ensure premium health and safety, Hines has partnered with the Well Living Lab, Delos and the Mayo Clinic to implement technologies for reducing the risk of respiratory virus transmission in work environments.





FIRST TO ARRIVE

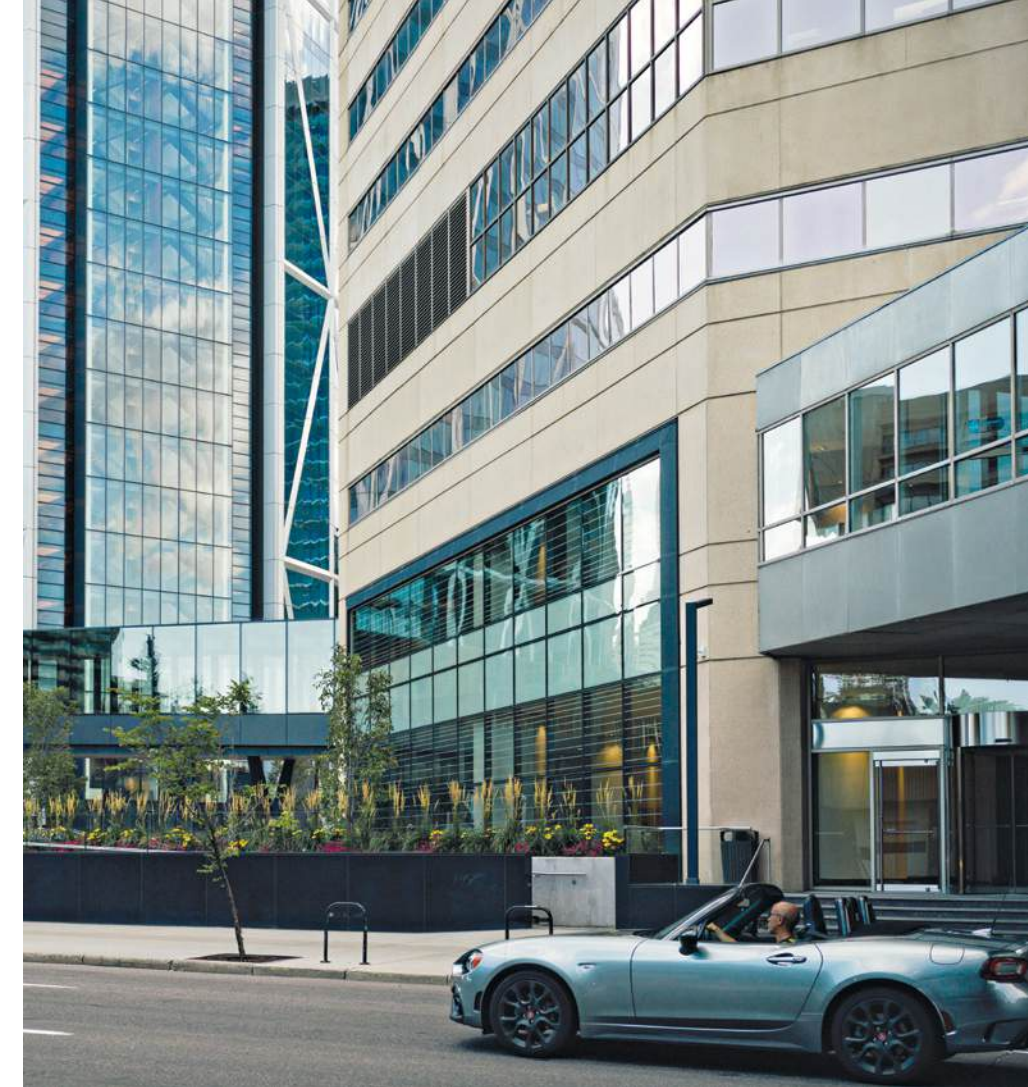


FIRST TOWER IS YOUR FIRST STOP

It's your first stop as you enter downtown along 4th Avenue SE, and the fastest route home along 5th. Whether biking, driving, taking the CTrain, or connecting via the Plus 15, it's an easy commute that saves you up to 20 minutes a day of in-city travel.

Near the banks of the Bow River and directly connected to the downtown core, it's the perfect place to balance work and life. Bike or stroll the RiverWalk on a sunny afternoon, or head to the vibrant East Village for lunch or a drink after work.

On the street or from the Plus 15, all of downtown is within easy reach. Shopping, dining, meetings and more – at your fingertips.



FIRST, WE EAT

DOWNTOWN

Saltlik
Blink Restaurant & Bar
Murrieta's West Coast Bar & Grill
Charcut
One18 Empire
Milestone's
Ruth's Chris Steak House
Palomino Smokehouse
Klein / Harris
Workshop Kitchen + Culture
OEB Breakfast Co.
Meat and Bread
Fusion Sushi
Sweet Tooth Ice Cream
Starbucks
Tim Hortons
Analog Coffee
Monogram Coffee

EAST VILLAGE

Sidewalk Citizen Bakery
Charbar
Booker's BBQ Grill and Crab Shack
Phil & Sebastian Coffee Roasters
Alley Burger
Chix Eggshop
Simmons Rooftop Bar
Mari Bakeshop

LOCATION FIRST

THEN, WE PLAY

CULTURE & SERVICES

CORE Shopping Centre
Calgary Petroleum Club
Delta Hotel
BMO Bank of Montreal
HSBC
Scotiabank
East Village
Calgary Central Library
National Music Centre
Loblaws City Market

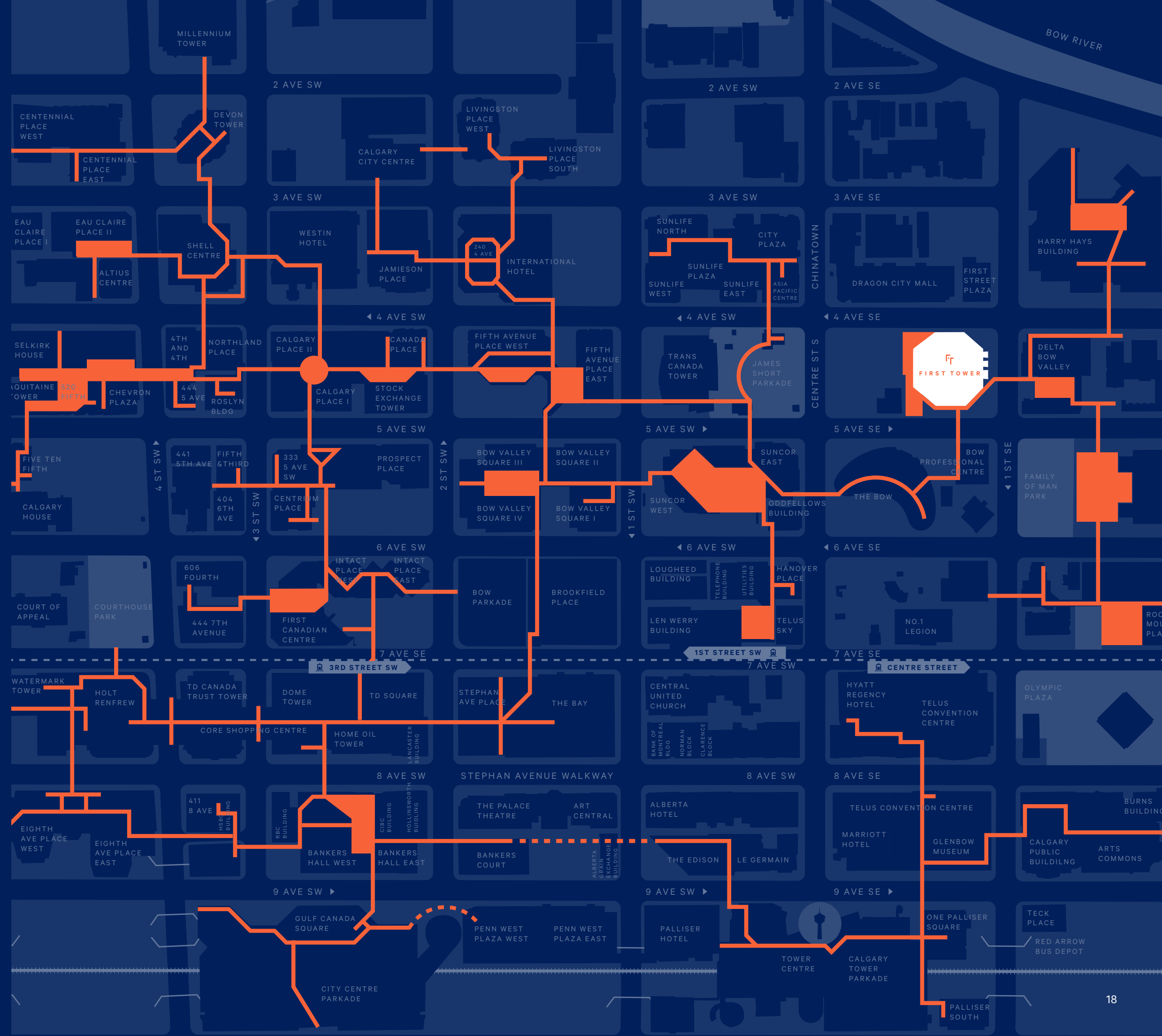
GO FOR A WALK, PLAY IN THE PARK

Calgary RiverWalk
Olympic Plaza
Harley Hotchkiss Gardens



FIRST IS CONNECTION

An easy commute and a direct connection to the heart of the city on the Plus 15 Network.



FIRST AMONG EQUALS

A FIRST-CLASS BUILDING

Building Class	A
Building size	729,800 sf
Floors	27
Typical floorplate	25,100-27,000 sf
Completion	1982
Retrofit	2016
Parkade Upgrade	2019
Redevelopment	2020

FIRST IS EVERYTHING YOU NEED

Floors 5-7	36,000-36,500 sf
Tower	25,000-27,000 sf
Passenger elevators	16
Parkade elevators	2
Service elevators	2
Parking stalls (heated)	350
Bike stalls	275

FIRST IS THE EMPLOYEE EXPERIENCE

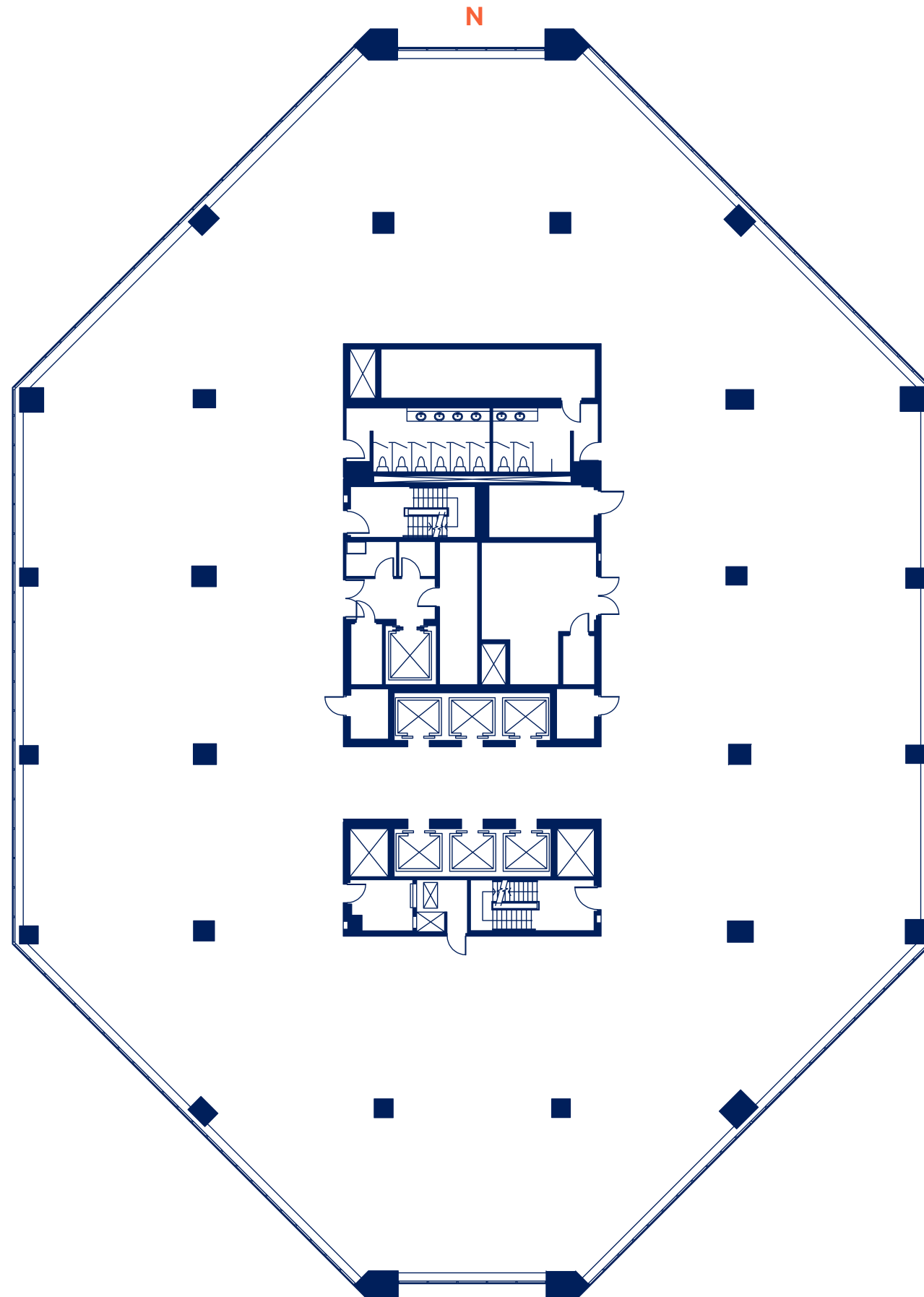
Expansive employee lounge & collaboration area
Spa-quality fitness & wellness facility
Activated outdoor terrace with lounge & fireplace
Modular conference rooms & meeting spaces
Games area
Premium, street-level end-of-trip facilities
Unobstructed city & river views

FIRST-IN-CLASS SERVICE

Class AA quality on-site property management
24/7 building access & security services
Closed-circuit security monitoring
Fibre optic cable throughout the building
Zone-control HVAC meets or exceeds ASHRAE requirements
On-site banking & ATMs
Organics recycling program
LEED EB:O&M Gold certified
WiredScore Silver certified

HEALTH AND PERSONAL SAFETY FIRST

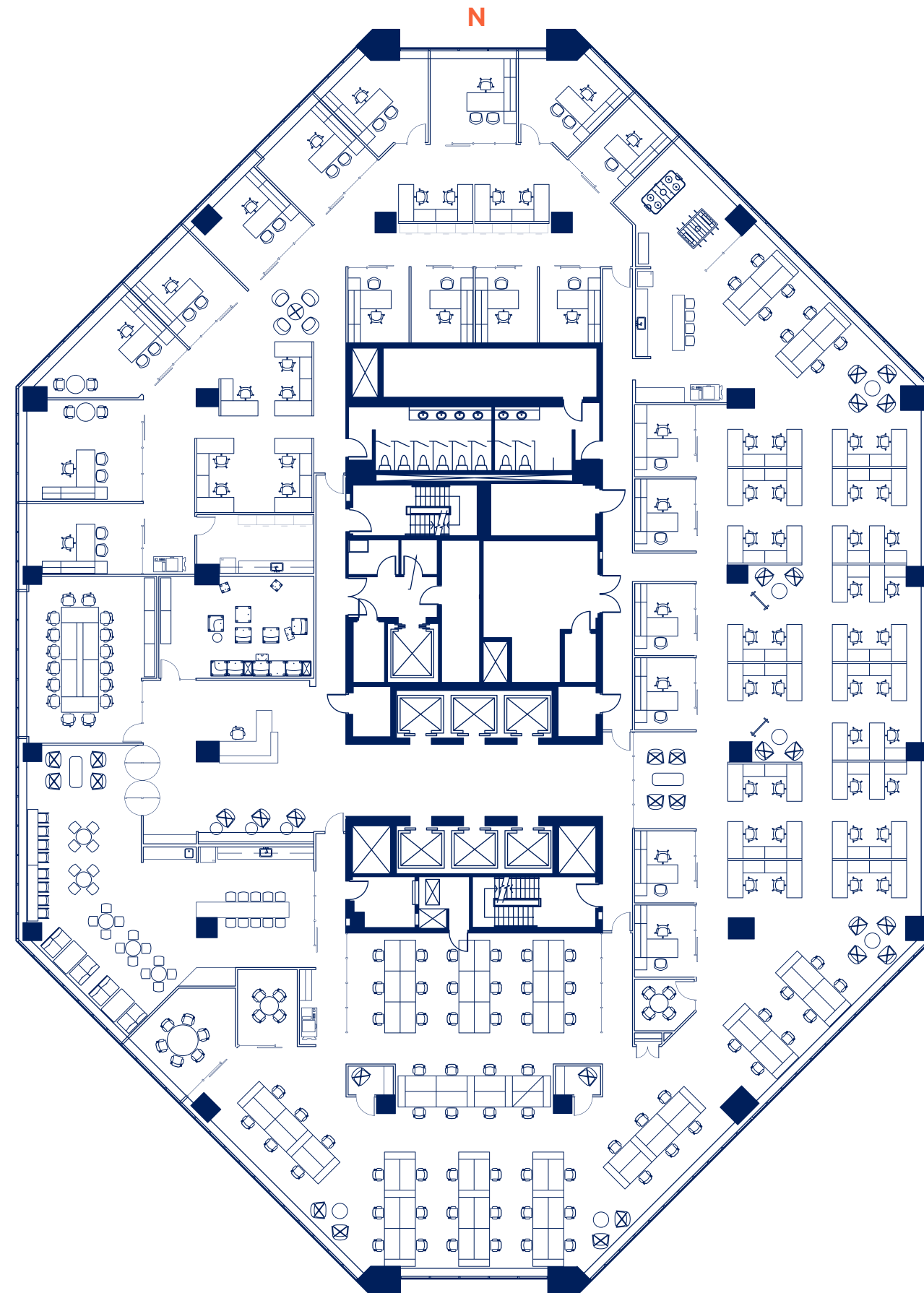
Hines' Proprietary Pandemic Preparedness Plan proactively supports risk mitigation
Partnership with Well Living Lab, Delos and the Mayo Clinic delivers leading technologies for healthy work environments
Efficient building systems provide superior indoor air quality
Best-in-class wifi-connected indoor and outdoor amenity spaces support tenant wellness
24/7, responsive deep-cleaning procedures and protocols



CONFIGURABLE OFFICE SPACE

Large, efficient, easily configurable floorplates
for ultra-high density to traditional office layouts.
Can plan to as dense as **125 rentable sf per person.**

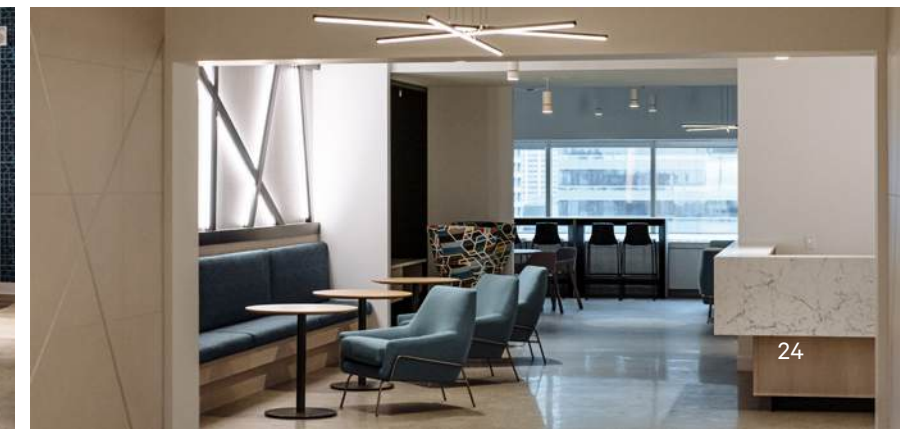
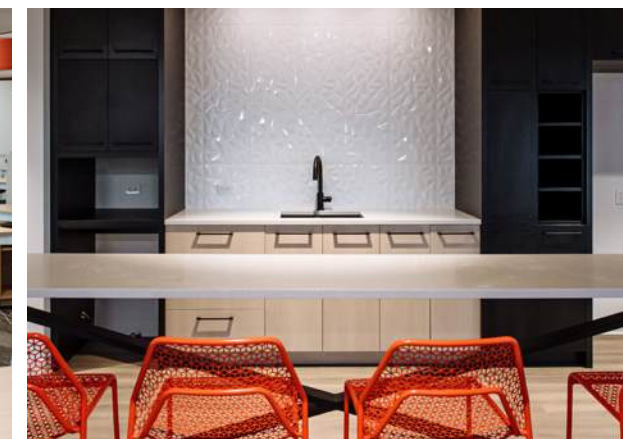
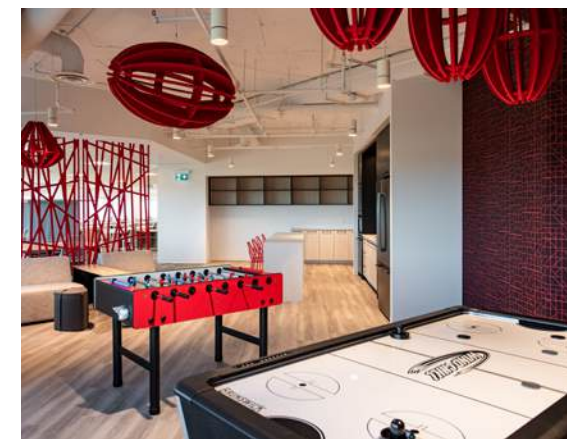


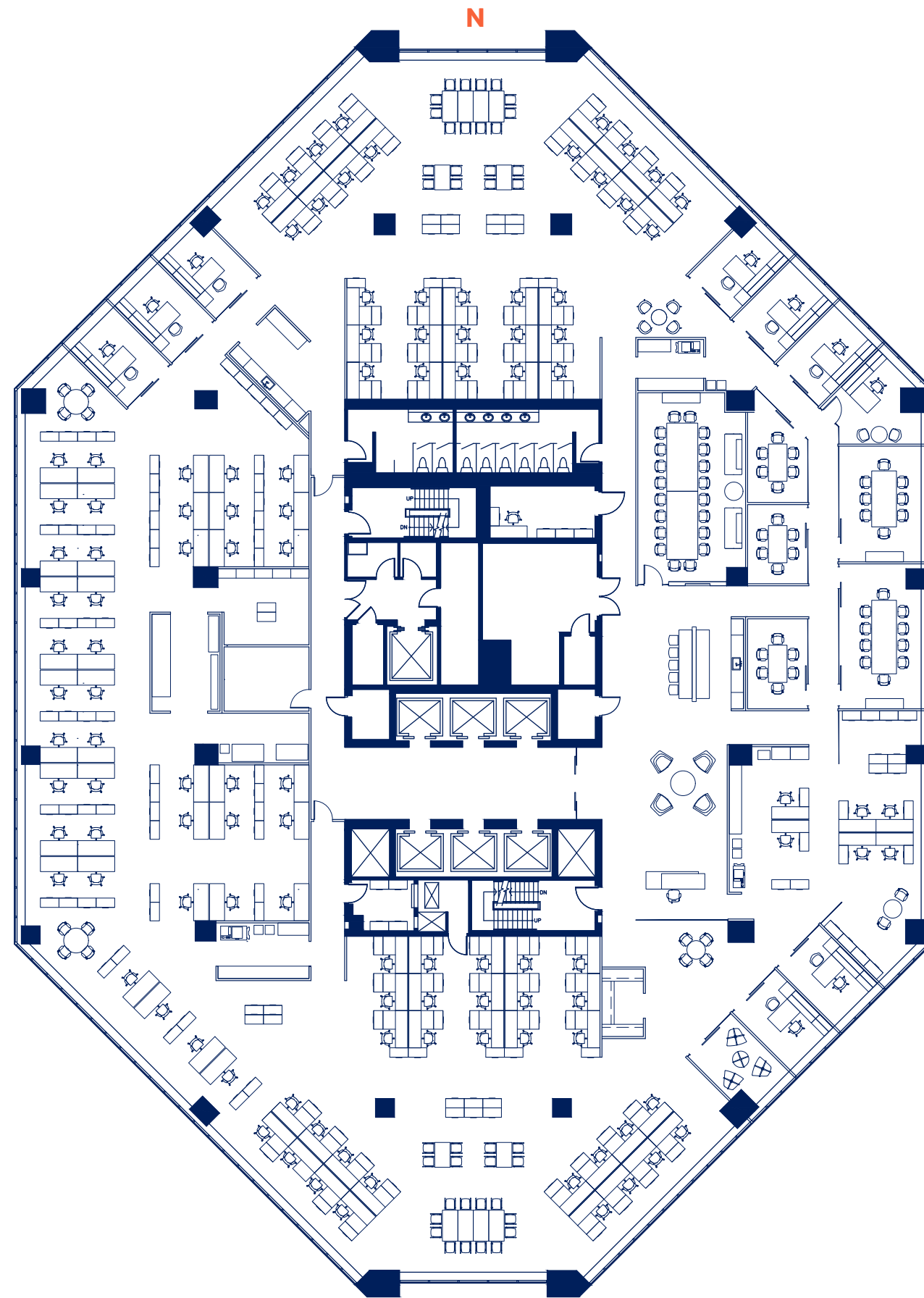


PLAN TO BE PROGRESSIVE

SAMPLE FLOORPLAN

- 1 reception
 - 1 innovation centre
 - 1 staff lounge
 - 1 games area
 - 3 meeting rooms
 - 2 break-out rooms
 - 7 collaboration areas
 - 3 coffee/copy areas
 - 2 phone rooms
 - 20 offices
 - 47 workstations
 - 72 benching
- Employee density: 1:185 sf rentable



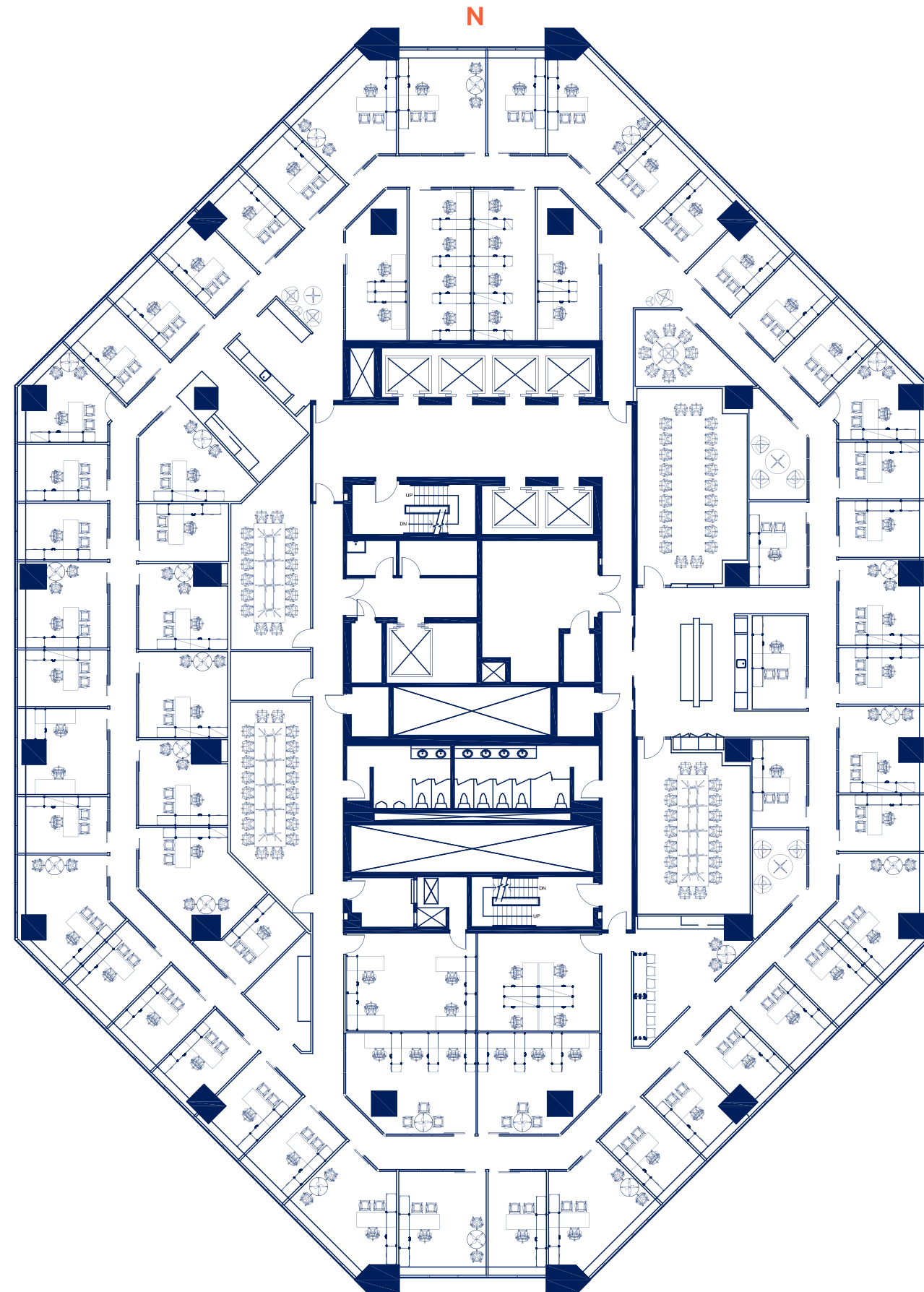


OPEN CONCEPT, OPEN MINDS

SAMPLE FLOORPLAN

- 1 reception
- 3 meeting rooms
- 3 break-out rooms
- 1 staff lounge
- 7 collaboration areas
- 3 coffee/copy areas
- 8 offices
- 2 phone rooms
- 69 workstations
- 42 benching
- Employee density: 1:225 sf rentable





PRIVATE OFFICES, PROFESSIONAL SPACES

SAMPLE FLOORPLAN

- 1 reception
- 3 meeting rooms
- 1 break-out room
- 1 staff lounge
- 3 collaboration areas
- 3 coffee/copy areas
- 42 offices
- 27 workstations
- Employee density: 1:370 sf rentable

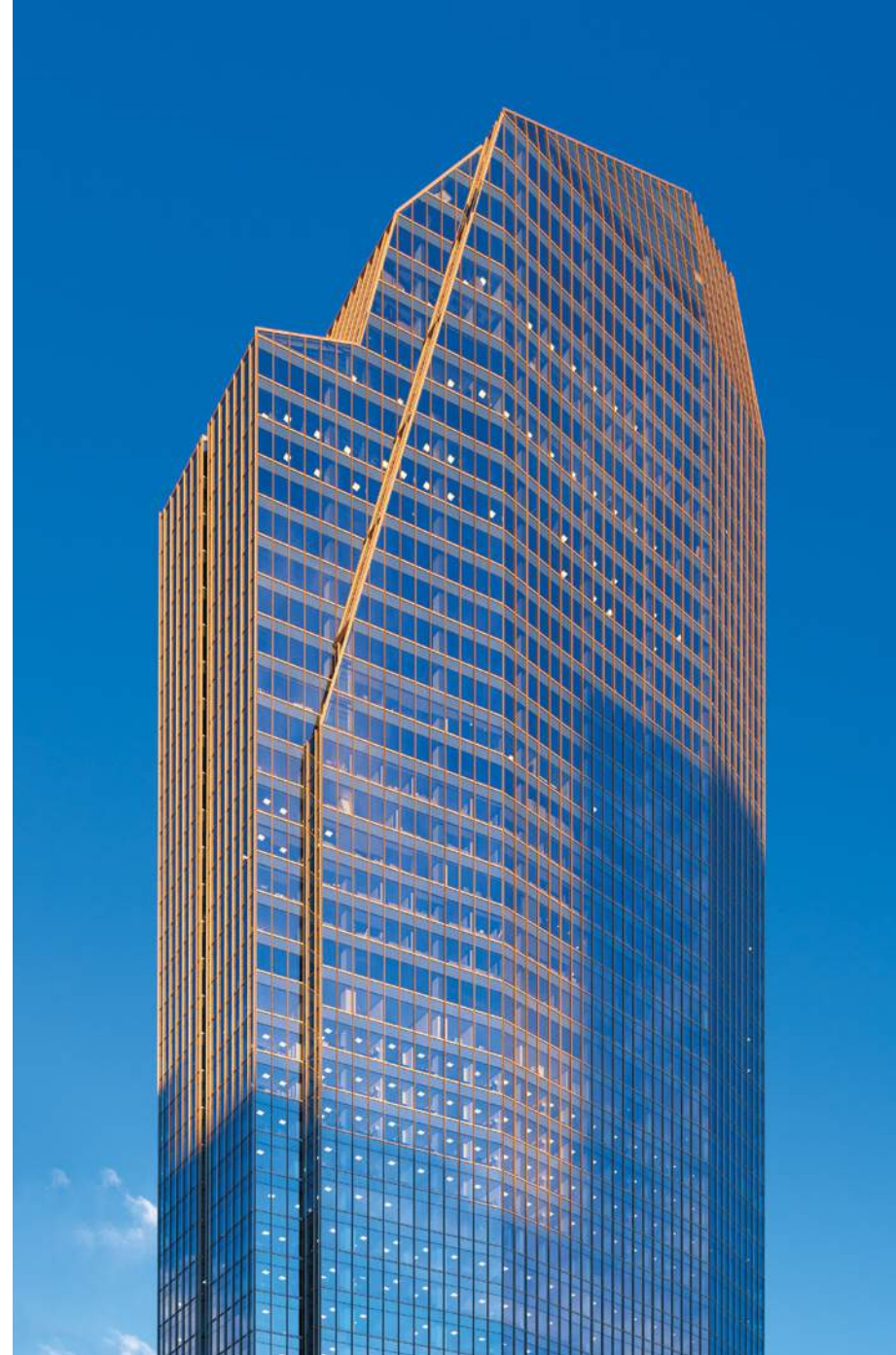


Hines

Founded in 1957, Hines is a privately owned global real estate investment, development and management firm, with a presence in 225 cities across 25 countries. Hines has 165 developments currently underway around the world, and has developed, redeveloped or acquired 1,426 properties to date, totalling over 472 million square feet. The firm's current property and asset management portfolio includes 576 properties, representing over 246 million square feet. With extensive experience in investments across all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organizations in the world.

Hines has been active in Canada for more than 15 years and has developed, acquired and/or managed over 13 million square feet of real estate from its offices in Calgary, Edmonton and Toronto. With \$5.5 billion in assets under management ranging from AAA office towers to market-leading mixed-use development projects, and over 3 million square feet of office space currently managed in Calgary, Hines is a leading vertically integrated real estate investment platform.

[Hines.com](https://www.hines.com)



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CONTACT JLL FOR
MORE INFORMATION

Kara Dusseldorp
(403) 456 2348
kara.dusseldorp@jll.com

James McKenzie
(403) 456 8100
james.mckenzie@jll.com



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FIRST TOWER, 411 1 ST SE, CALGARY
firsttower.ca