

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.

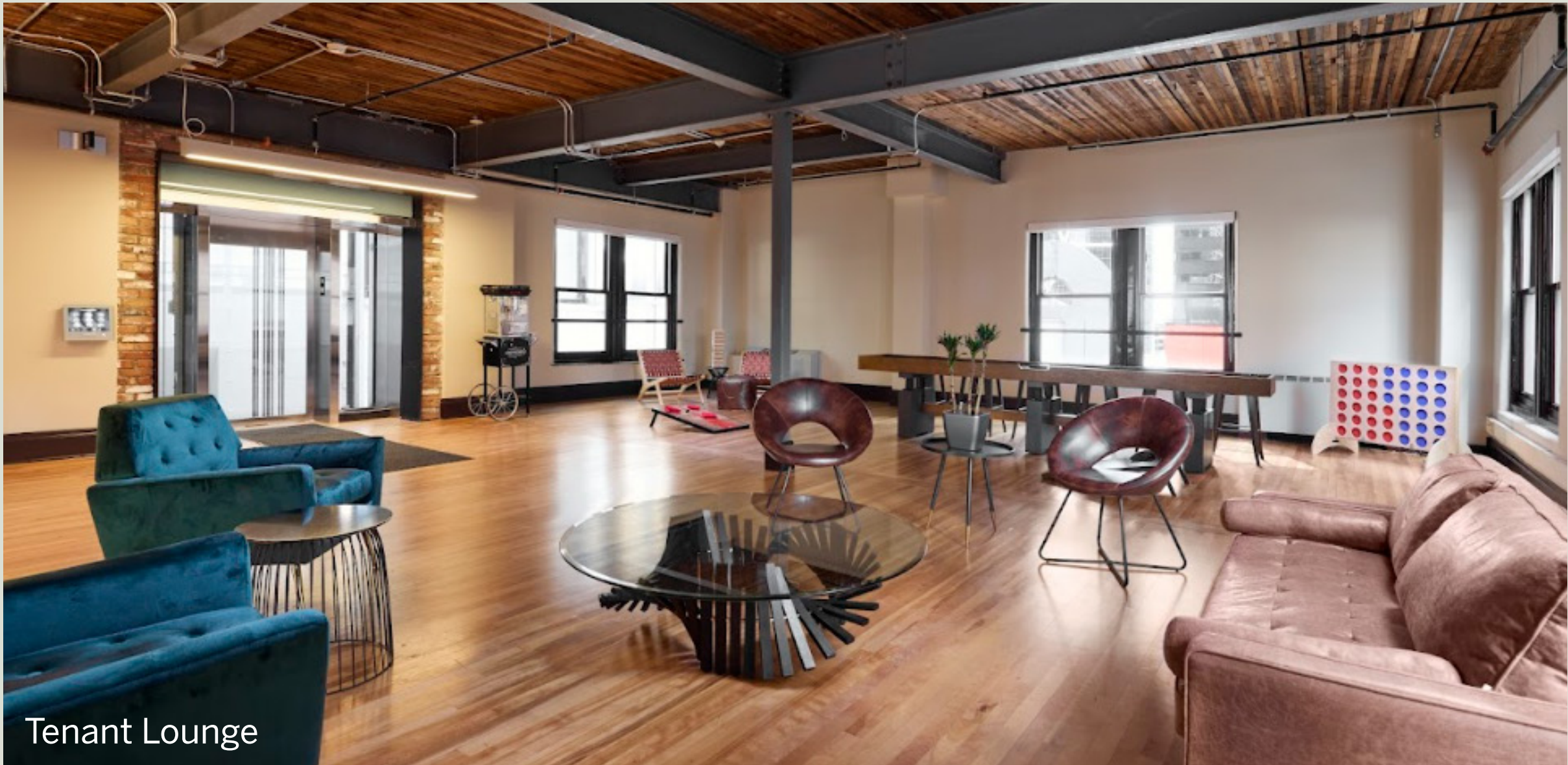
LEASING
DETAILS

CLASSIFICATION	Allied Heritage
NET RENT	Market
ADDITIONAL RENT	\$18.21 PSF (2025)
TERM	10 Years
AMENITIES	Fitness Facility Rooftop Patio Lounge Showers Bike Storage

FEATURED SUITES

12,497 SF Level 2 <i>Availability: January 1, 2025</i>	12,469 SF Level 3 <i>Immediate Availability</i>	13,565 SF Level 4 <i>Immediate Availability</i>
13,505 SF Level 5 <i>Immediate Availability</i>	13,744 SF Level 6 <i>Immediate Availability</i>	

*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* <i>*Combined with Suite 102</i>



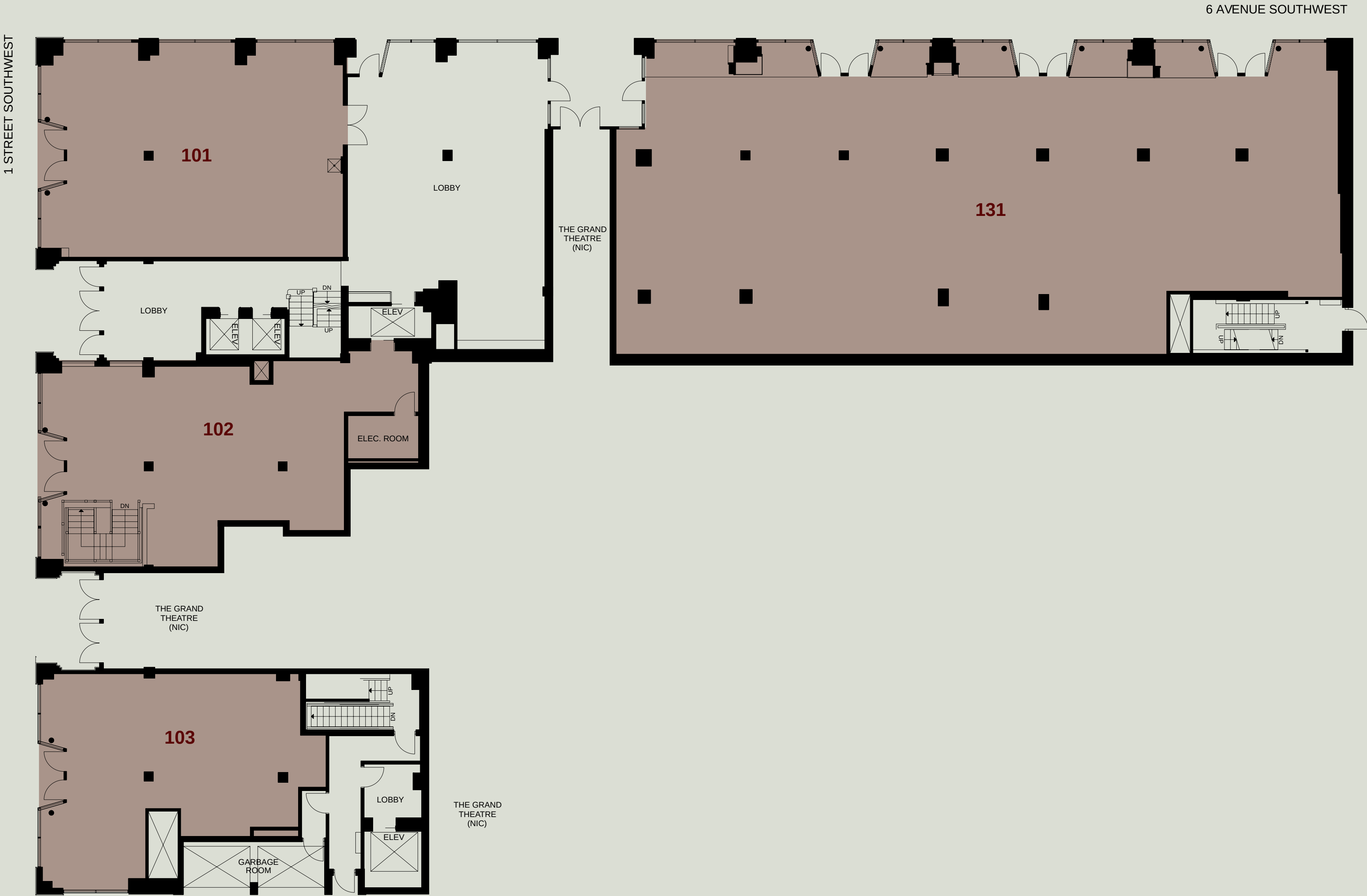
FLOOR
HIGHLIGHTS

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



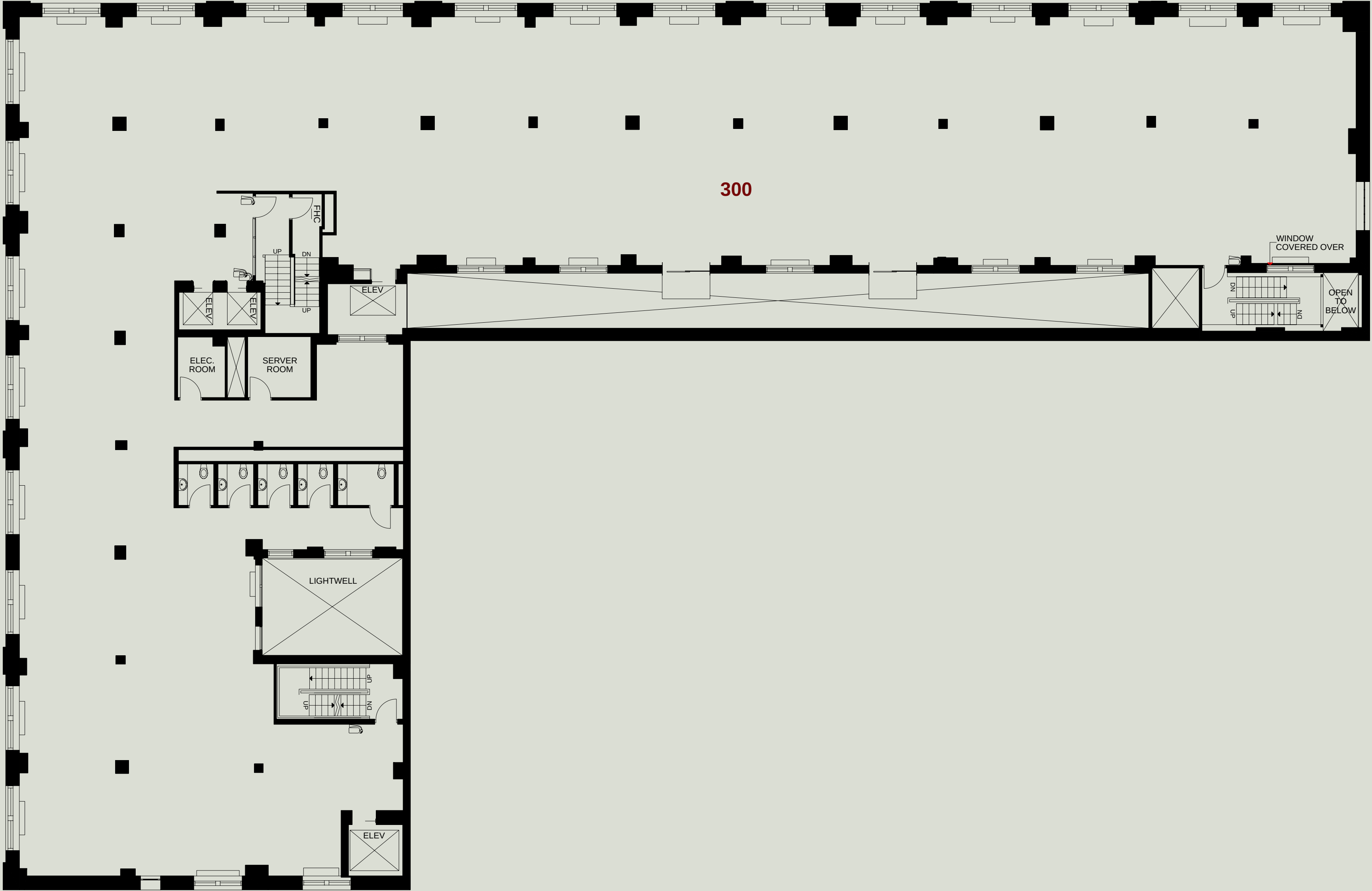
FLOOR
HIGHLIGHTS

FLOOR	2
SF	12,497
AVAILABILITY	January 1, 2025
FEATURES	• Office spaces available, from single rooms to full floors • Access to a shared kitchenette • Boardroom included • Shared use of the lightwell area



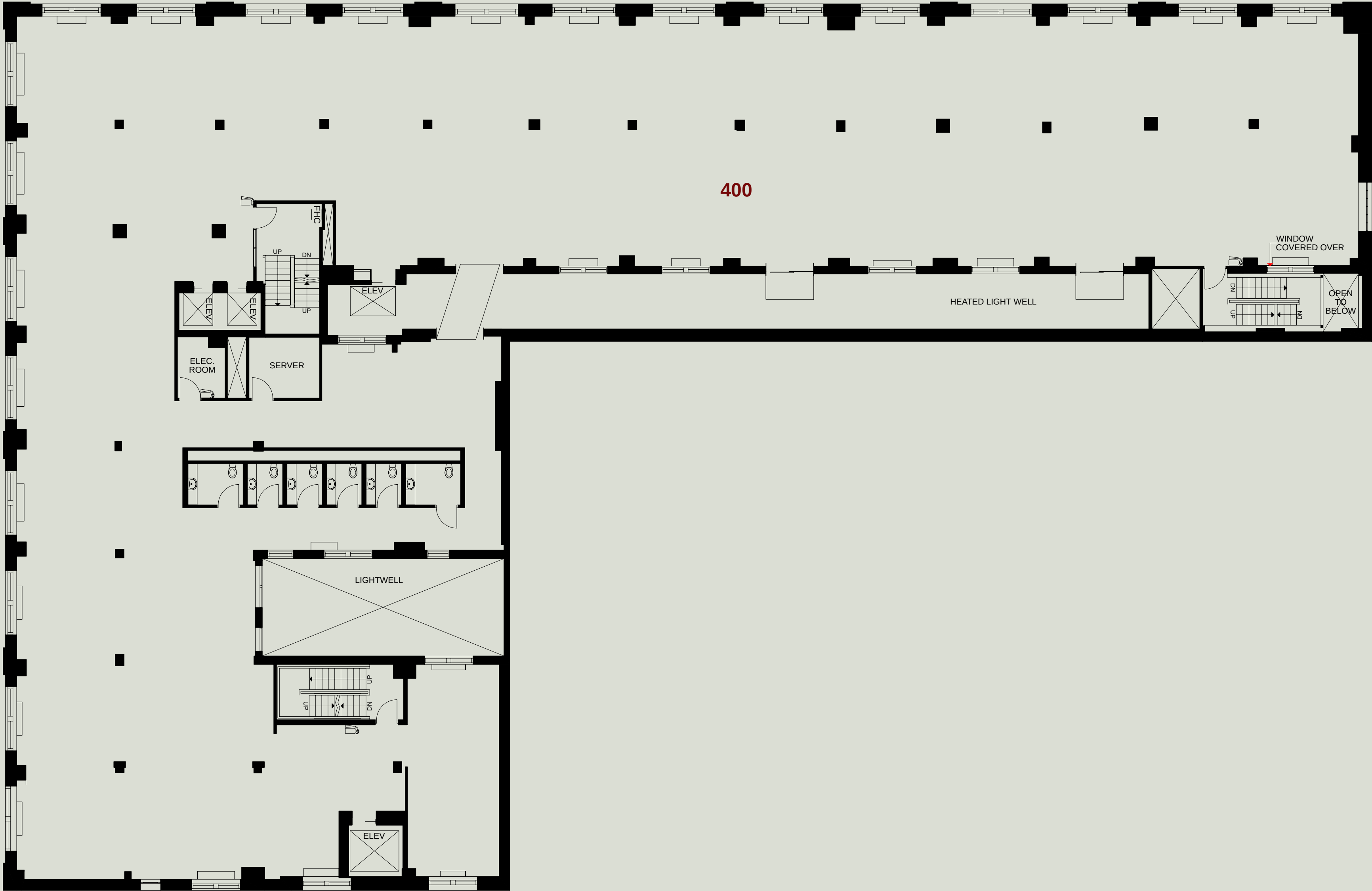
FLOOR
HIGHLIGHTS

FLOOR	3
SF	12,469
AVAILABILITY	Immediate



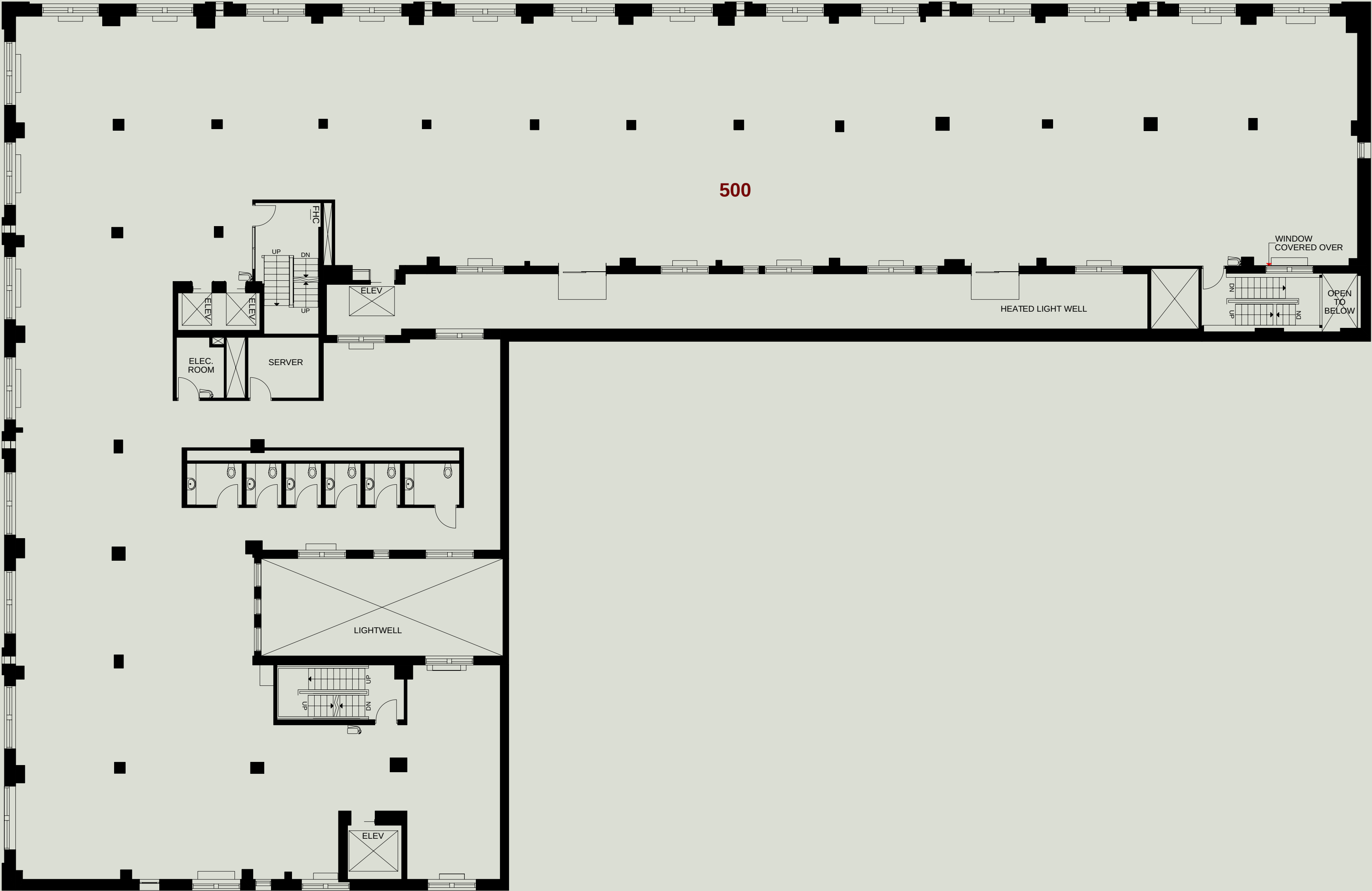
FLOOR
HIGHLIGHTS

FLOOR	4
SF	13,565
AVAILABILITY	Immediate



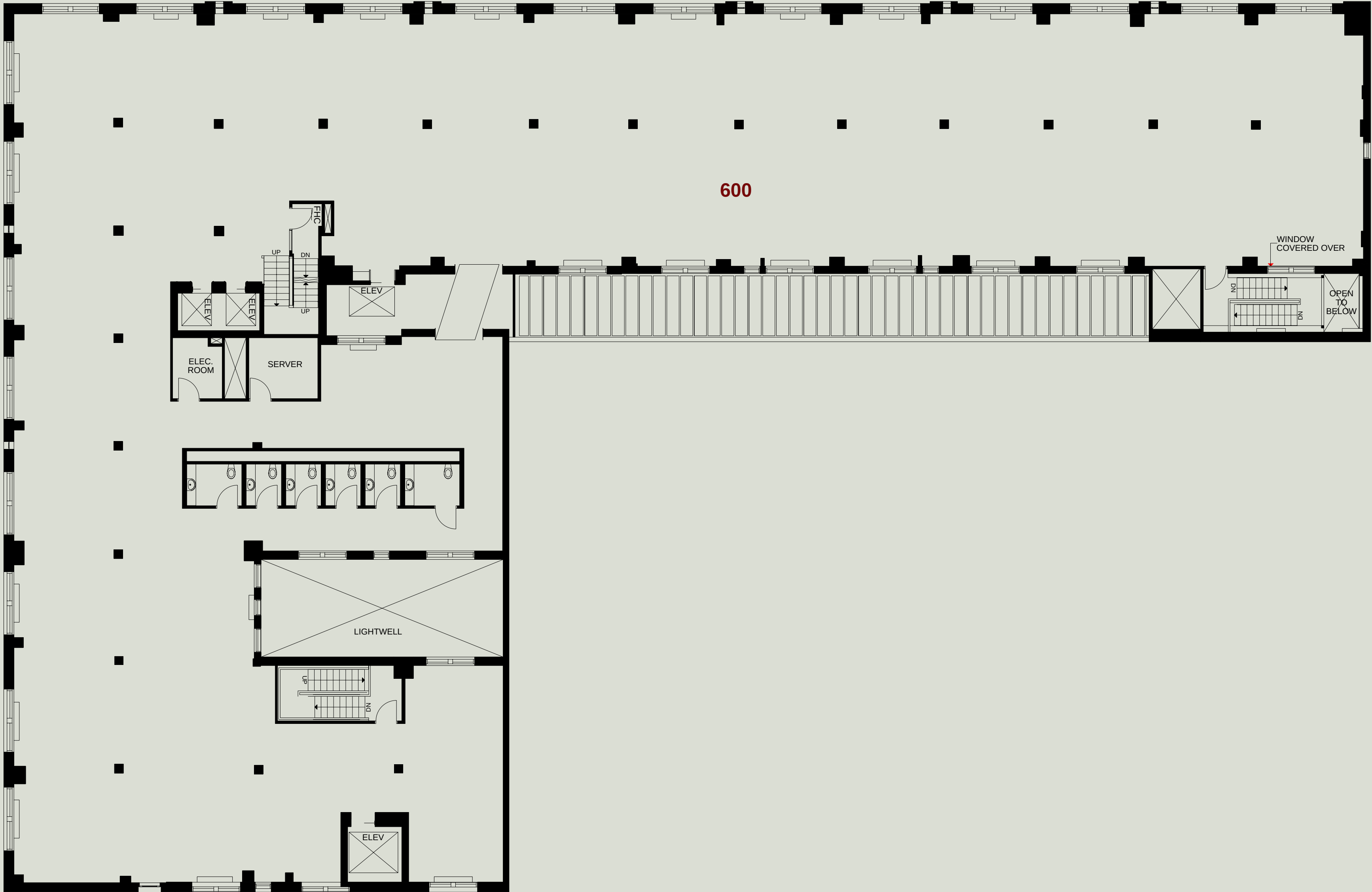
FLOOR
HIGHLIGHTS

FLOOR	5
SF	13,505
AVAILABILITY	Immediate



FLOOR
HIGHLIGHTS

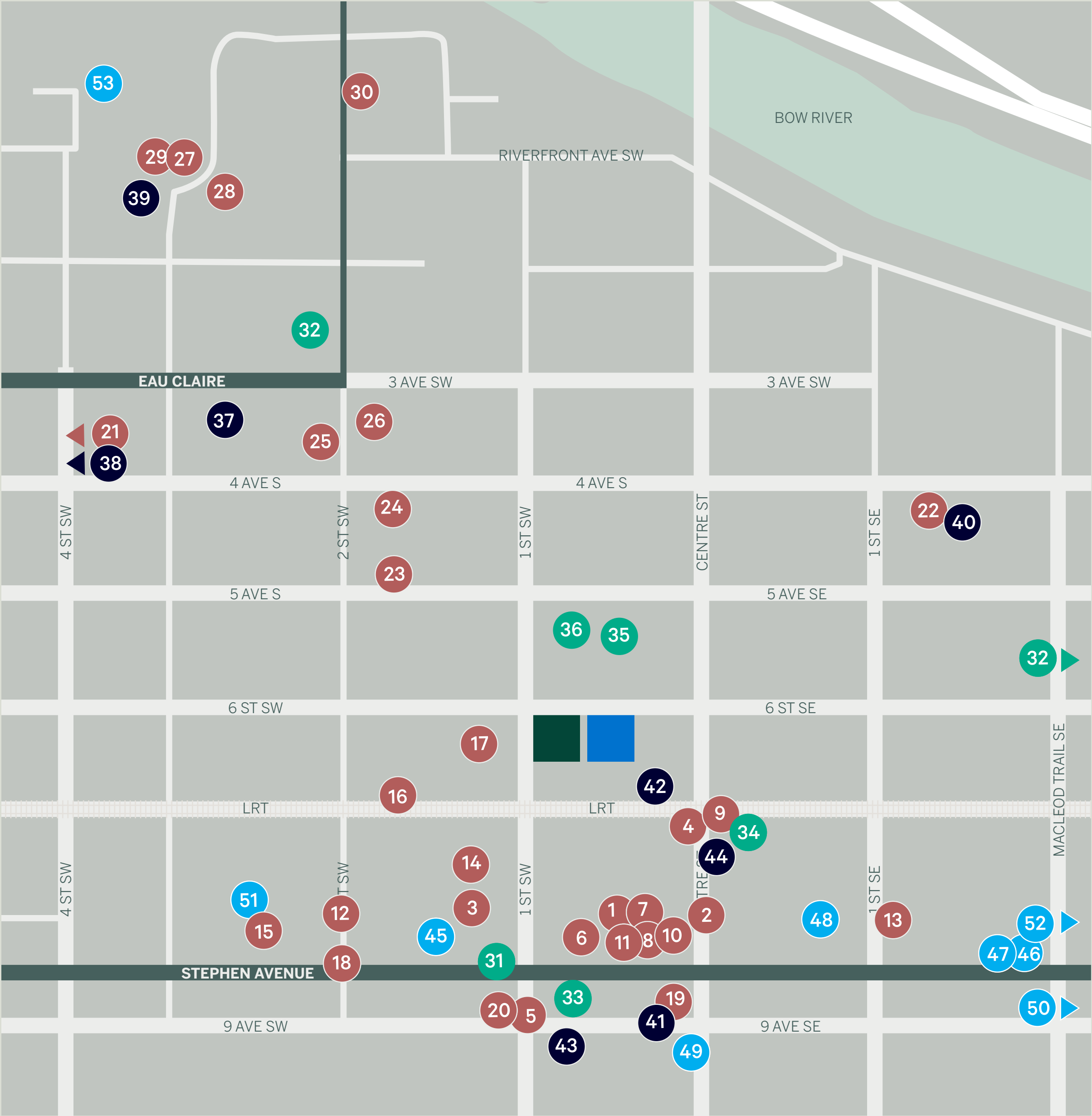
FLOOR	6
SF	13,744
AVAILABILITY	Immediate



FLOOR
HIGHLIGHTS

FLOORS	3 - 6
TYPE	Test fit option
SF	13,197 - 14,519
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. Murrieta's Bar & Grill
- 6. The Bank and Baron P.U.B.
- 7. Klein / Harris
- 8. Bar Annabelle
- 9. ONE18 EMPIRE
- 10. SALTLIK
- 11. FinePrint
- 12. Barbarella Bar
- 13. Teatro Ristorante
- 14. Juice Bar
- 15. Hula Poke
- 16. CHACHI'S
- 17. Dirt Belly
- 18. Major Tom
- 19. CHARCUT
- 20. Meat & Bread
- 21. Fonda Fora

- 22. Shoe & Canoe Public House
- 23. OEB Breakfast Co.
- 24. The Wilde
- 25. Owen's Landing
- 26. Seed N Salt
- 27. Local Public Eatery Barclay
- 28. Joey Eau Claire
- 29. Flower & Wolf
- 30. Minas Brazilian

● CAFÉS

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

● HOTELS

- 37. The Westin
- 38. The Westley
- 39. Sheraton Suites Eau Claire

- 40. Delta Marriott
- 41. Le Germain
- 42. Telus Sky
- 43. Fairmont Palliser
- 44. Hyatt

● ENTERTAINMENT

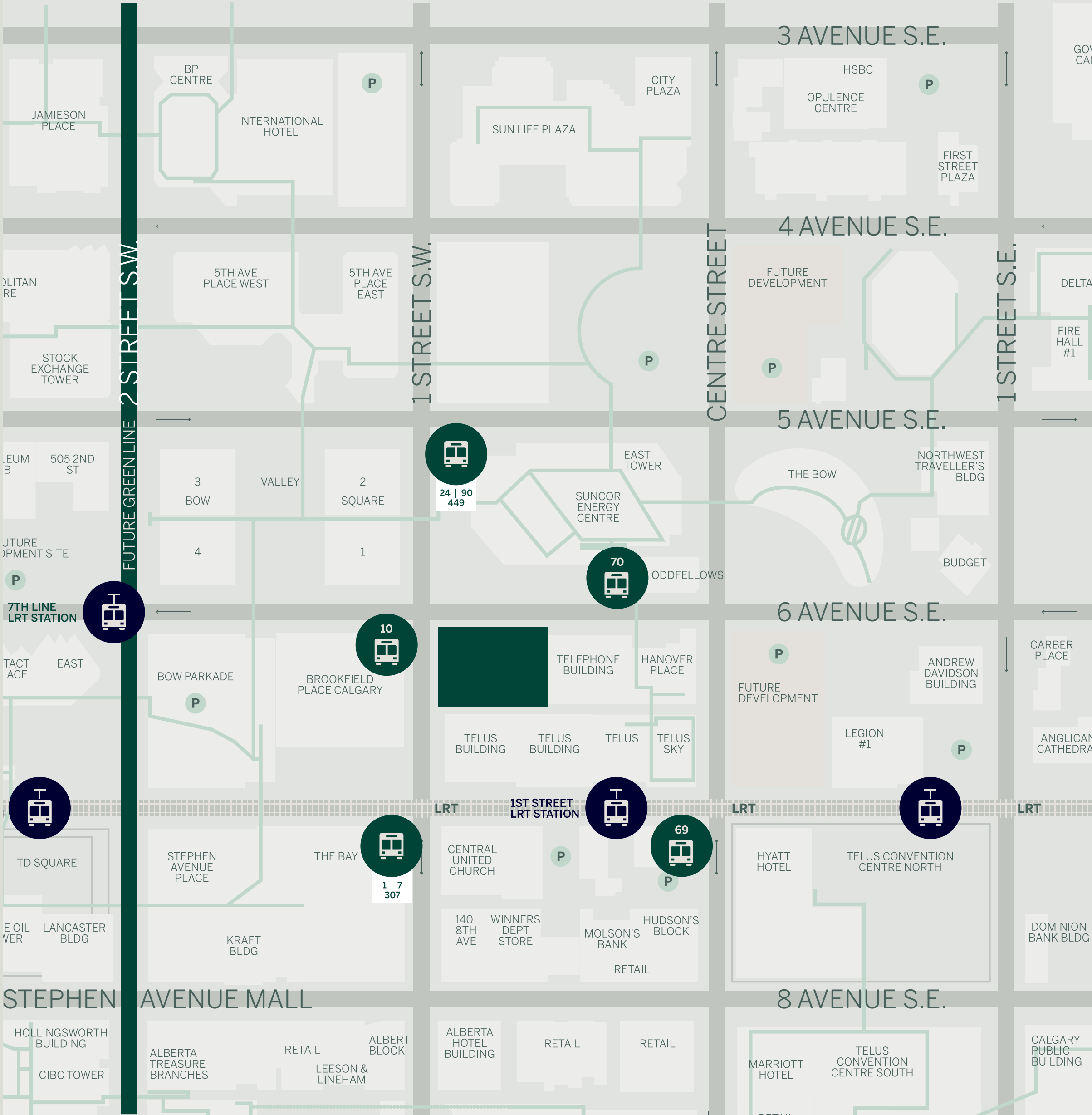
- 45. The Palace Theatre
- 46. Art Commons
- 47. Calgary Philharmonic
- 48. Calgary Telus Convention Centre
- 49. Calgary Tower
- 50. National Music Centre (Studio Bell)
- 51. CORE Shopping Centre
- 52. Central Library
- 53. Eau Claire Athletic Club

■ Lougheed Block ■ Telephone Building

TRANSIT & PARKING

LOCATION	PRICE	WALK
1. Suncor Energy Tower East	\$395/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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