



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.



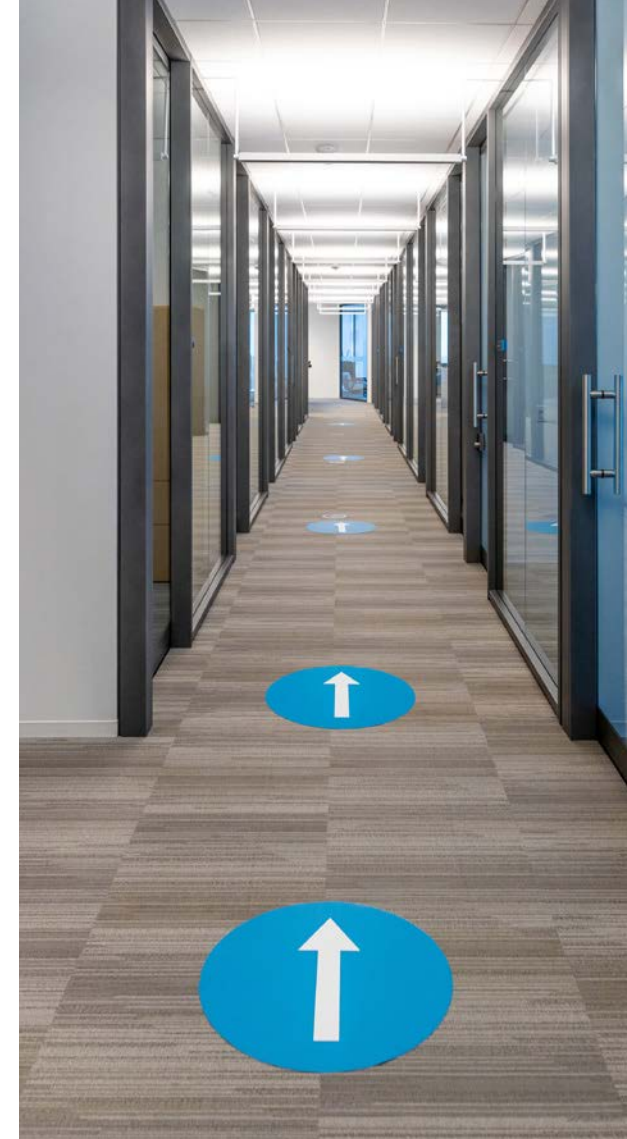


# HEALTH AND PERSONAL SAFETY FIRST

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**

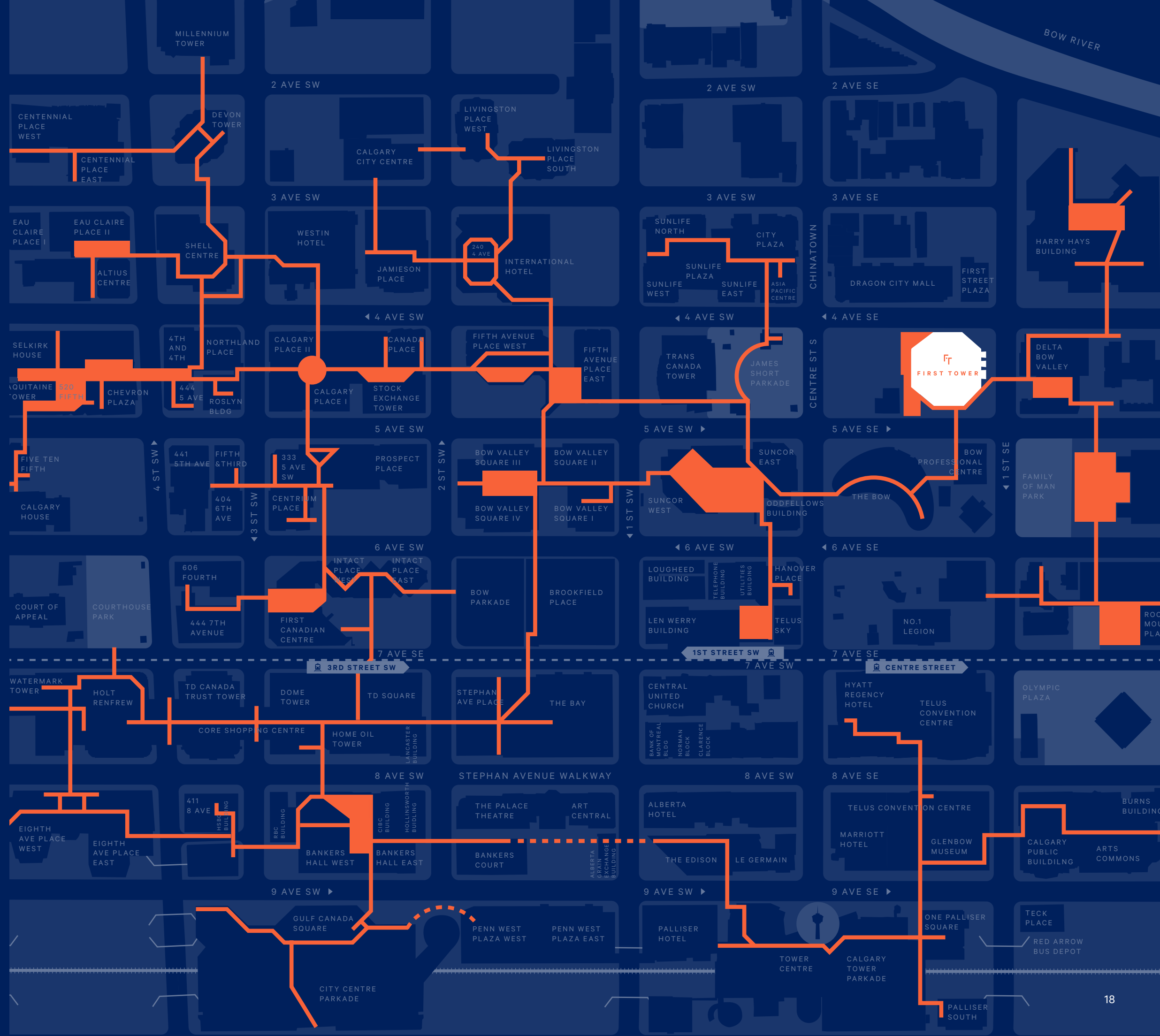
Calgary RiverWalk  
 Olympic Plaza  
 Harley Hotchkiss Gardens





# 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

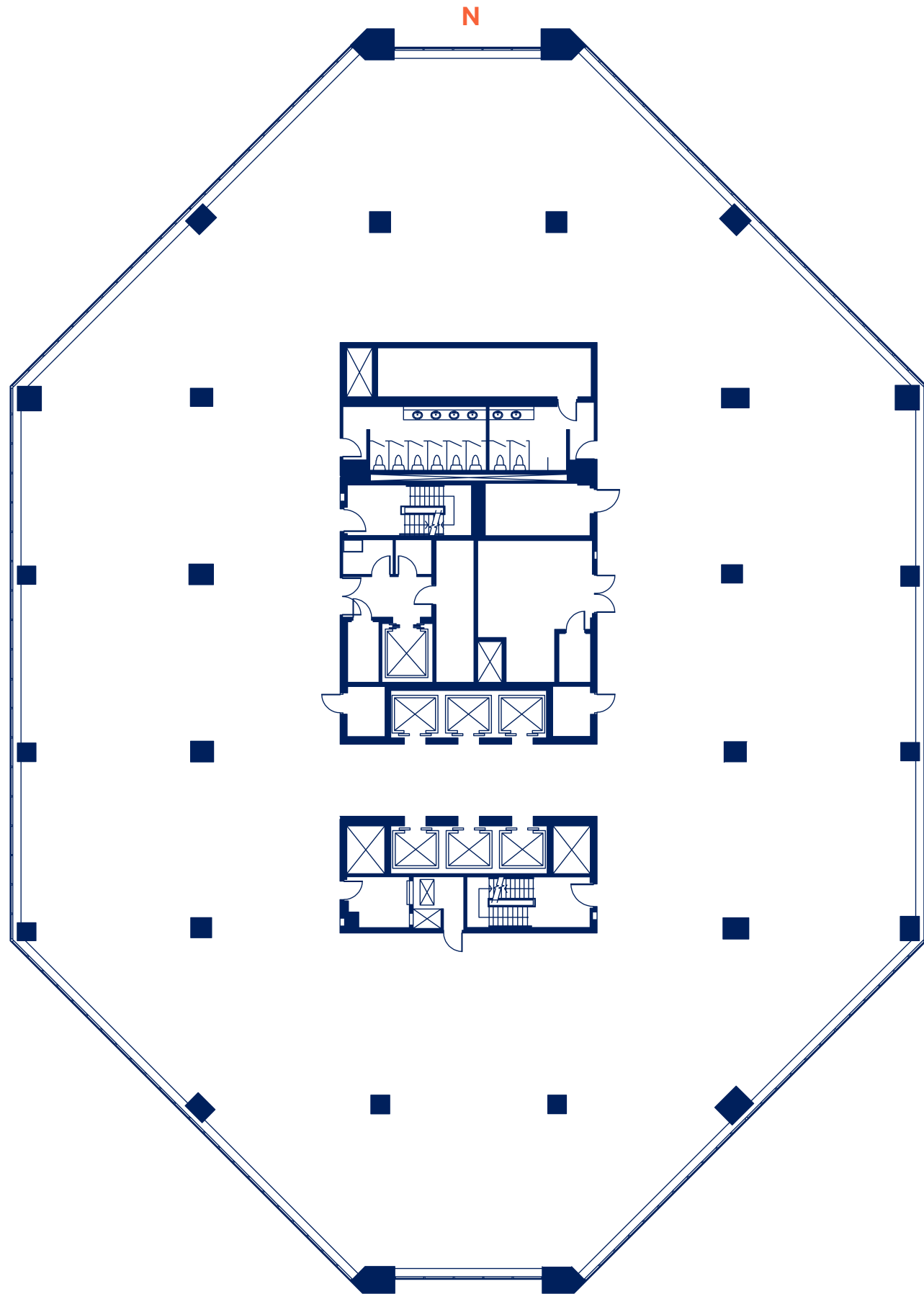
## FIRST-IN-CLASS SERVICE

- 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



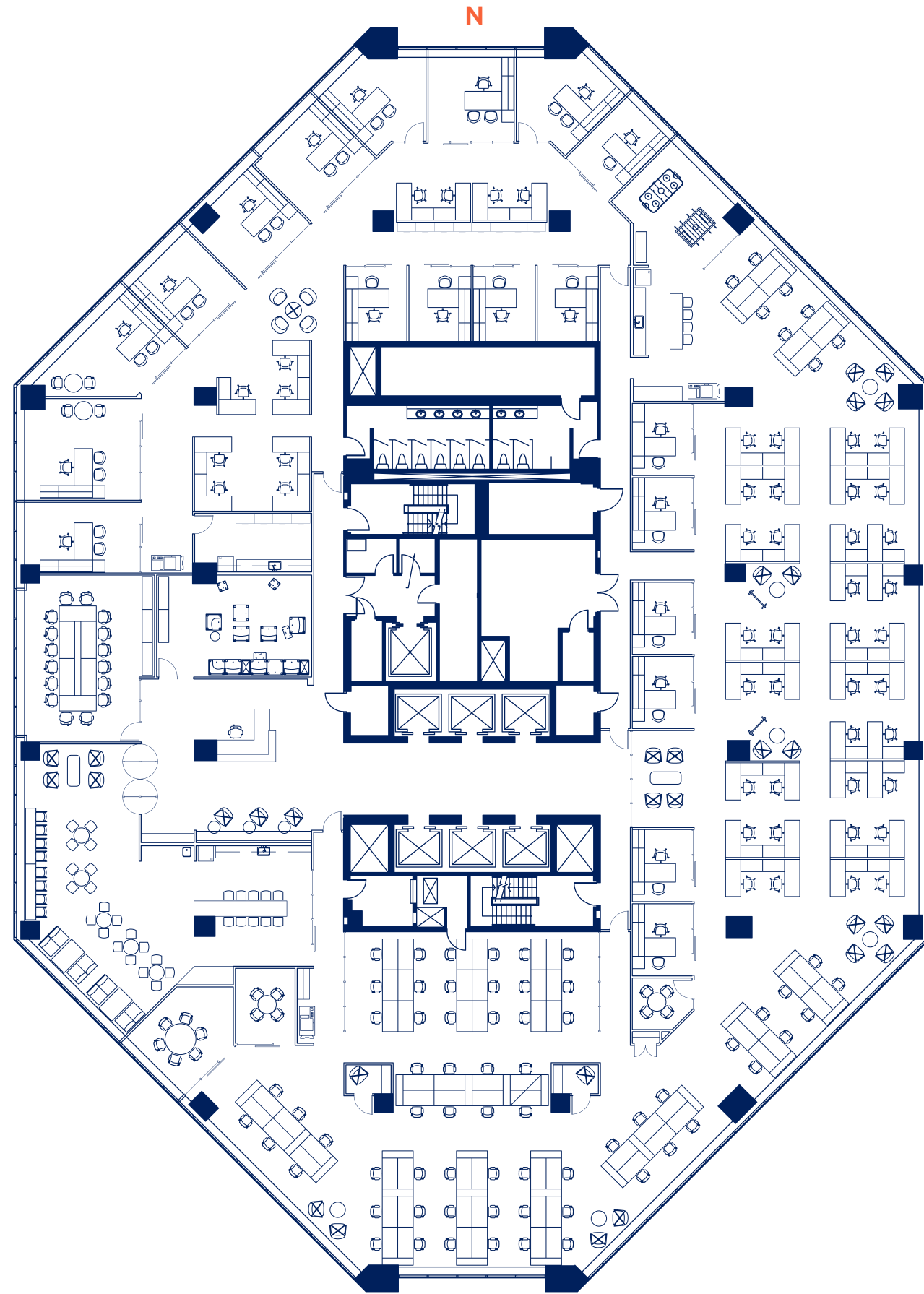


# CONFIGURABLE OFFICE SPACE

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



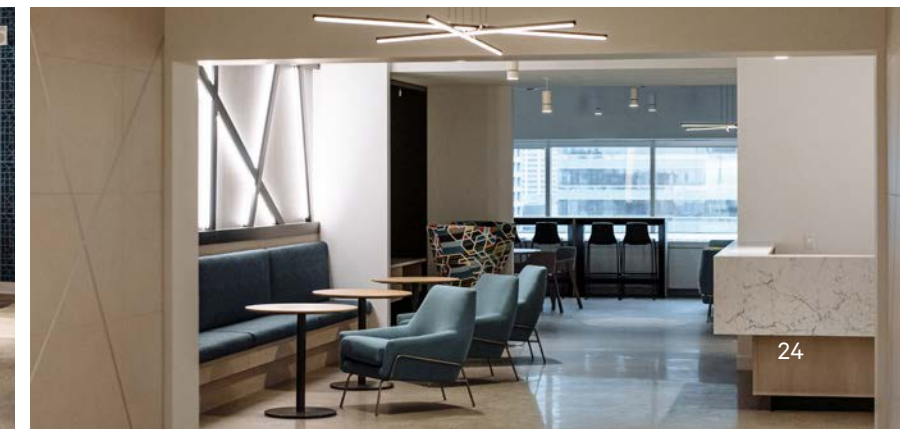
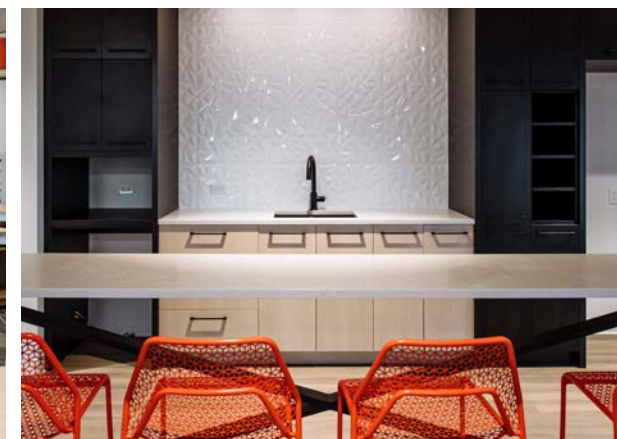




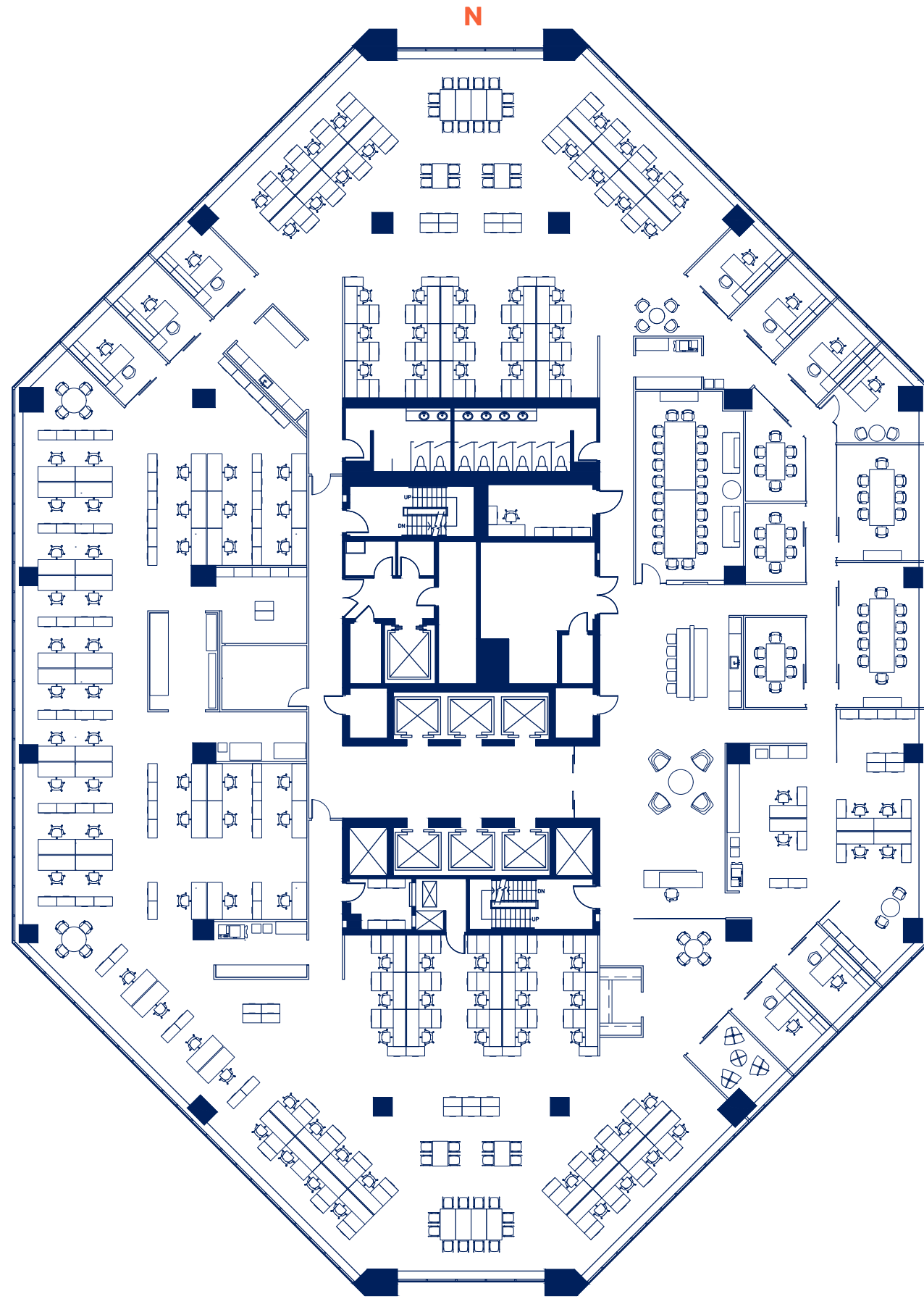
# PLAN TO BE PROGRESSIVE

## 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







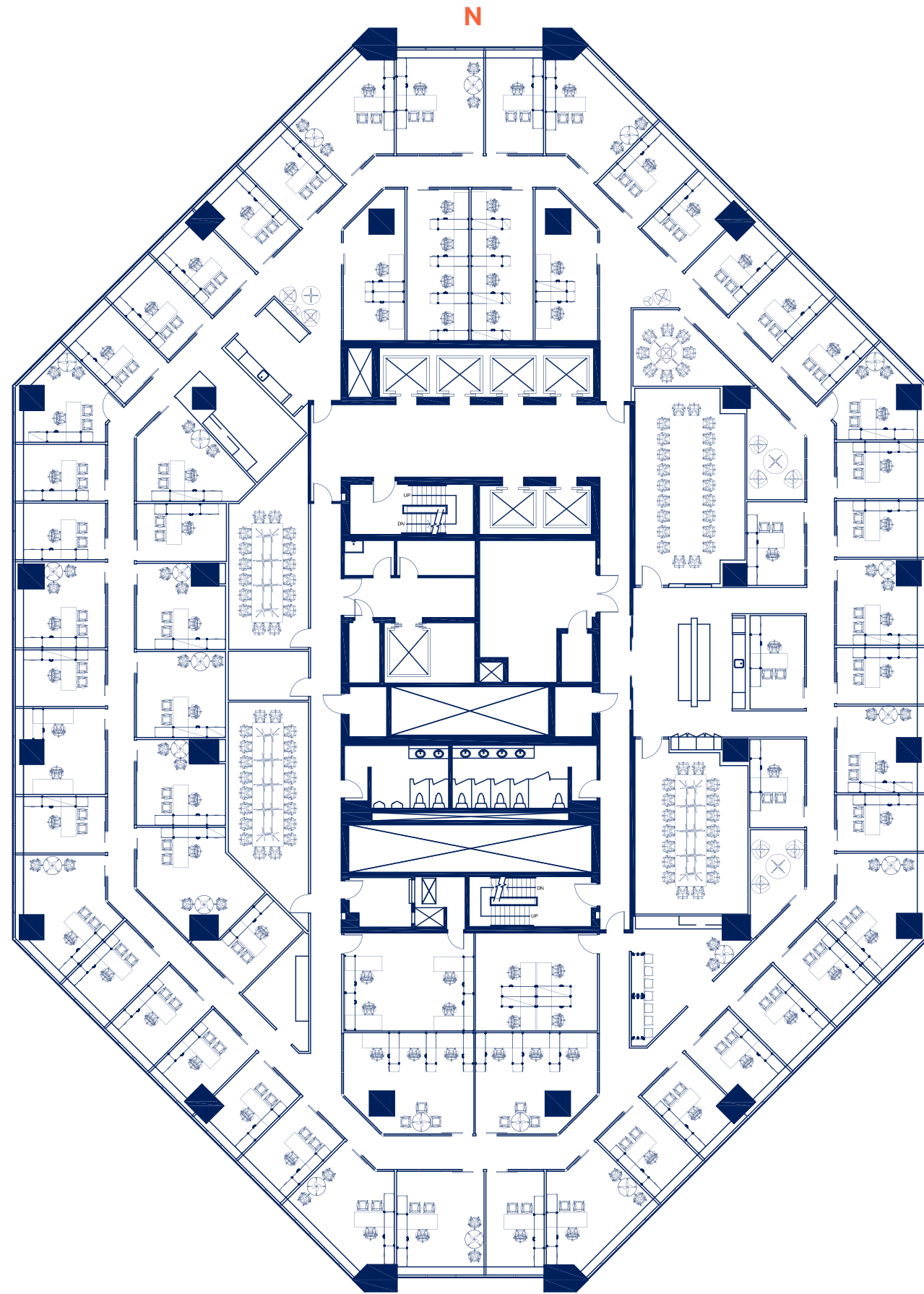
# OPEN CONCEPT, OPEN MINDS

## 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





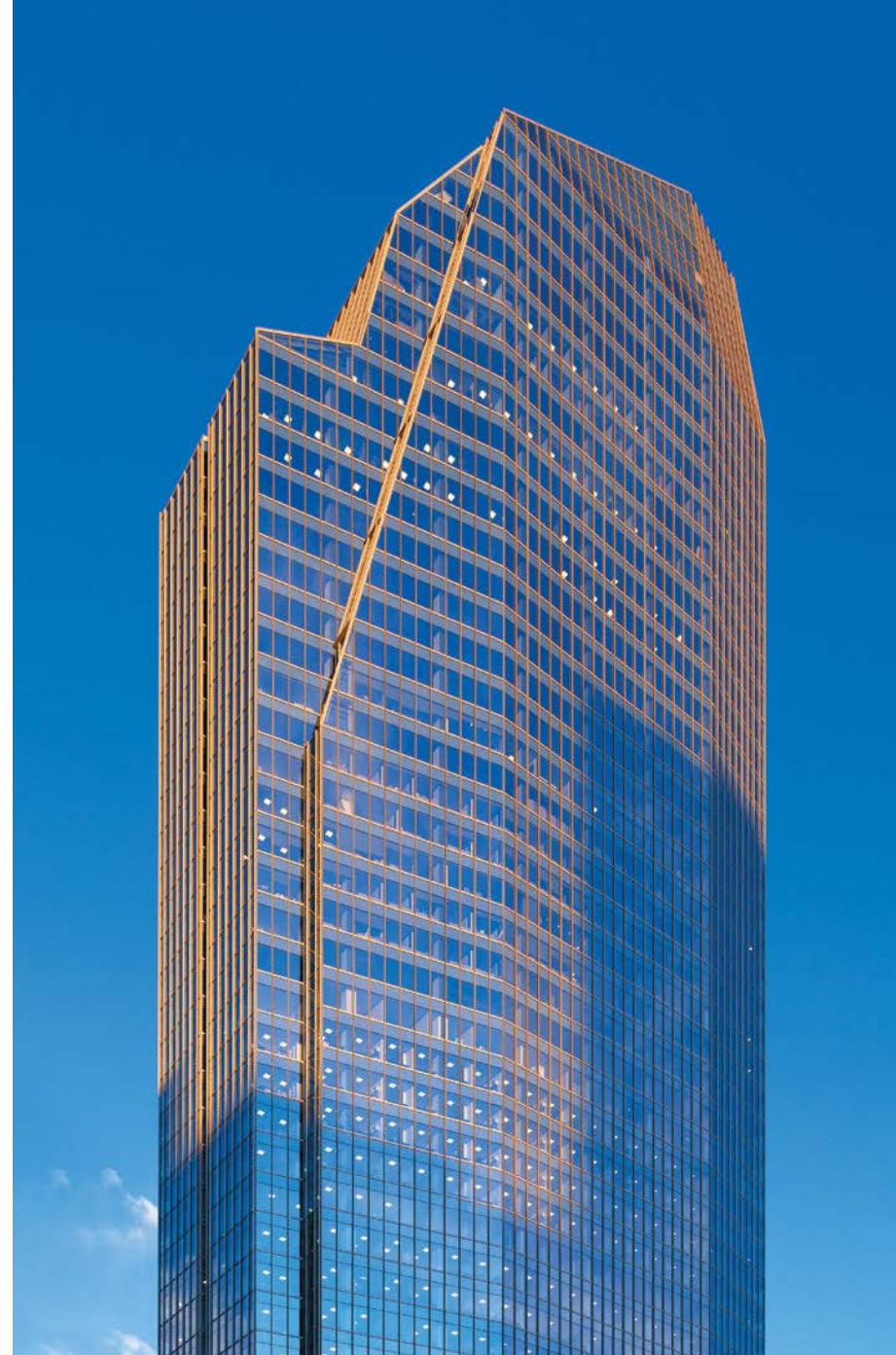


# Hines

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