

For sublease



# High-end full-floor office available in First Tower

411 - 1 Street SE, Calgary, AB

## SPACE PROFILE

26,171 SF

Total SF

June 30, 2032

Expiry

1900

Suite

13 stalls

Parking

\$17.59 psf

Op Costs (2025)

Available

Furniture

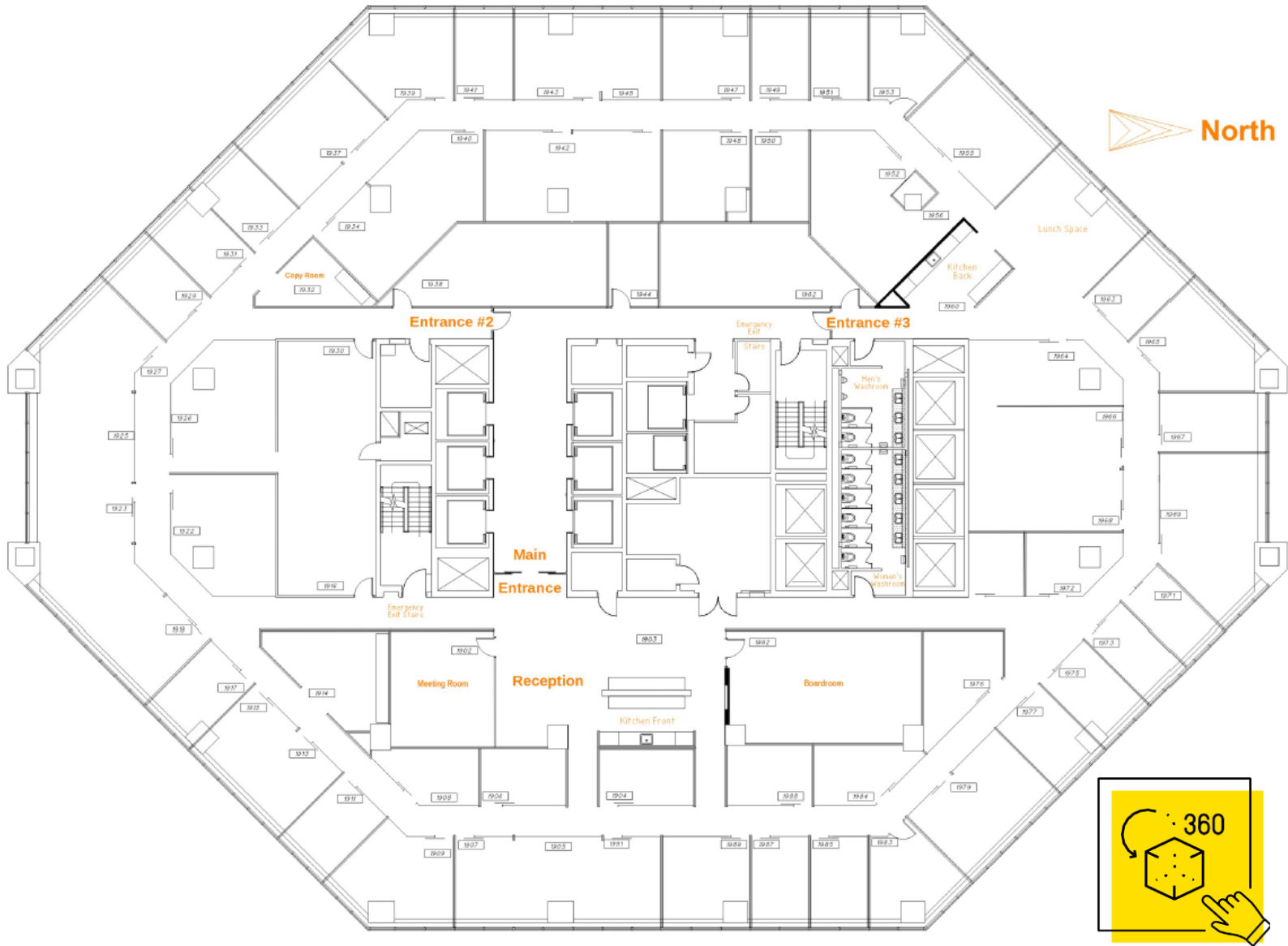
savills



## BUILDING DETAILS

- Located in the downtown East submarket of Calgary
- 729,759 SF / 27 floors
- +15 connected
- Unobstructed views to the Bow River and the East
- Class A building
- Tenant lounge/collaboration area, outdoor terrace, state-of-the-art fitness and wellness centre, and a modern conference facility
- 3 blocks to LRT
- Sublandlord: Useful Corporation





- 44 external offices
- 21 internal offices
- Boardroom
- Reception
- Meeting room
- Kitchen & kitchenette
- Server Room
- Copy room
- Lunch space
- Washrooms
- 3 entrances

**FLOOR 19**

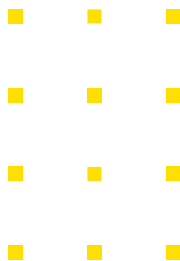
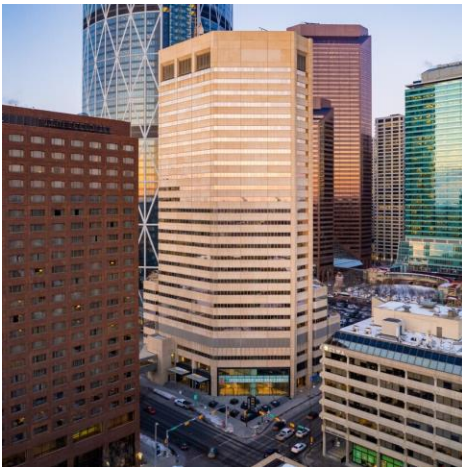
  

**26,171 SF**



#### ADDITIONAL INFORMATION

- Furniture available
- Office intensive floorplan
- High-quality improvements with Teknion demountable wall system
- Outstanding views
- Additional demountable walls available
- More parking available on a month-to-month basis



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