

# 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.

### **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.

### **NEW BUSINESS CENTRE SHARED KITCHENETTE**

A shared kitchenette is available for users of the second-floor business centre, equipped with all appliances needed to enjoy your lunch break.

### **COLLABORATION SPACE**

An impressive lightwell spanning 6 stories high with tons of natural light and an open concept make it an optimal space to collaborate.

# LEASING DETAILS

<b>CLASSIFICATION</b>	Allied Heritage
<b>GROSS RENT BASIS</b>	Market
<b>TERM</b>	1 Year
<b>AMENITIES</b>	Forme Gym Rooftop Patio Lounge Showers Bike Storage

## FEATURED SUITES

<b>626 SF</b> 200A	<b>384 SF</b> 201A	<b>353 SF</b> 201B	<b>431 SF</b> 202	<b>441 SF</b> 204	<b>440 SF</b> 206	<b>434 SF</b> 208	<b>437 SF</b> 210
<b>1787 SF</b> 214	<b>438 SF</b> 218	<b>348 SF</b> 219	<b>442 SF</b> 220	<b>371 SF</b> 221	<b>451 SF</b> 222	<b>420 SF</b> 223	<b>449 SF</b> 224
<b>367 SF</b> 225	<b>369 SF</b> 226	<b>365 SF</b> 227	<b>436 SF</b> 228	<b>434 SF</b> 230	<b>445 SF</b> 232	<b>1,386 SF</b> 233	<b>443 SF</b> 234

*\*Office-intensive character finishes*



Tenant Lounge



Rooftop Patio



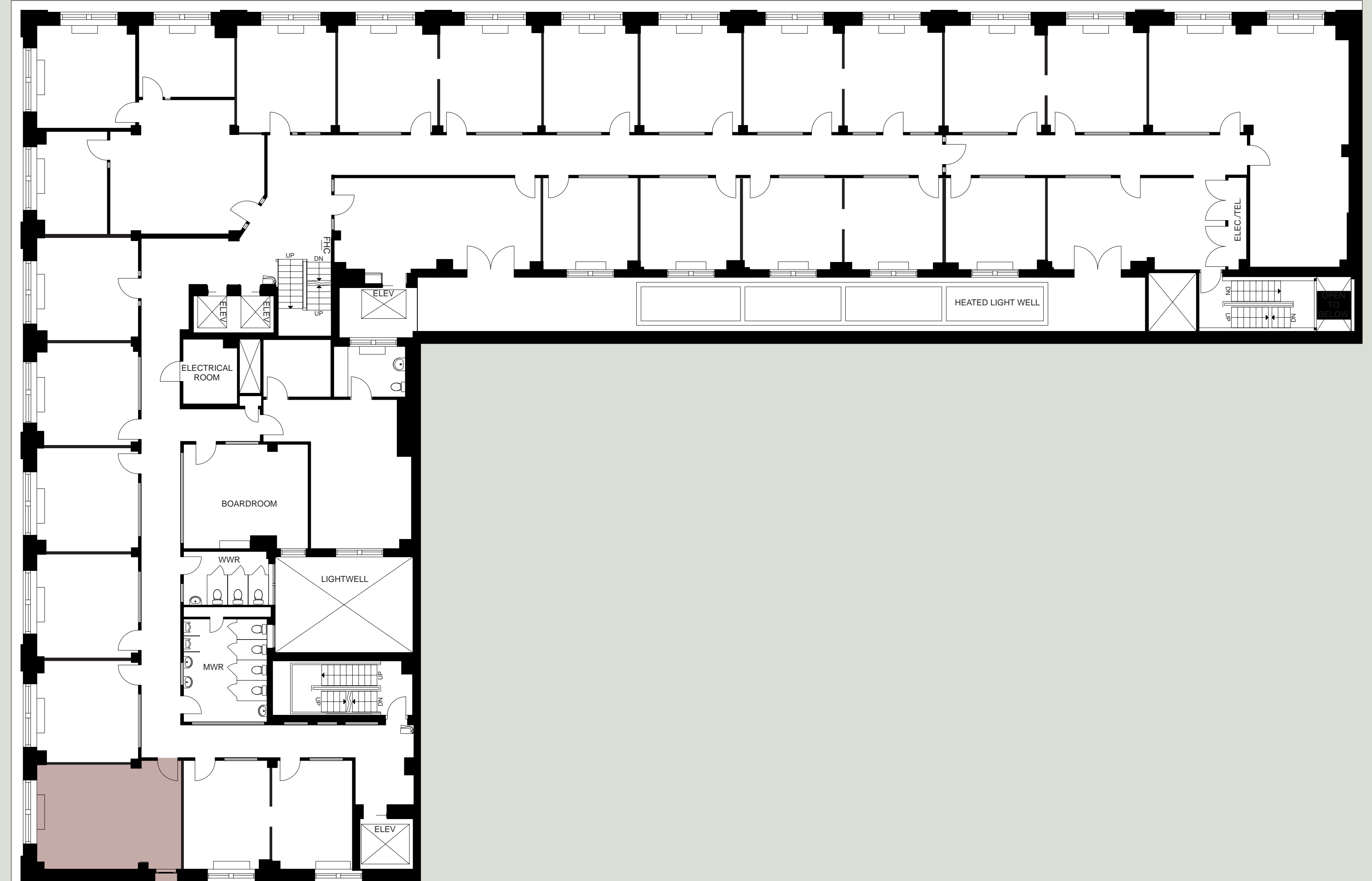
Interior space at Loughheed



Forme by Allied

# FLOOR HIGHLIGHTS

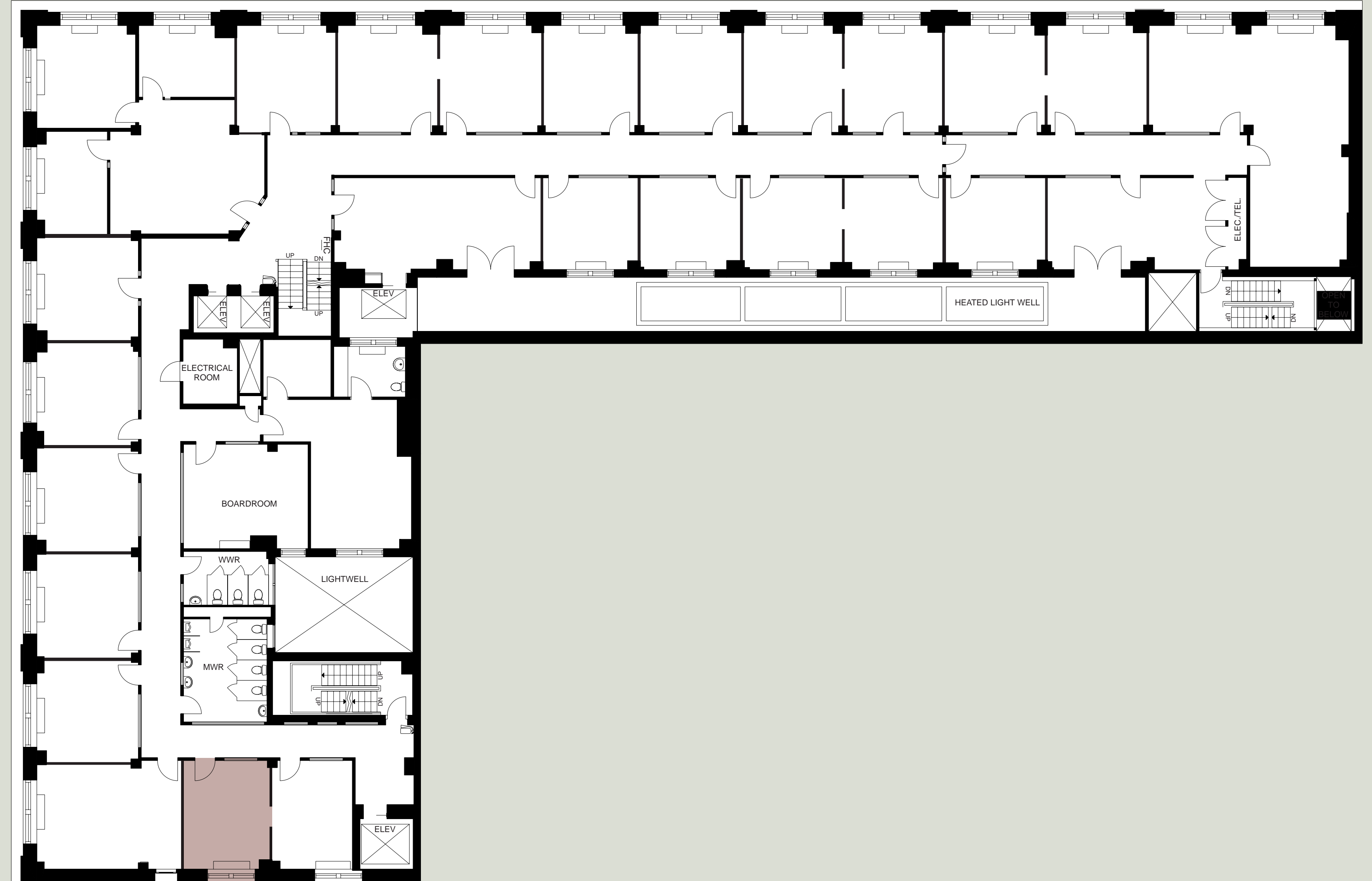
**FLOOR** 2  
**SUITE** 200A  
**SF** 626  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

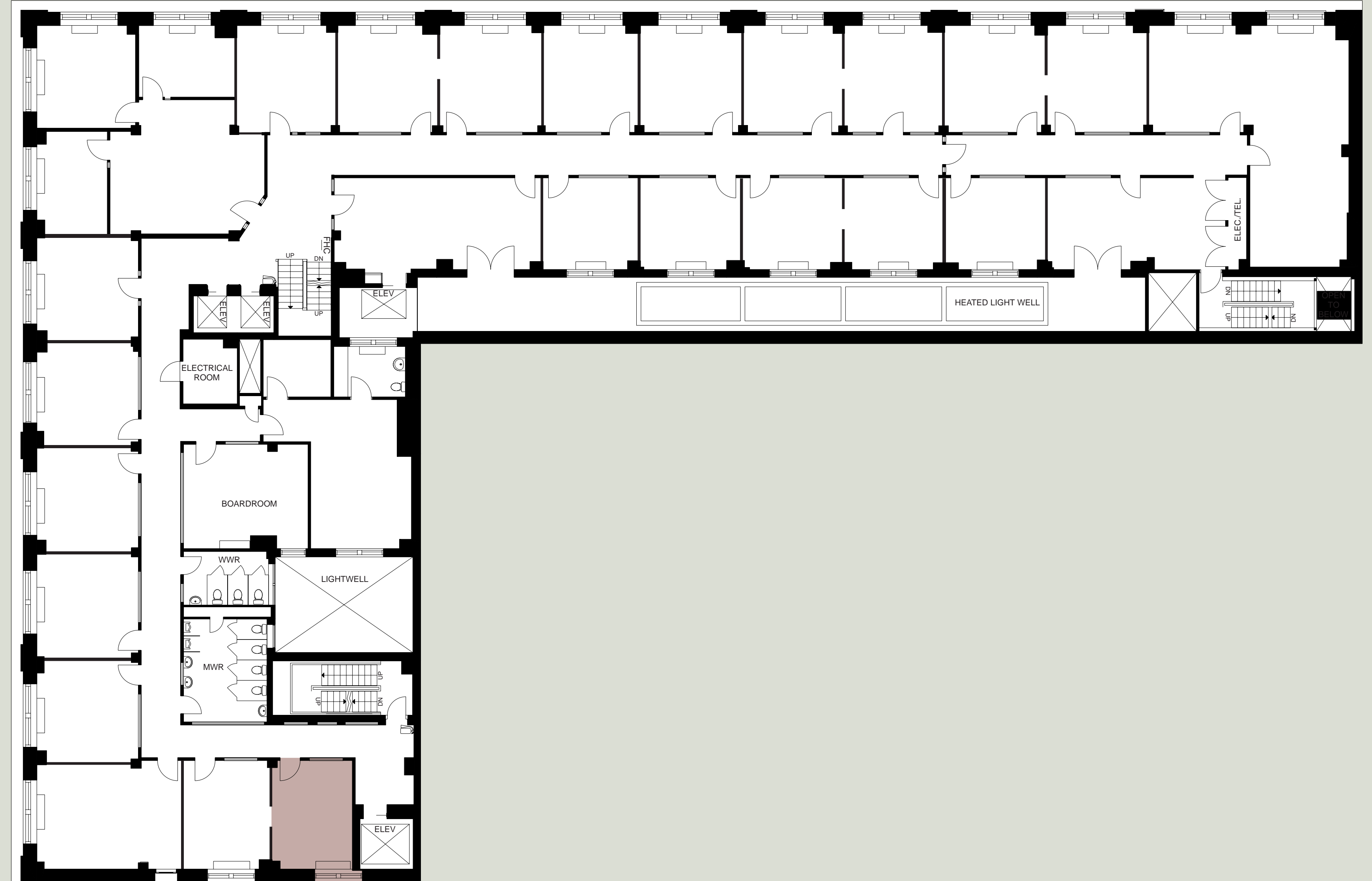
**FLOOR** 2  
**SUITE** 201A  
**SF** 384  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

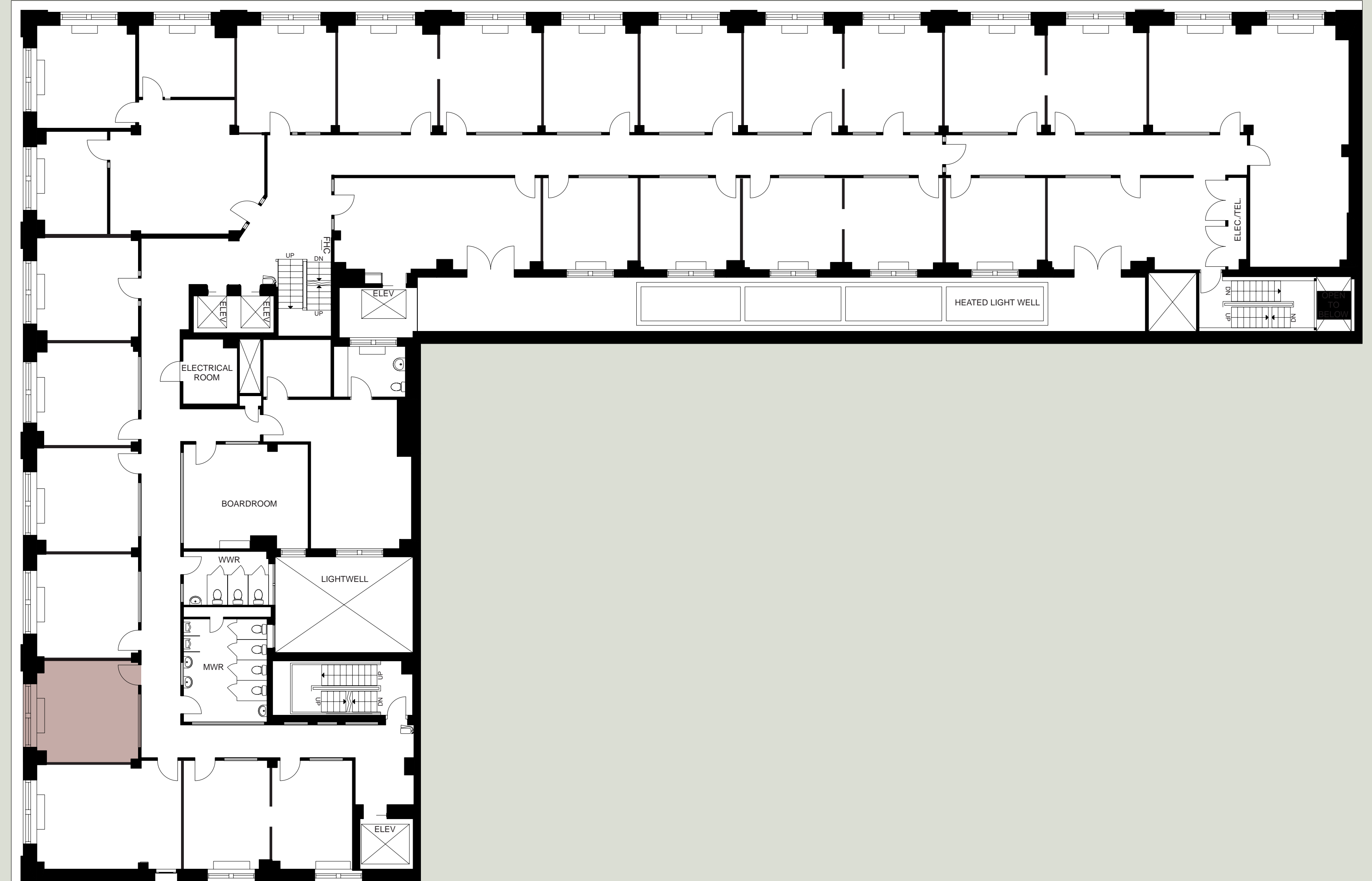
**FLOOR** 2  
**SUITE** 201B  
**SF** 353  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

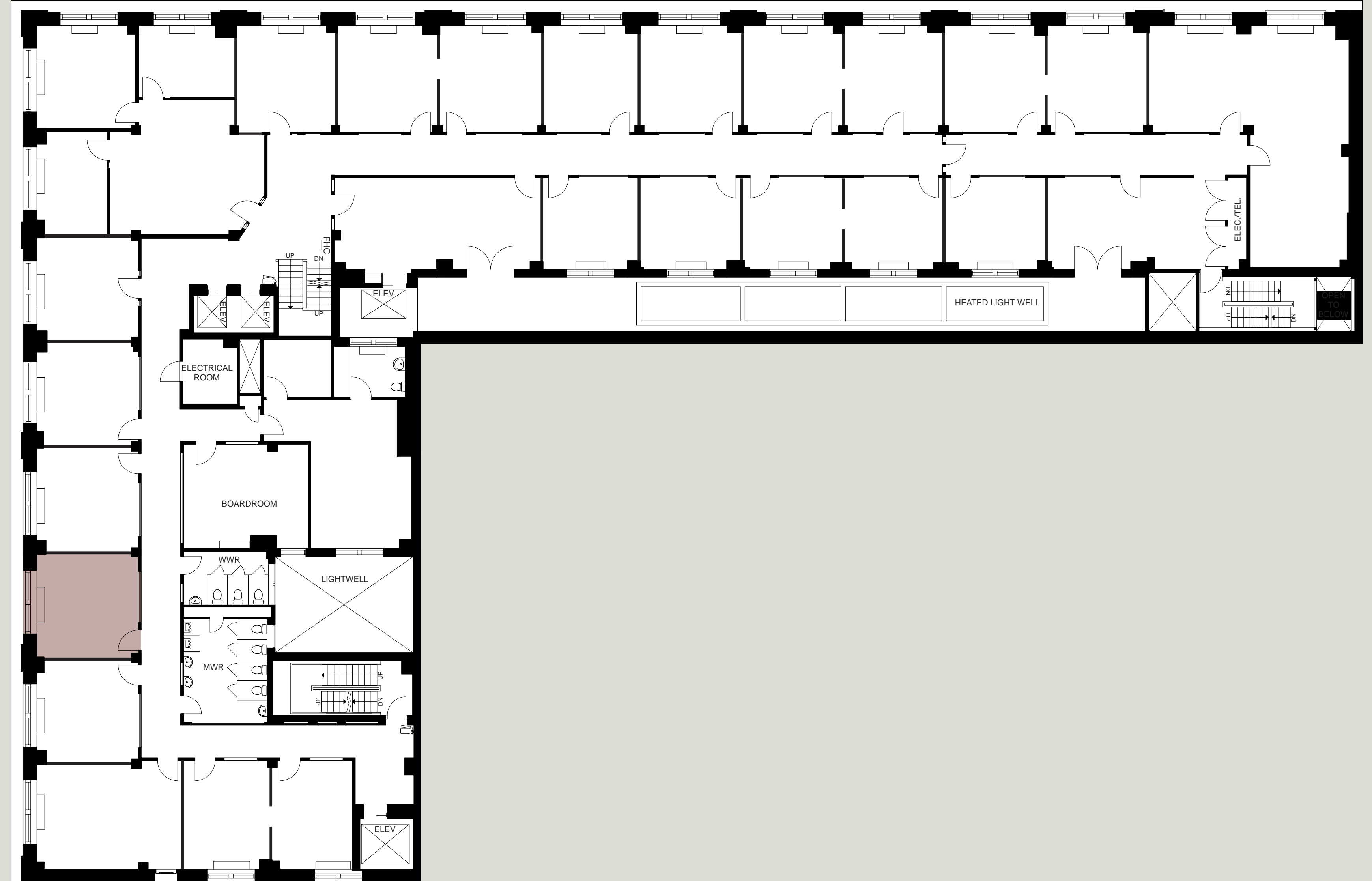
**FLOOR** 2  
**SUITE** 202  
**SF** 431  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

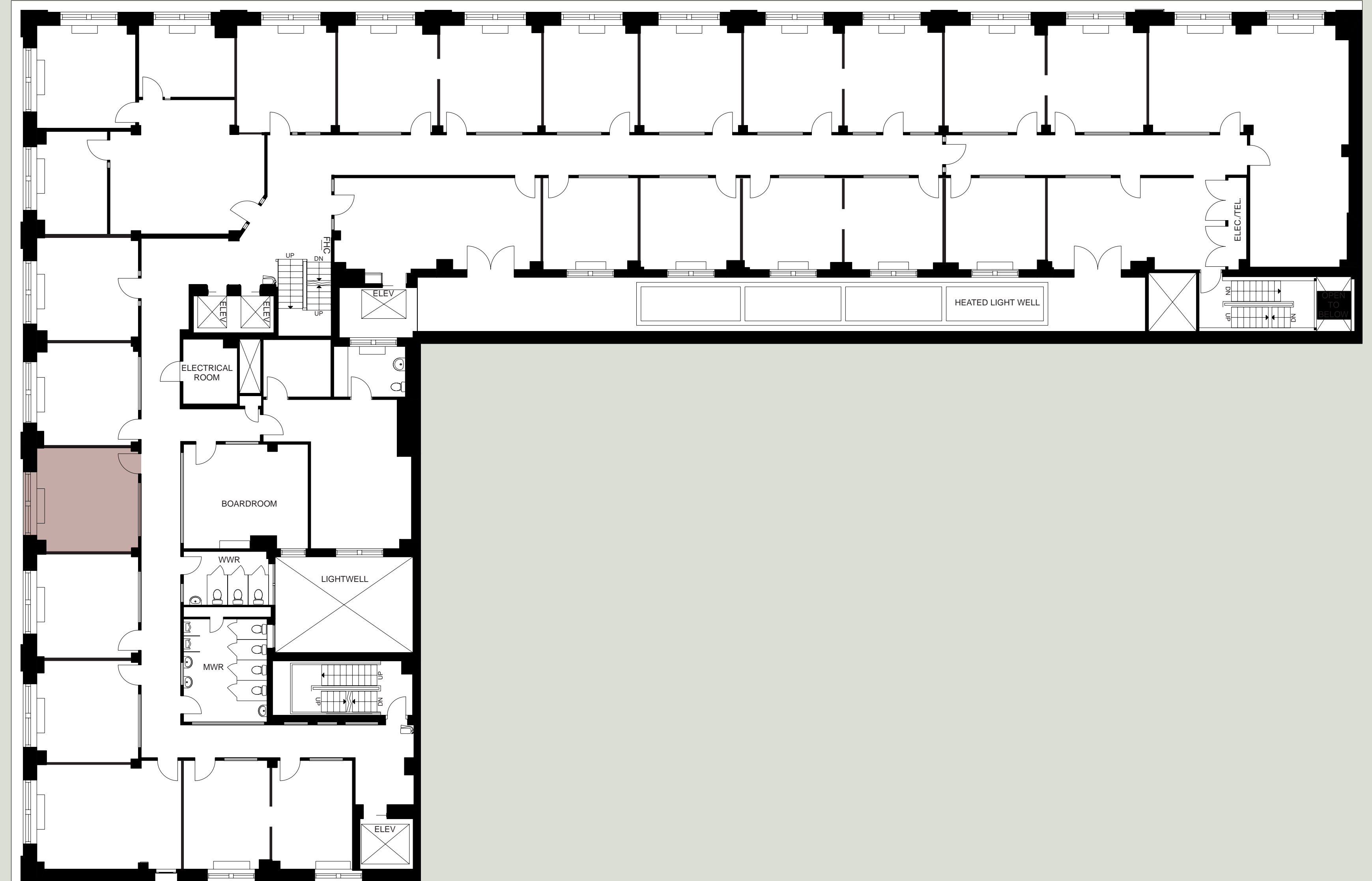
**FLOOR** 2  
**SUITE** 204  
**SF** 441  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

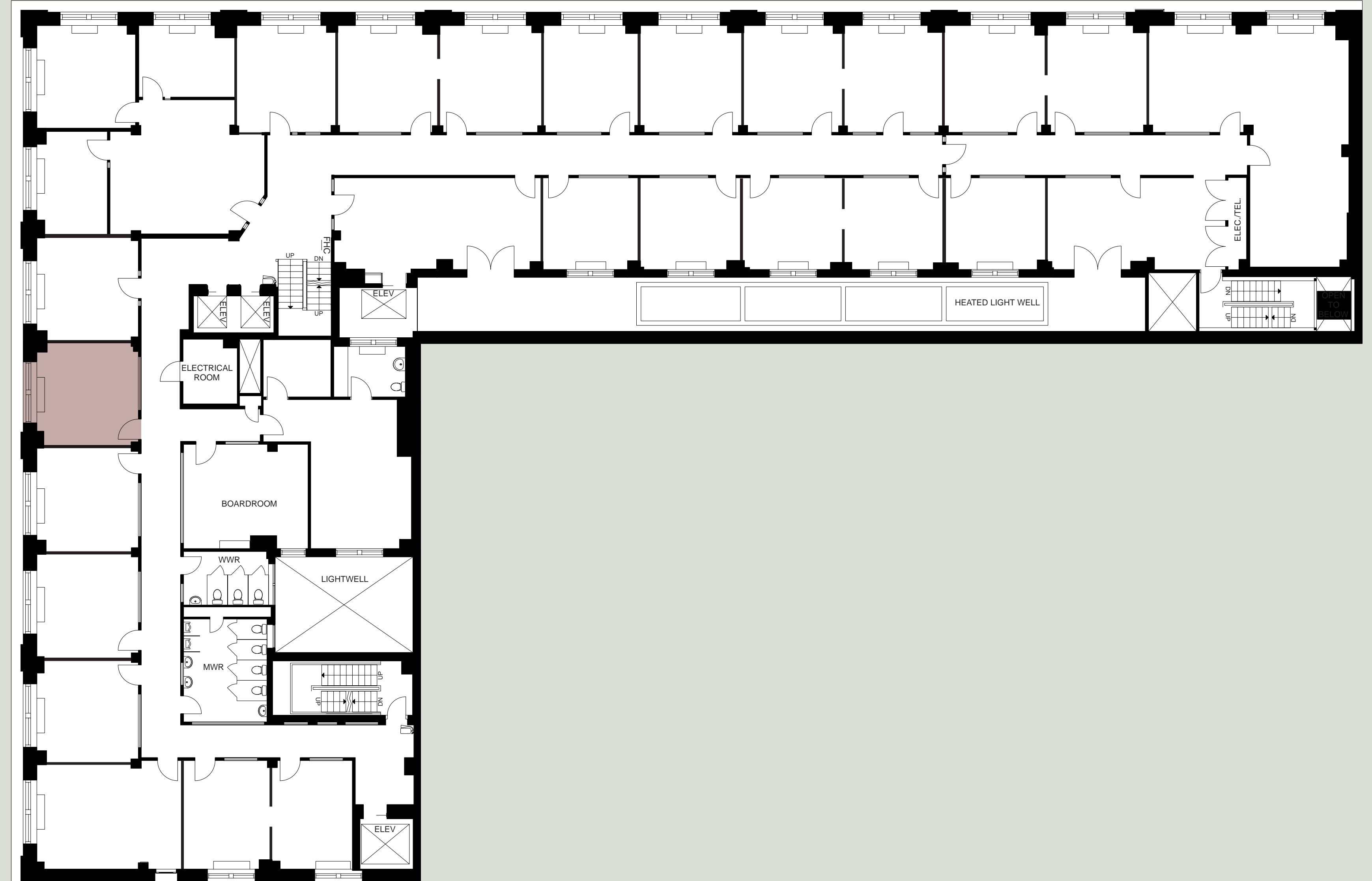
**FLOOR** 2  
**SUITE** 206  
**SF** 440  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

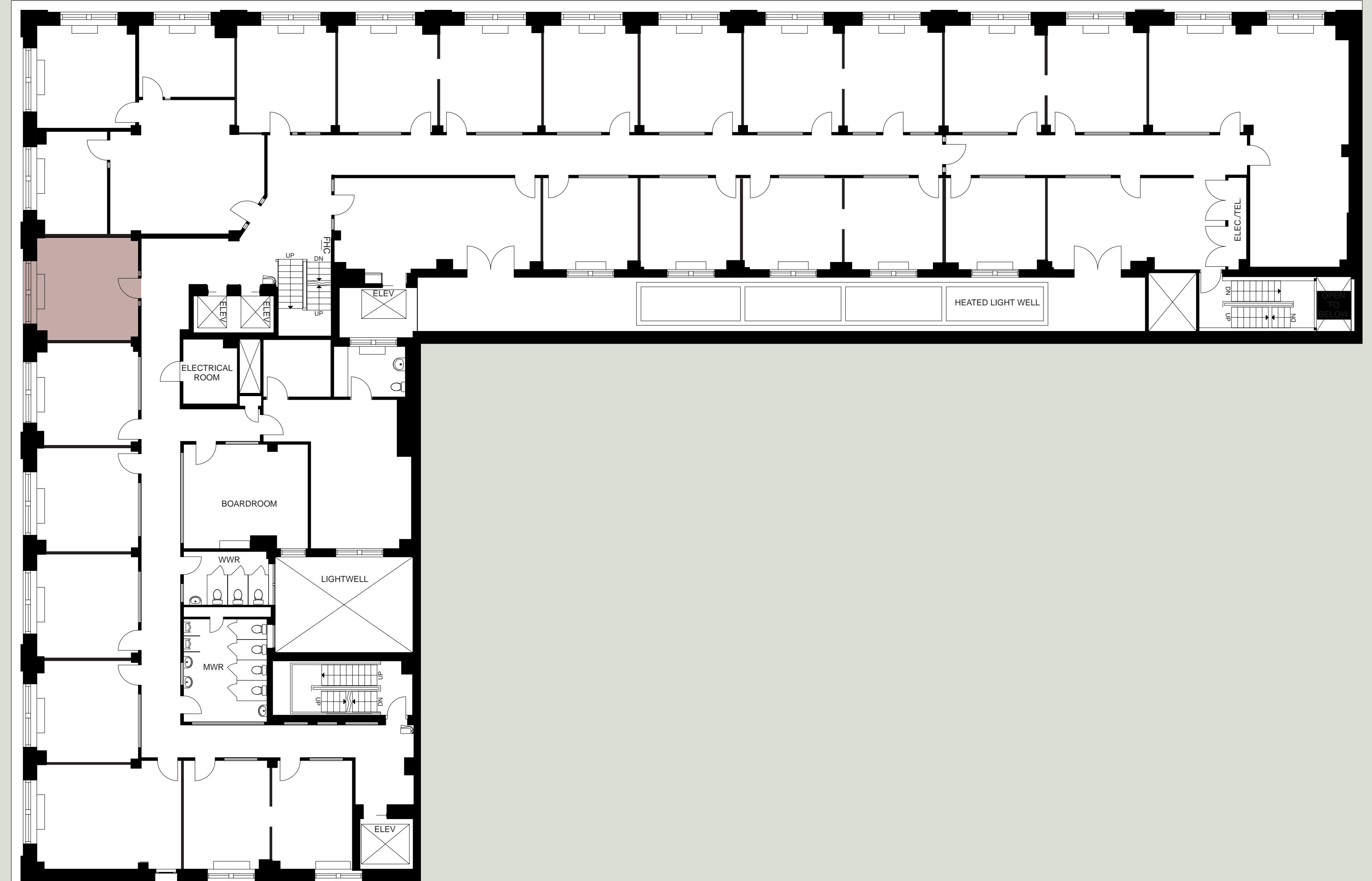
**FLOOR** 2  
**SUITE** 208  
**SF** 434  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

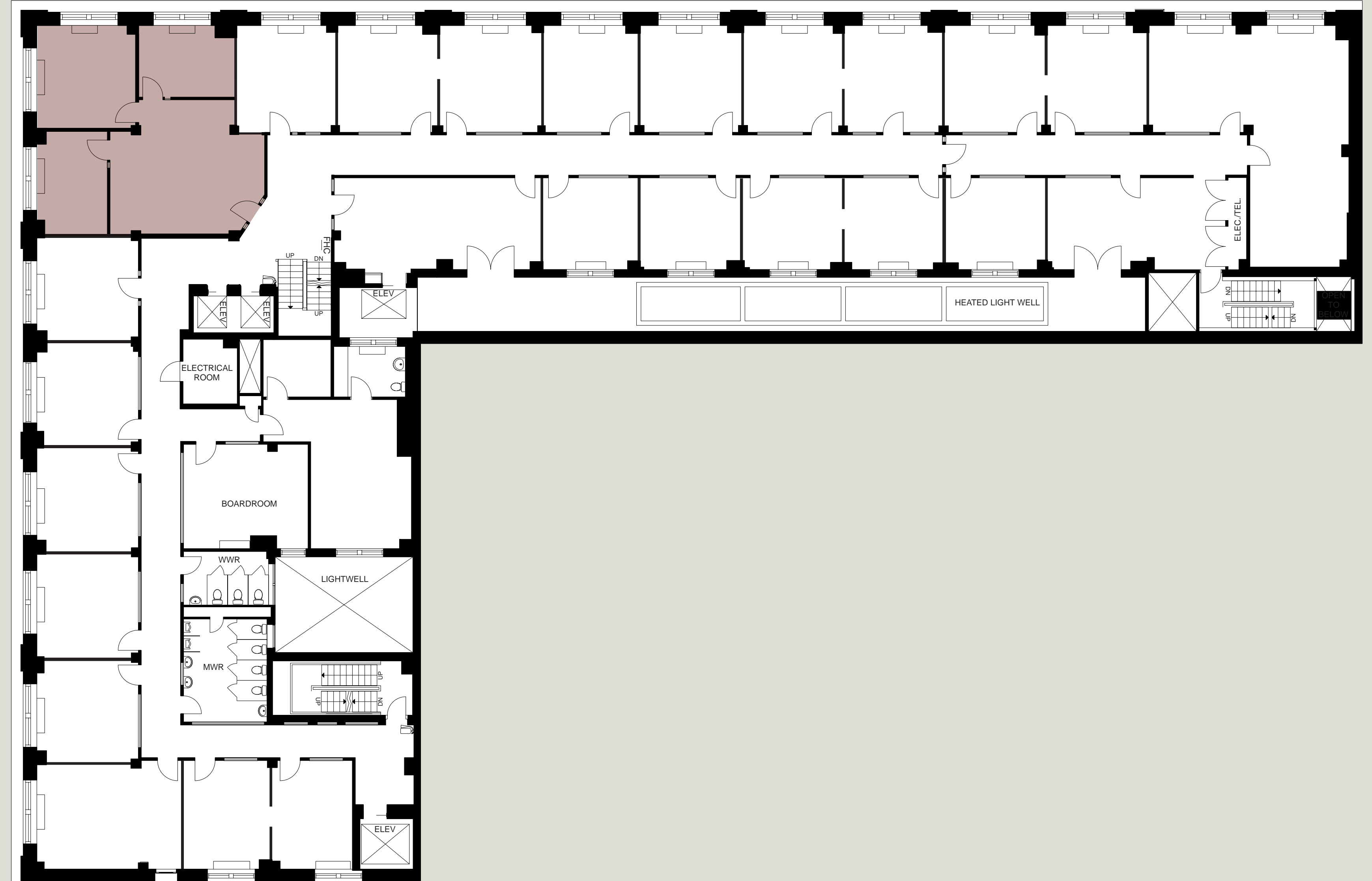
**FLOOR** 2  
**SUITE** 210  
**SF** 437  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

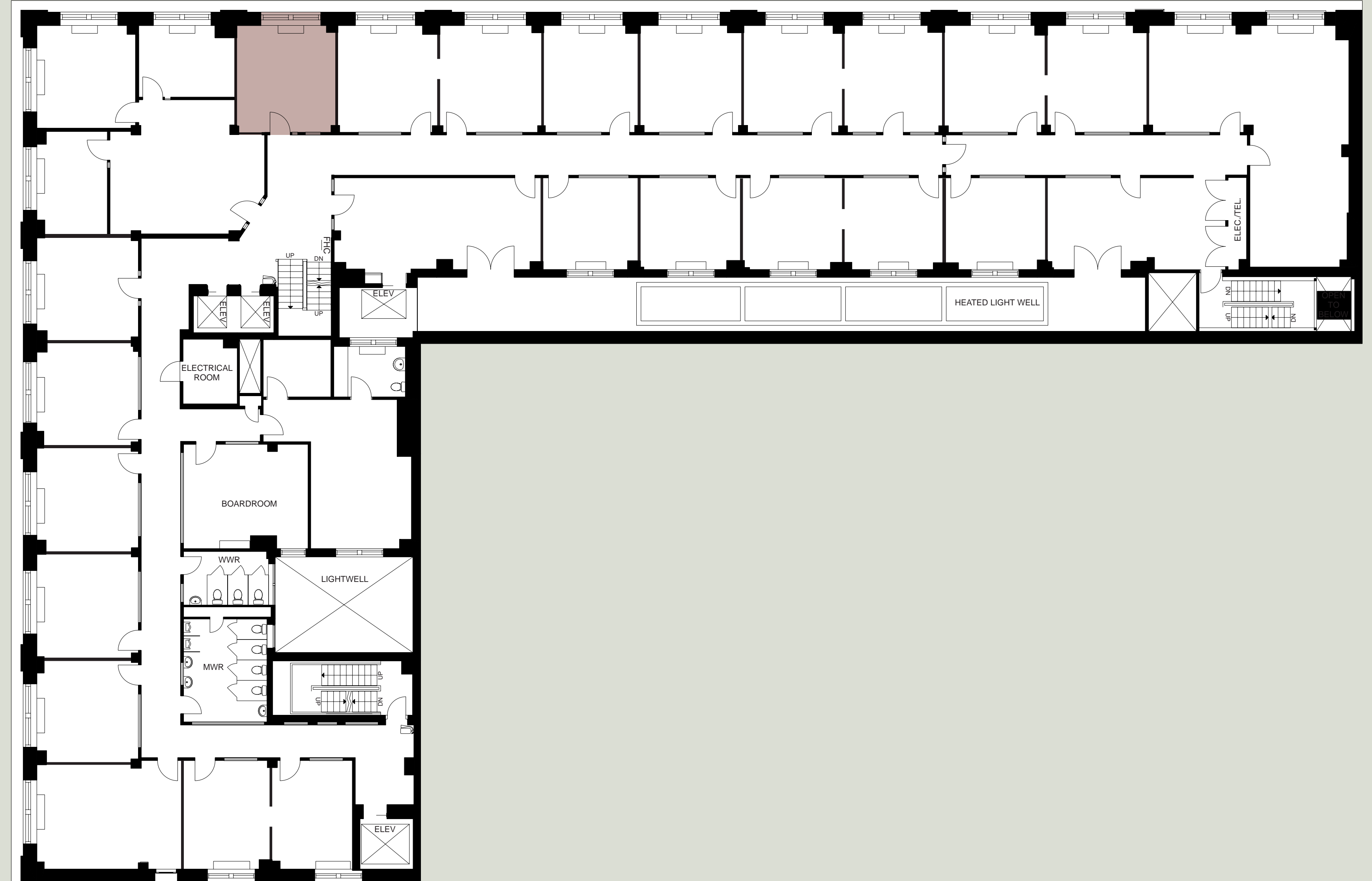
**FLOOR** 2  
**SUITE** 214  
**SF** 1,787  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

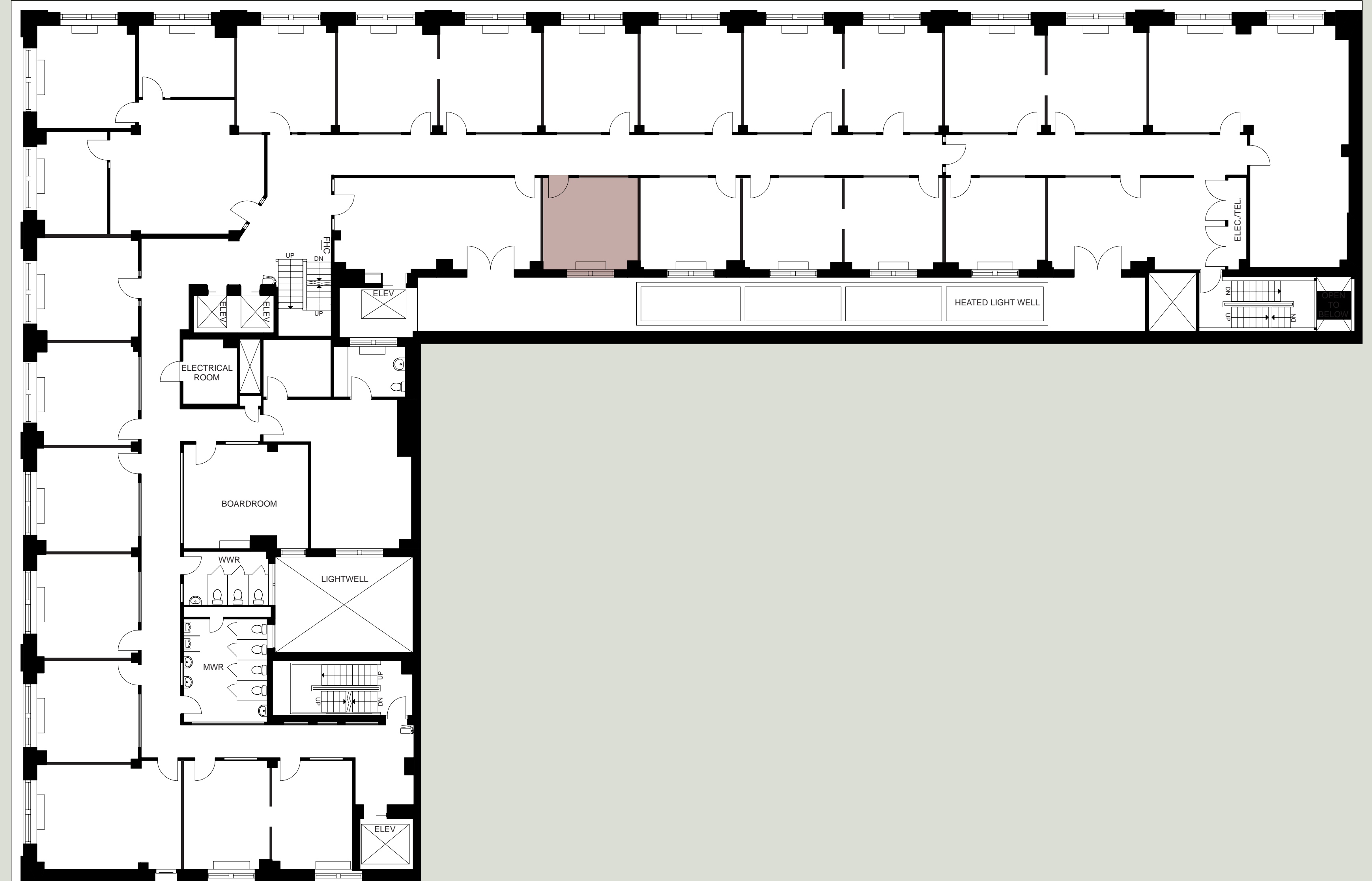
**FLOOR** 2  
**SUITE** 218  
**SF** 438  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

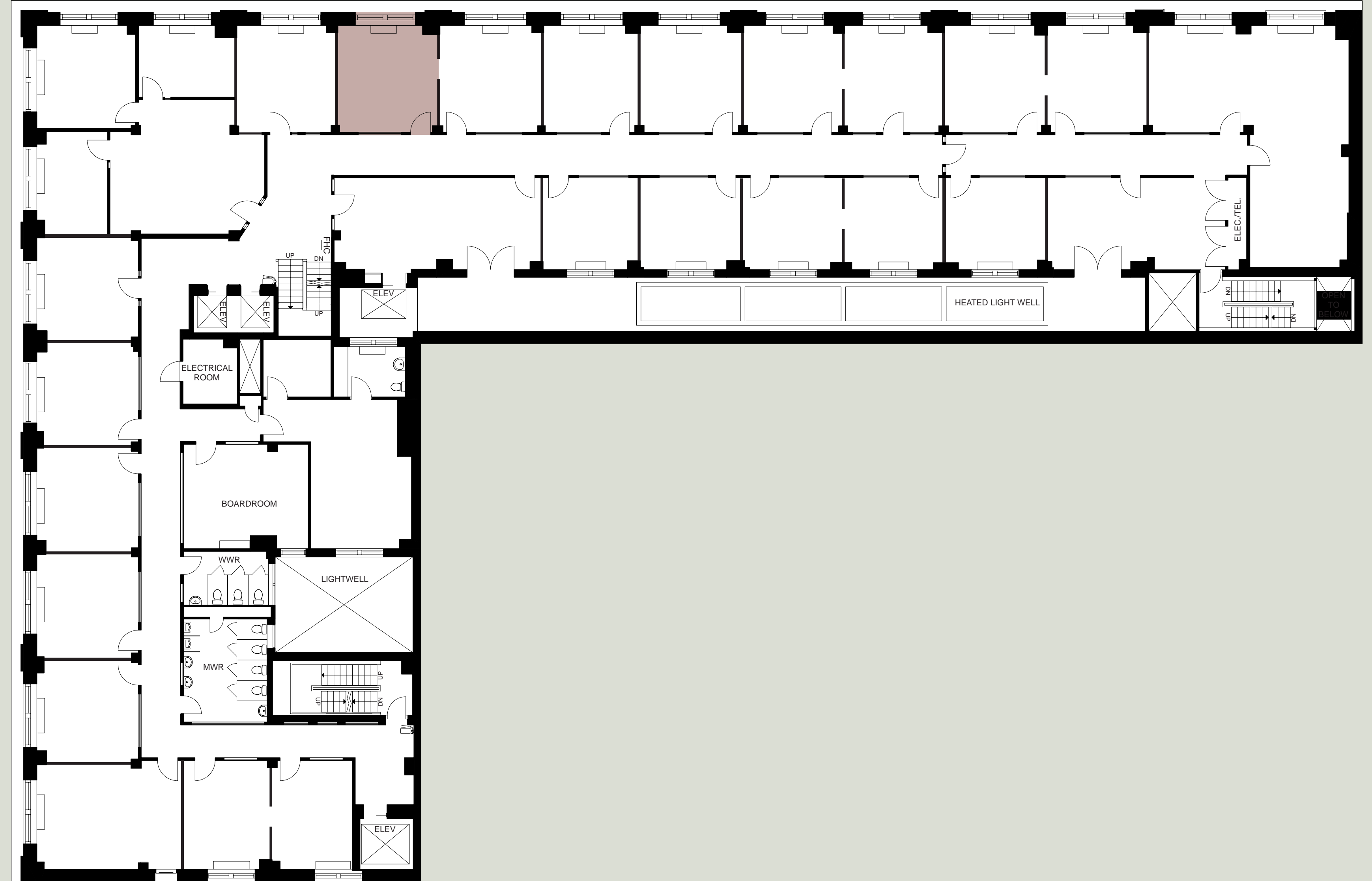
**FLOOR** 2  
**SUITE** 219  
**SF** 348  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

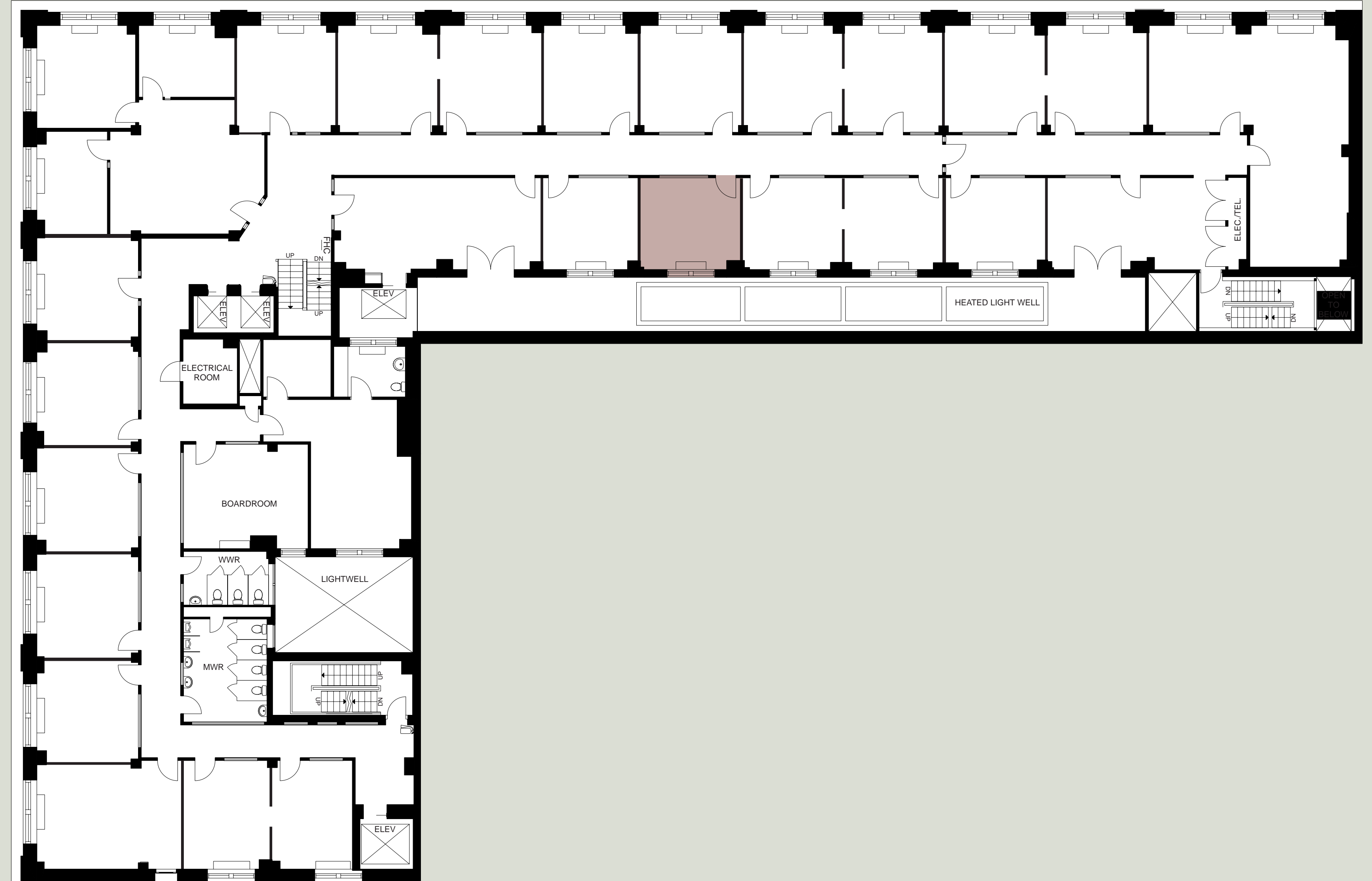
**FLOOR** 2  
**SUITE** 220  
**SF** 442  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

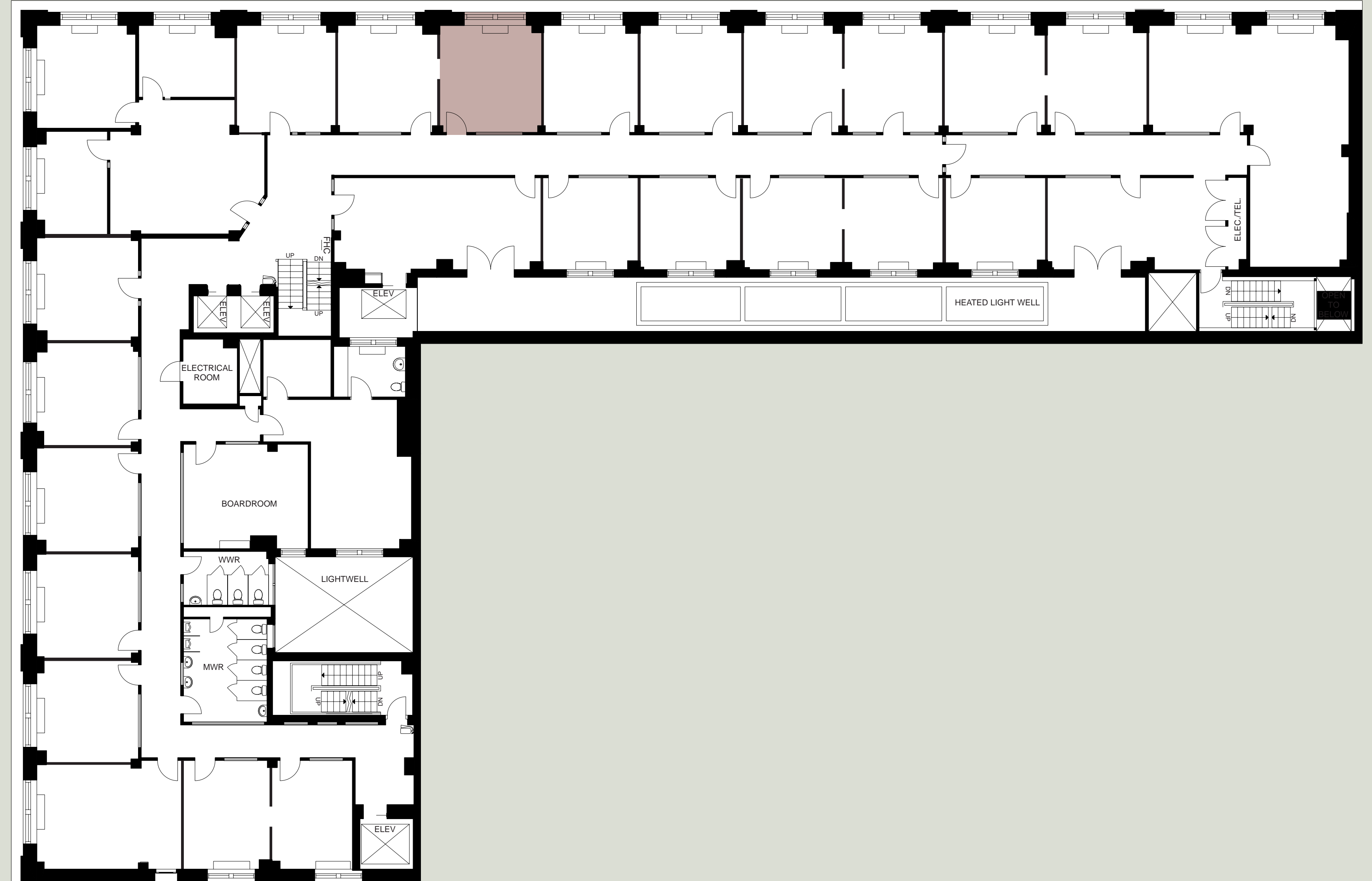
**FLOOR** 2  
**SUITE** 221  
**SF** 371  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

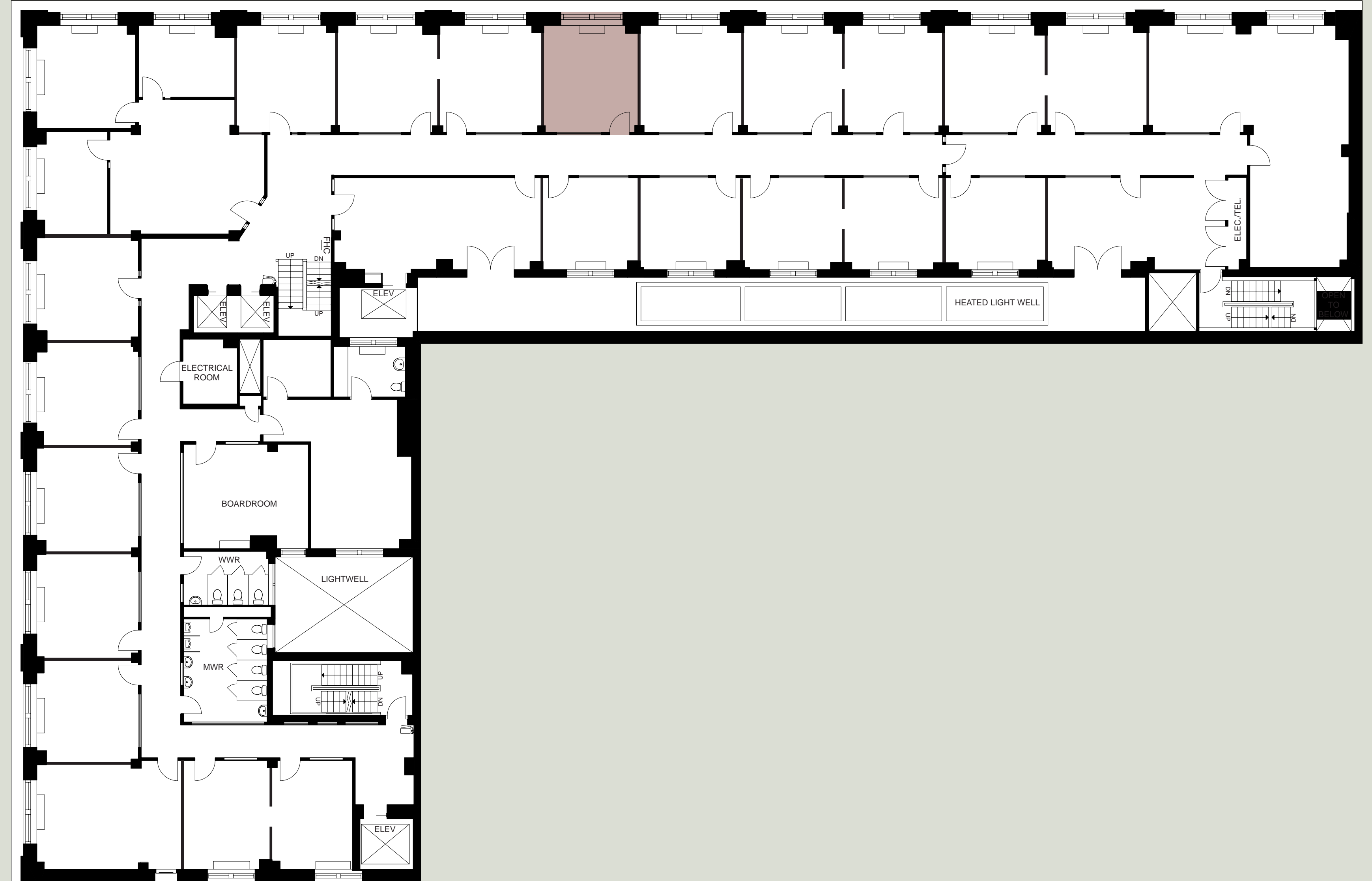
**FLOOR** 2  
**SUITE** 222  
**SF** 451  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

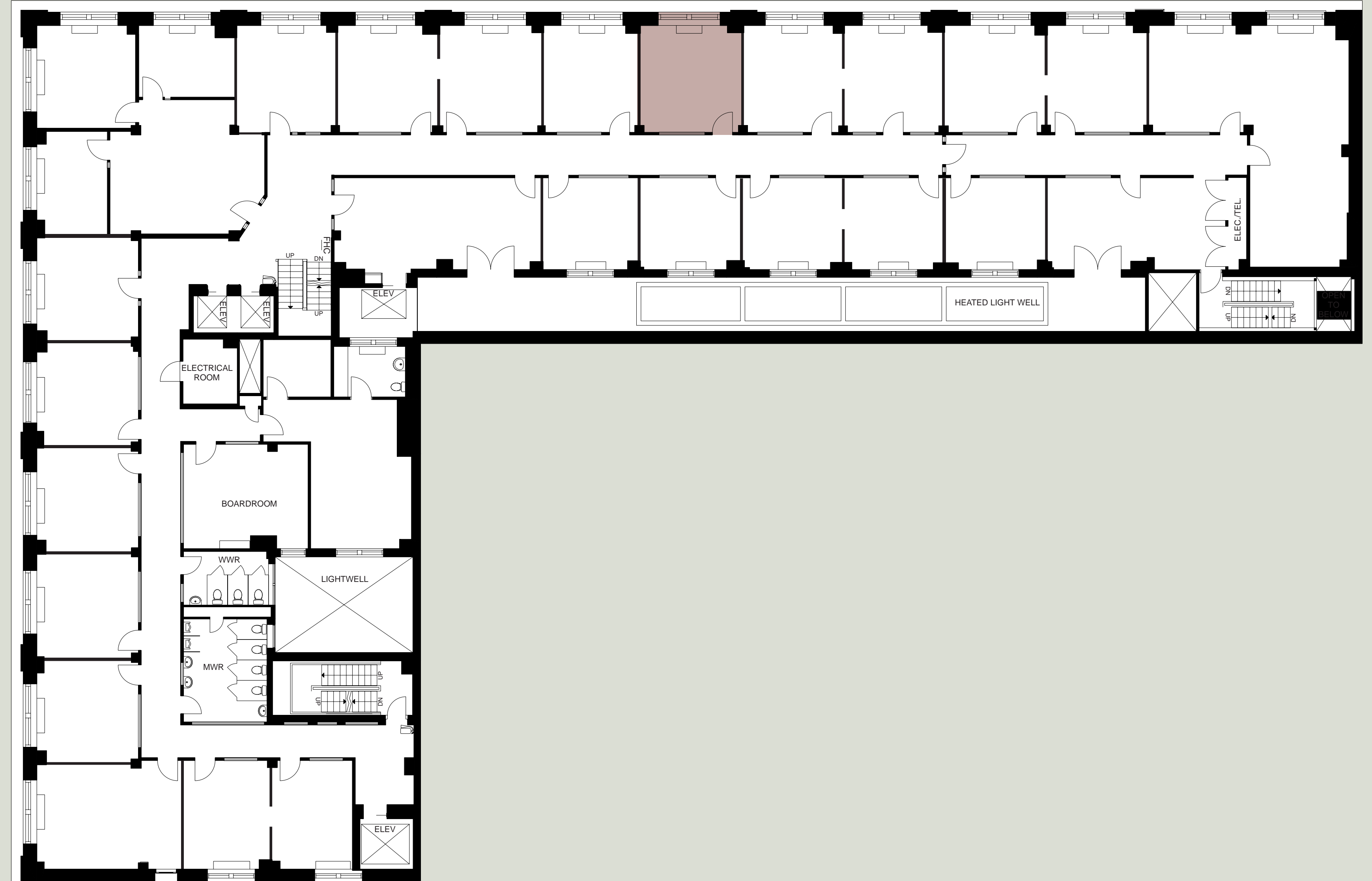
**FLOOR** 2  
**SUITE** 223  
**SF** 420  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

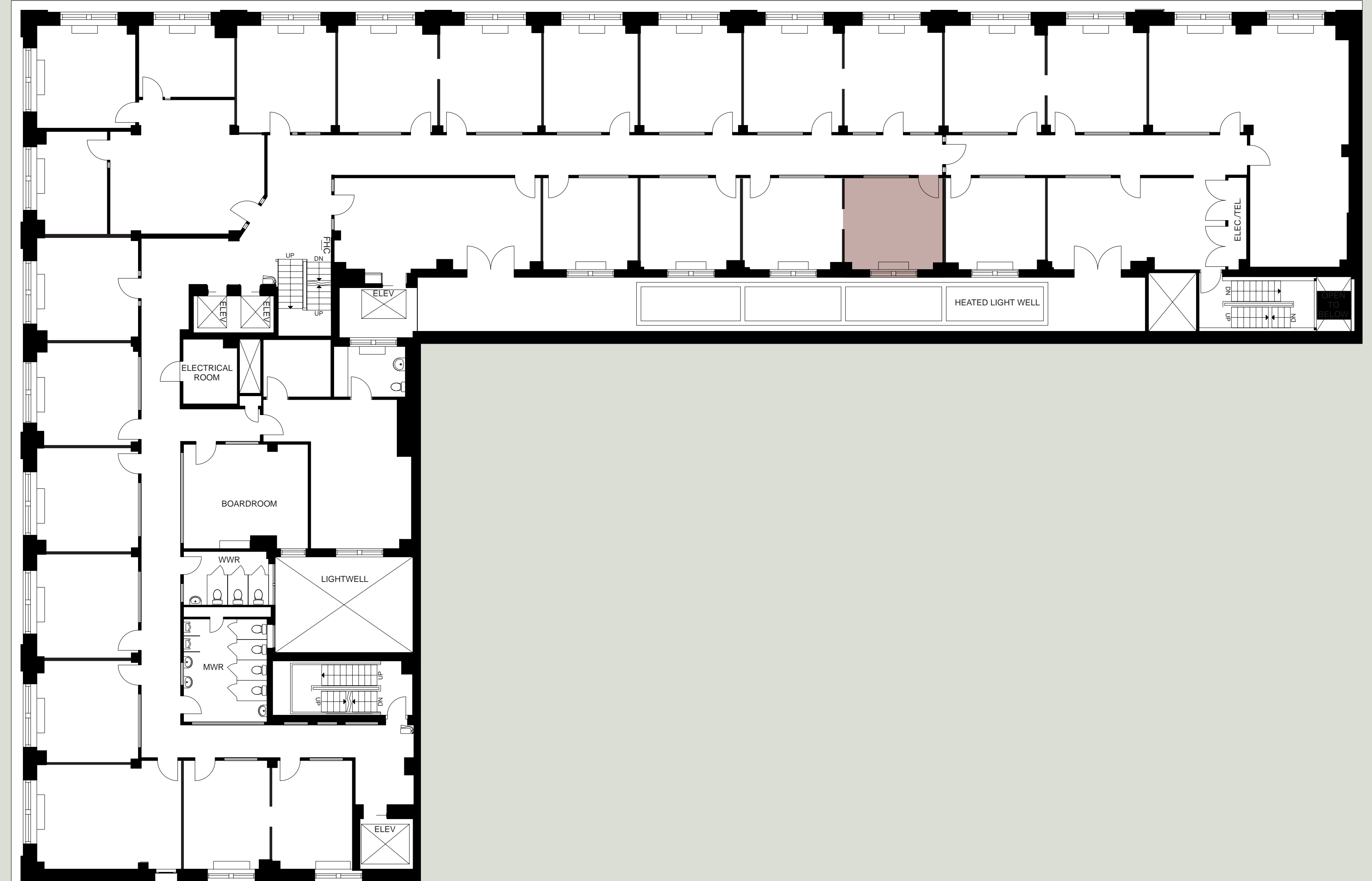
**FLOOR** 2  
**SUITE** 224  
**SF** 449  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

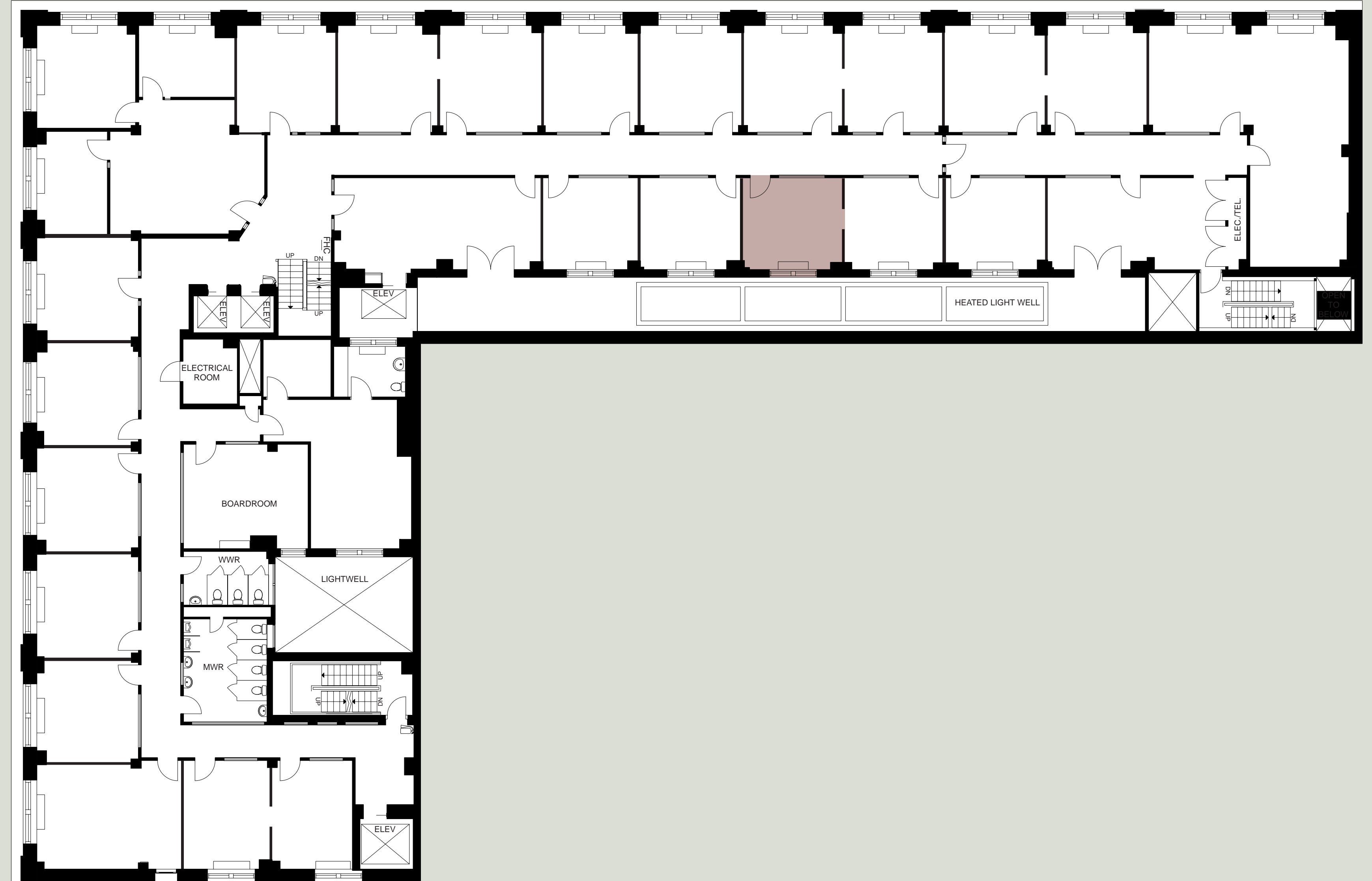
**FLOOR** 2  
**SUITE** 225  
**SF** 367  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

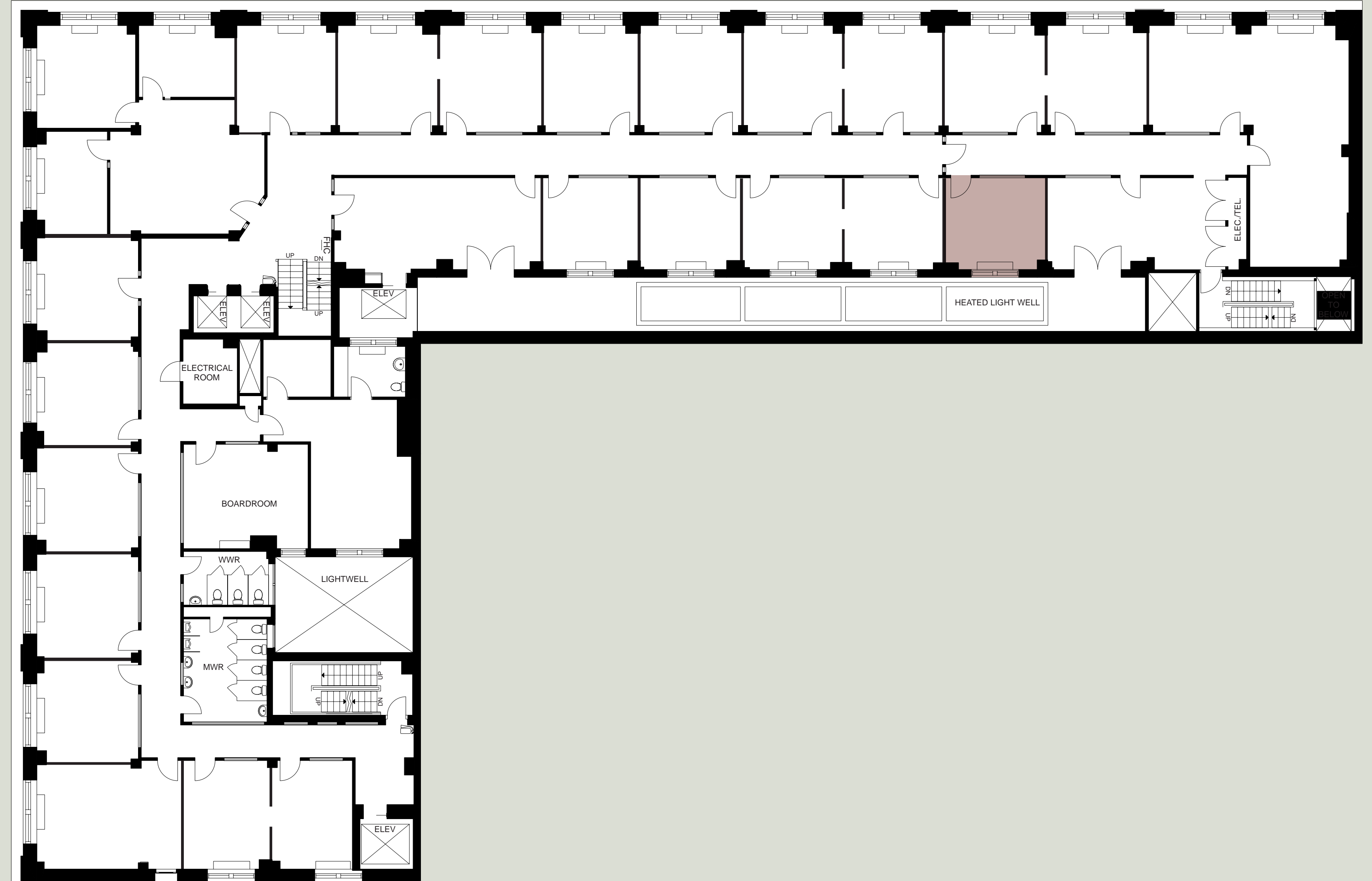
**FLOOR** 2  
**SUITE** 226  
**SF** 369  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

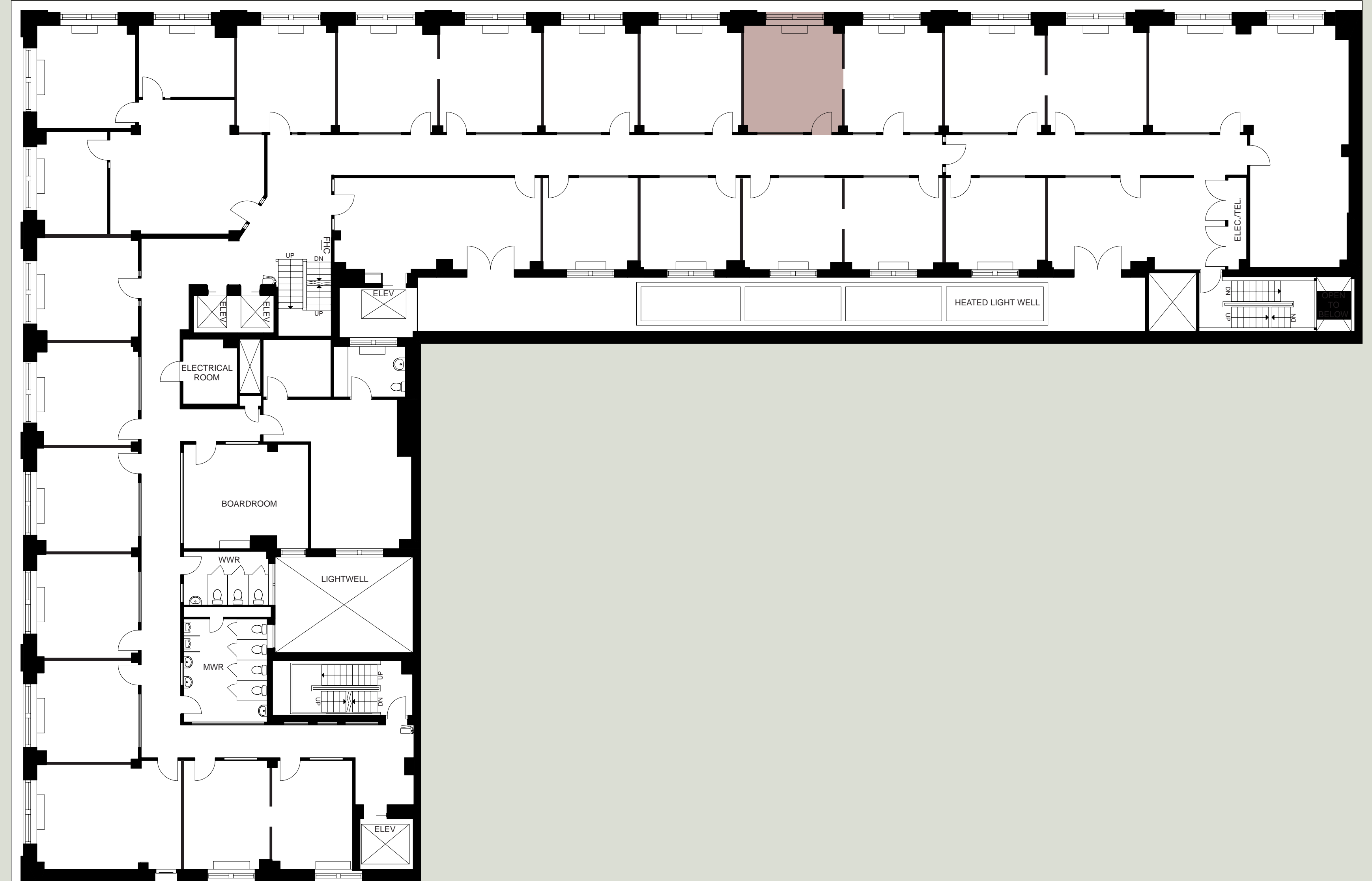
**FLOOR** 2  
**SUITE** 227  
**SF** 365  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

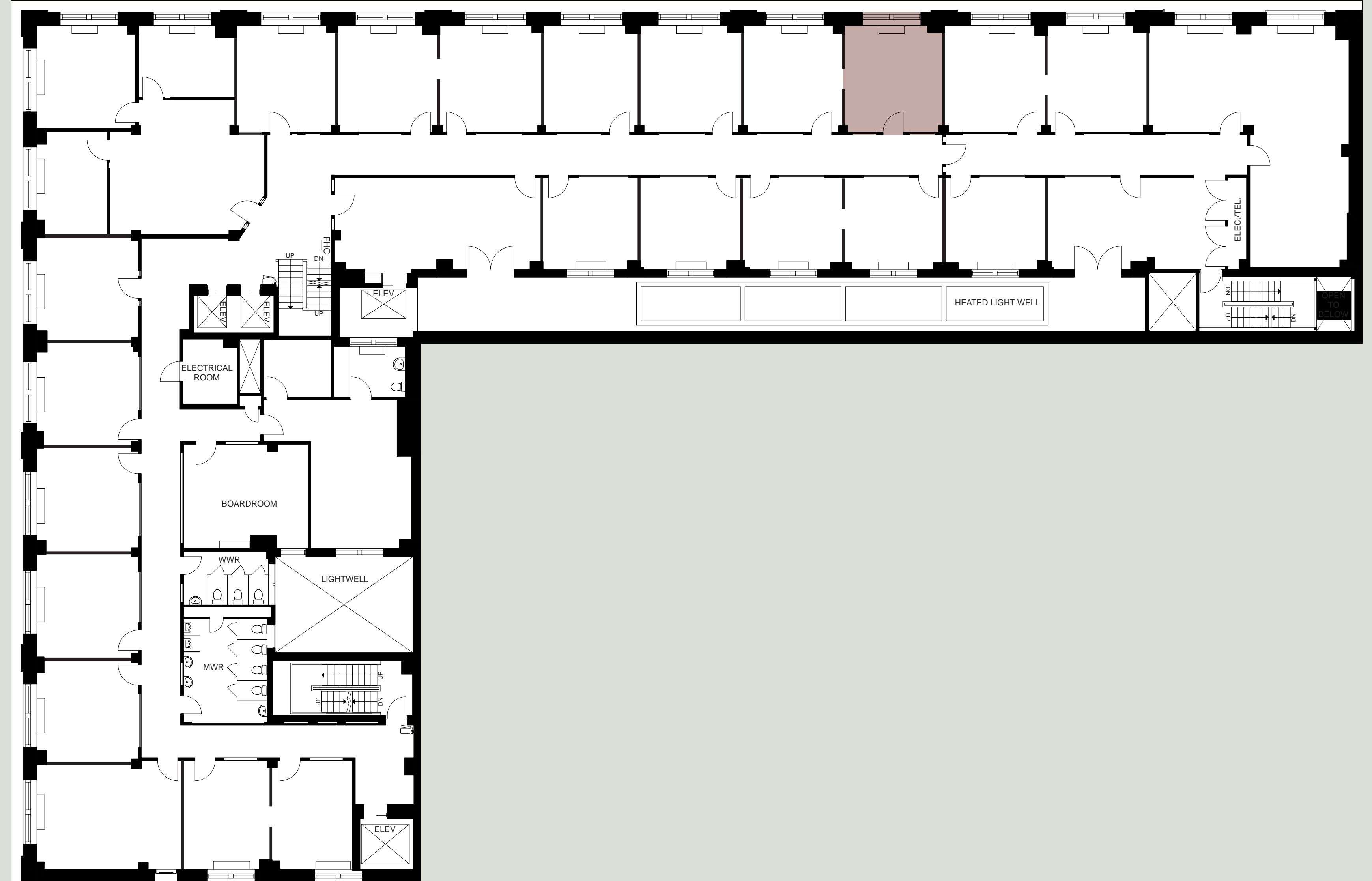
**FLOOR** 2  
**SUITE** 228  
**SF** 436  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

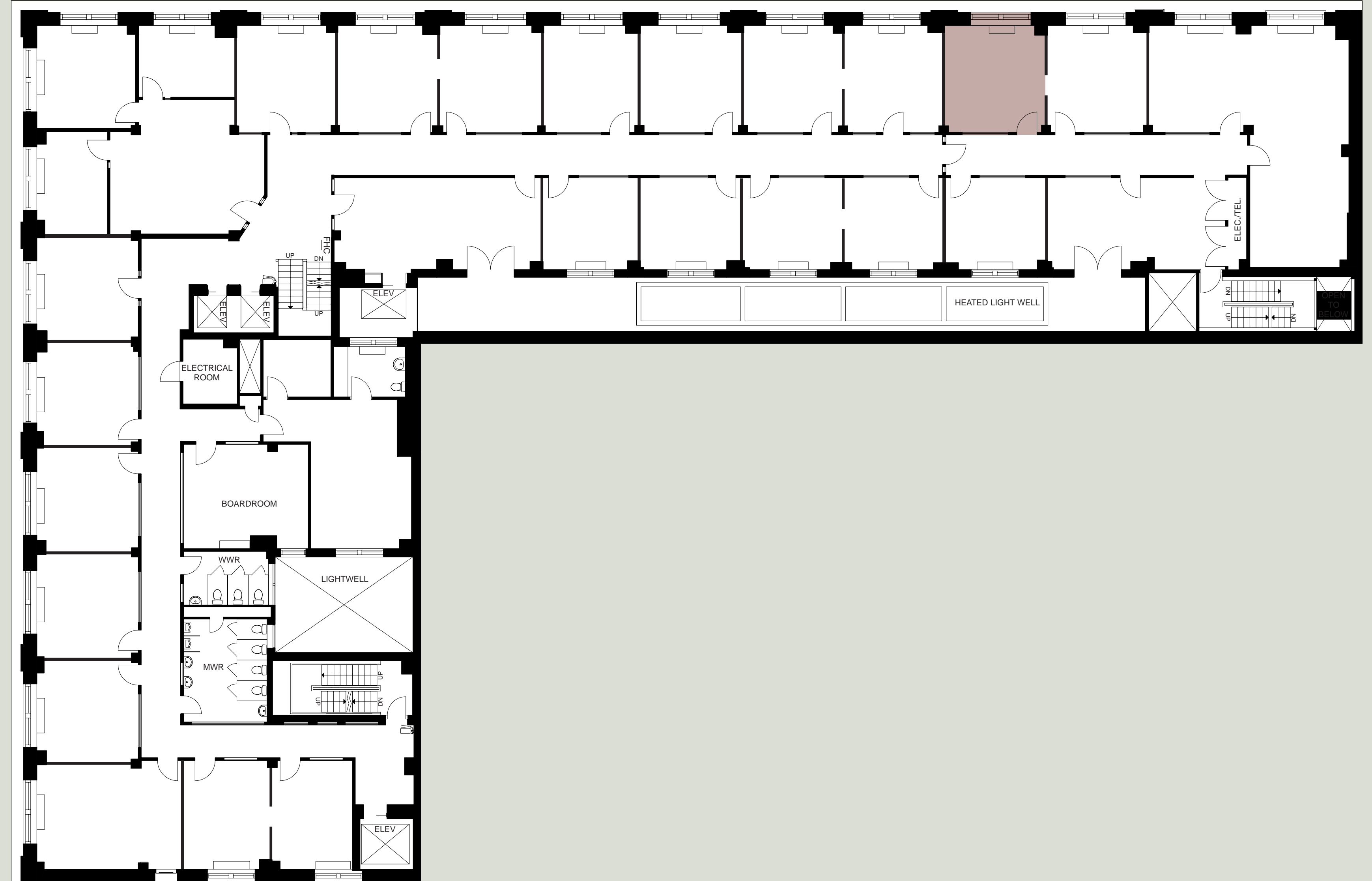
**FLOOR** 2  
**SUITE** 230  
**SF** 434  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

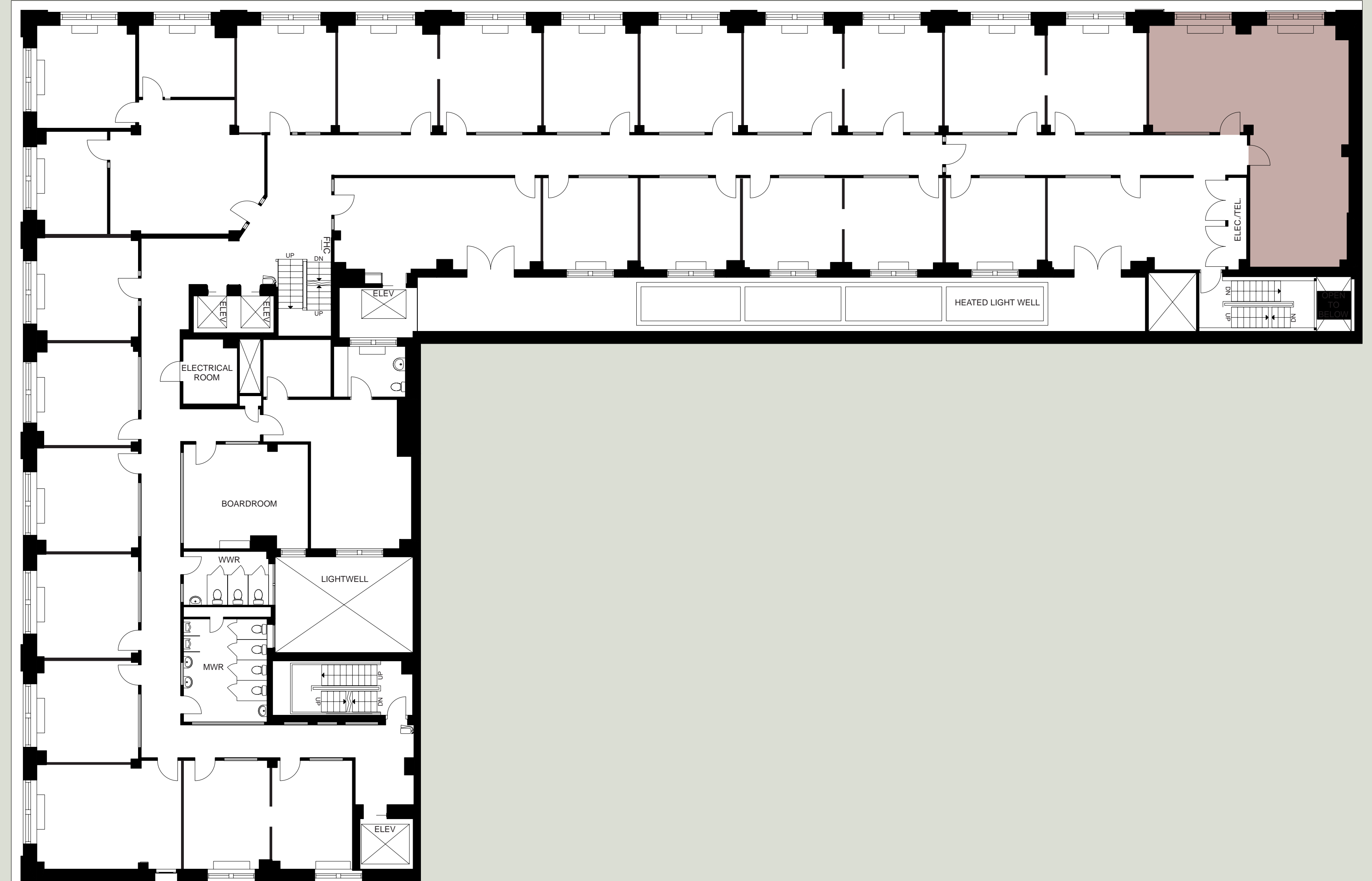
**FLOOR** 2  
**SUITE** 232  
**SF** 445  
**AVAILABILITY** January 1, 2025



 Available Suite

# FLOOR HIGHLIGHTS

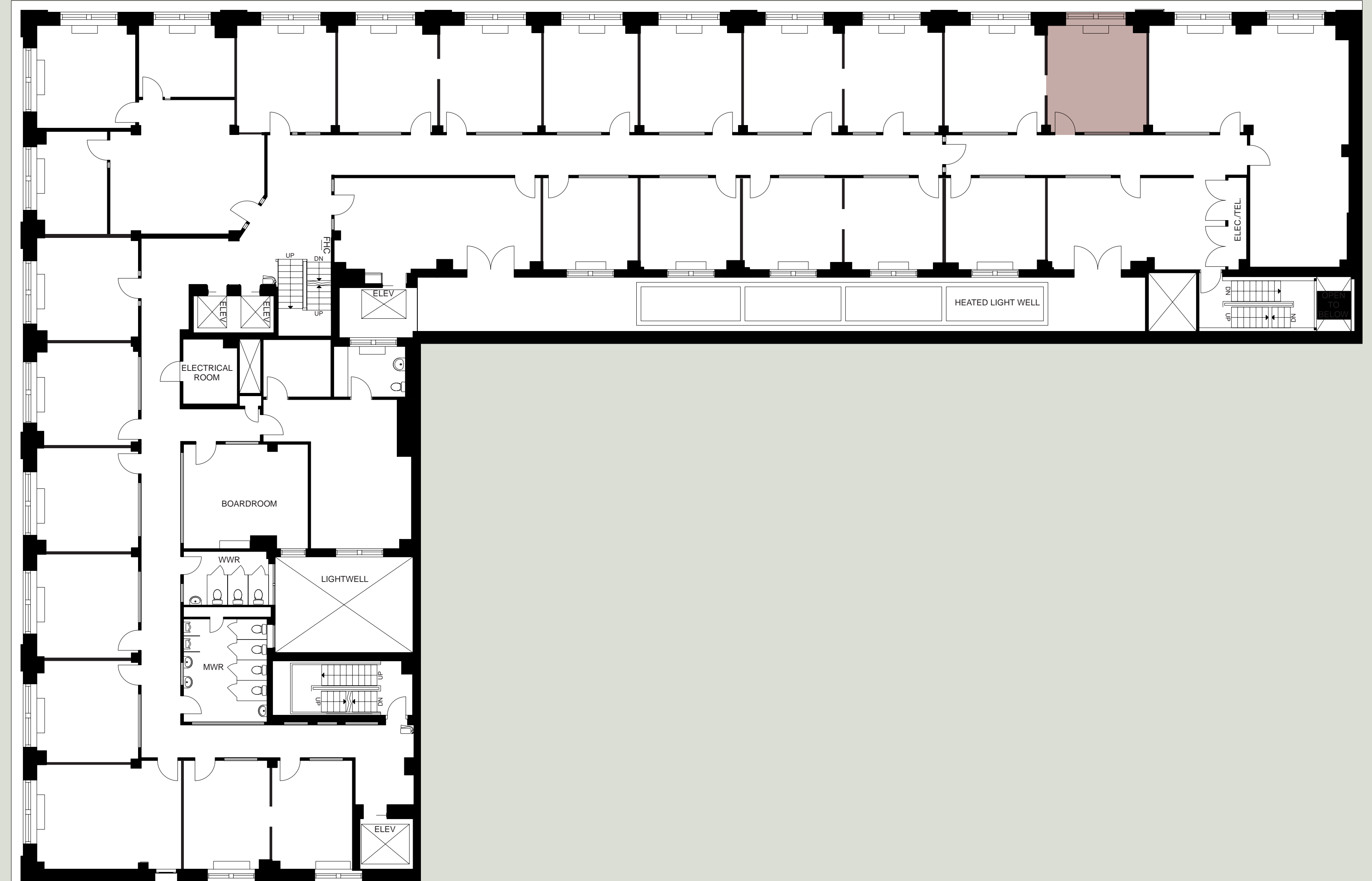
**FLOOR** 2  
**SUITE** 233  
**SF** 1,386  
**AVAILABILITY** January 1, 2025



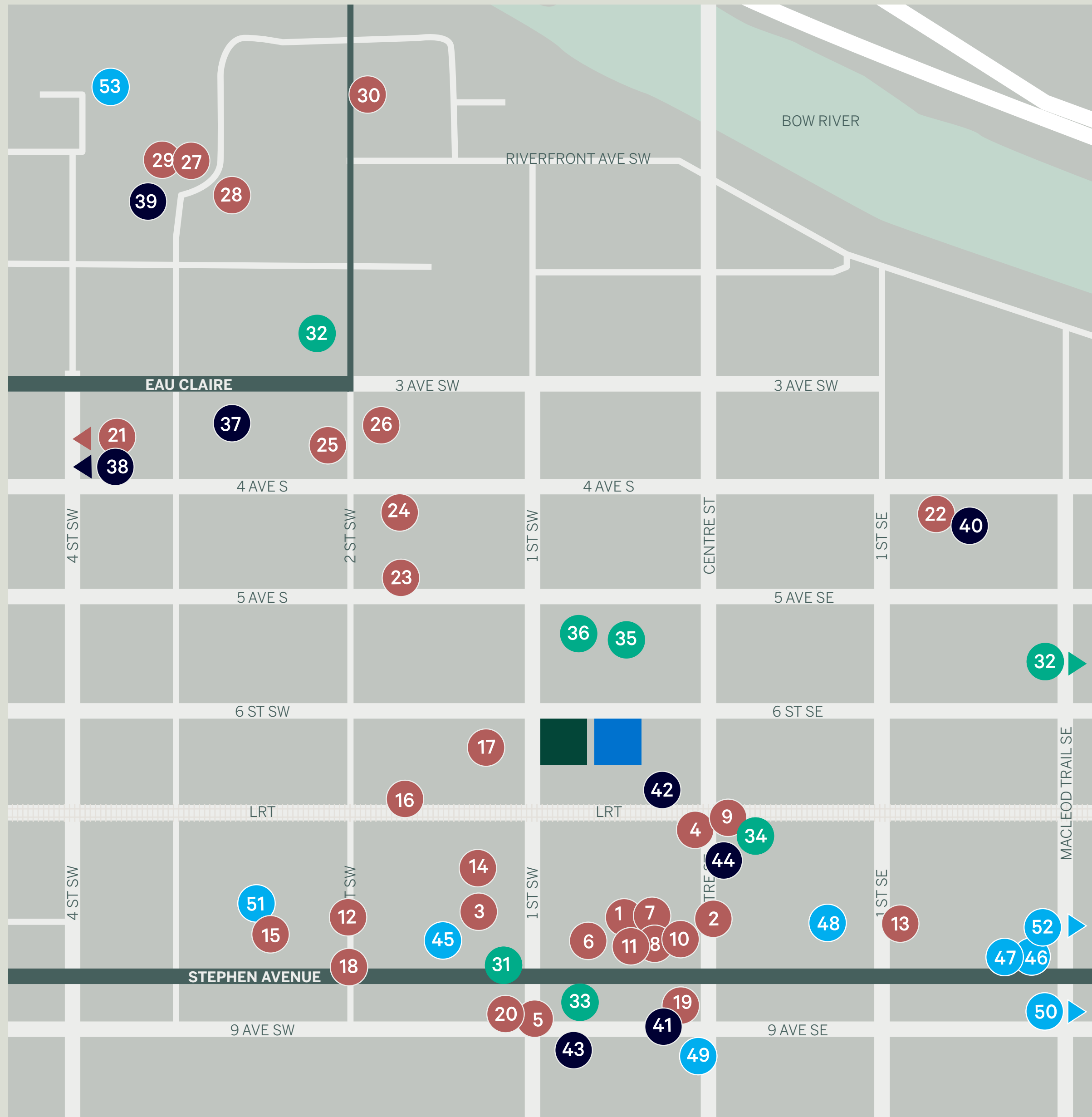
 Available Suite

# FLOOR HIGHLIGHTS

**FLOOR** 2  
**SUITE** 234  
**SF** 443  
**AVAILABILITY** January 1, 2025



 Available Suite



# AMENITY MAP FOOD & BEVERAGE

● 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. SALTNIK
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

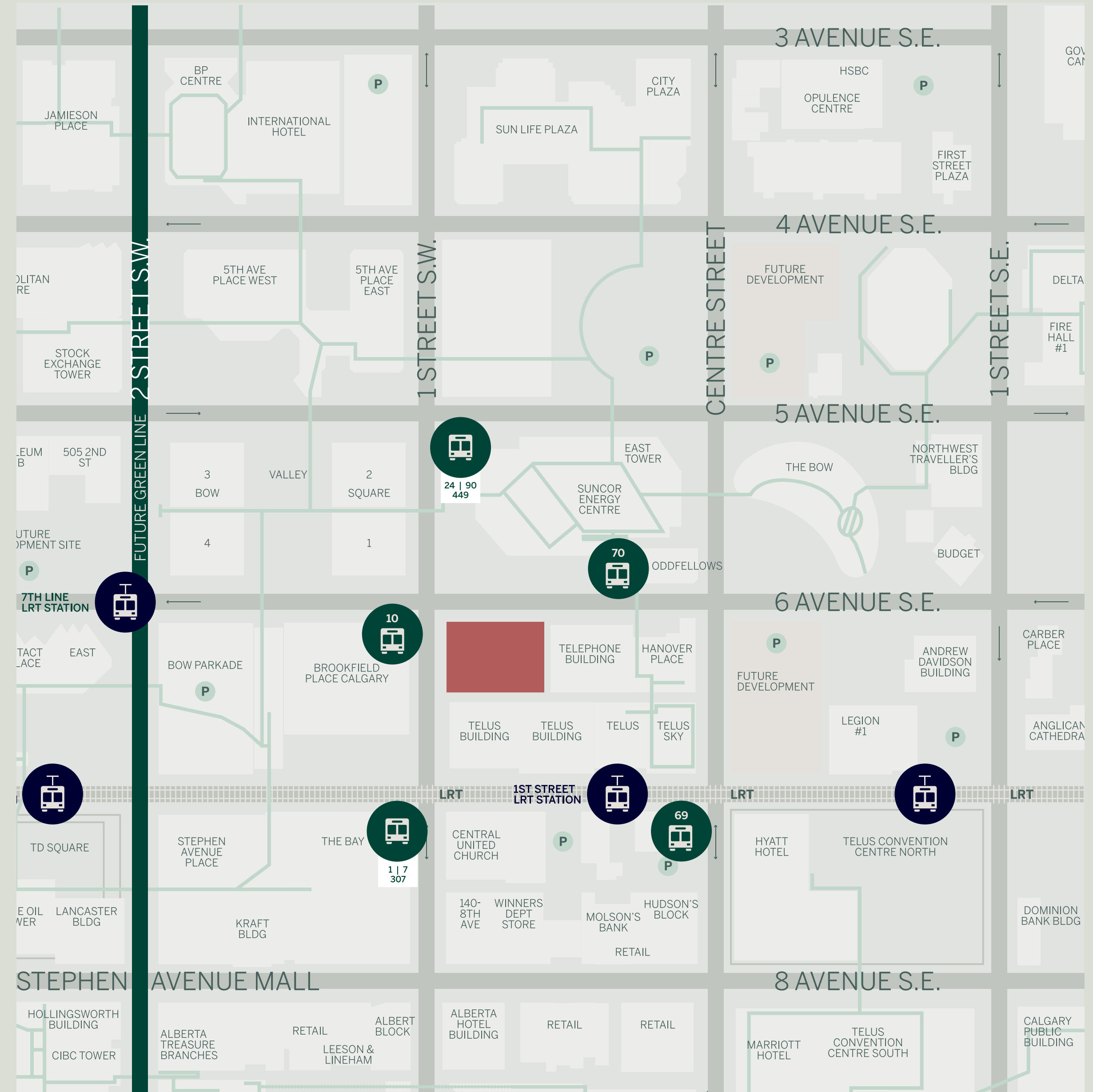
■ Lougheed Block

■ 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

Character spaces that can only be experienced —  
contact our team to schedule a tour.

**STACEY RAY**

Administrator, Leasing

403-479-4526

[sray@alliedreit.com](mailto:sray@alliedreit.com)

**CBRE Limited, Real Estate Brokerage**

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\*Sales Representative

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