

HERITAGE ON 6TH



URBAN WORKSPACE FOR INNOVATION & CREATIVITY

Heritage on 6th brings together two of Calgary's most celebrated historic and distinctive office spaces in downtown. Lougheed Block and Telephone Building inspire creativity, collaboration and connectivity within the office environment.

Tenants can seamlessly move through both buildings, promoting a walkable and interconnected feel with access to a shared amenity platform. Heritage on 6th is well-connected to transit routes, the +15 system and is within walking distance to many of downtown Calgary's popular restaurants and retail amenities.

Its flexible office spaces can adapt and evolve alongside the most dynamic organizations, empowering growth and transformation, while elevating organizational culture and brand.



Lougheed Block

HERITAGE ON 6TH

Reminiscent of Calgary’s history, Heritage on 6th integrates two exceptional assets designed to support companies and their people.

Lougheed Block has undergone a remarkable transformation, emerging as a landmark with upgraded amenities and infrastructure to meet the demands of today’s knowledge workers, while honouring its historic legacy. Featuring a beautiful gathering space, the Grand Theatre, Lougheed Block provides a perfect venue for educational lectures, conferences and events for companies and their teams to unite and connect in downtown Calgary.

Telephone Building stands out for its distinctive character space, featuring up to 15-foot open ceilings and Art Deco windows. Its entrance connects the past with today’s urban environment, creating a unique atmosphere that blends the old with the new.

Lougheed Block | 604 1st Street Southwest

Telephone Building | 119 6th Avenue Southwest

TENANT AMENITIES

Heritage on 6th’s shared amenity platform delivers a fulsome on-site network of spaces intended to enrich and support tenants throughout their workday. It also includes access to amenities found at Vintage Towers, located nearby at 326 11th Avenue Southwest.

Tenants of Heritage on 6th can access:

LOUGHEED BLOCK

- The Grand Theatre*
- Forme by Allied fitness facility
- Rooftop patio
- Tenant lounge
- Bike storage

TELEPHONE BUILDING

- Rooftop patio

VINTAGE TOWERS

- Forme by Allied fitness facility
- Conference facility

**Preferred booking rate available to tenants.*



Lightwell & Tenant Balconies | Lougheed Block

HEALTH & WELLNESS

Heritage on 6th prioritizes the health and wellness of tenants, encouraging an active lifestyle both inside and outside of the workplace.

Forme by Allied is a dedicated fitness space for tenants to keep energized throughout the day. At Loughheed Block, the change rooms are located on the same level as the bike storage, providing tenants with end-of-trip facilities after their commute.

LOUGHEED BLOCK

- Forme by Allied fitness facility:
 - Cardio equipment
 - Weights
 - Yoga studio
 - Change rooms with lockers and showers
- Secured bike storage with same level access to end-of-trip facilities at Forme by Allied

VINTAGE TOWERS

- Forme by Allied fitness facility
 - Cardio equipment
 - Weights
 - Change rooms with lockers and showers



Forme by Allied | Vintage Towers



Forme by Allied | Loughheed Block

COLLABORATION & CREATIVITY

Heritage on 6th’s event spaces provide creative gathering places set against a historical backdrop. They cater to a variety of events and programming, allowing tenants to come together with their teams, collaborators or customers.

LOUGHEED BLOCK

- The Grand Theatre* (360-person capacity)

VINTAGE TOWERS

- Conference facility with two meeting rooms (32-person and six-person capacity)

**Preferred booking rate available to tenants*



The Grand Theatre | Lougheed Block



Conference Facility | Vintage Towers

UNWIND & RECONNECT

Heritage on 6th offers spaces for tenants to unwind and reconnect. The tenant amenity lounge delivers a casual environment to nurture collaboration and teamwork, while the rooftop patios offer views of downtown and the dynamic streets below.

LOUGHEED BLOCK

- Rooftop patio
- Tenant amenity lounge

TELEPHONE BUILDING

- Rooftop patio



Tenant Amenity Lounge | Lougheed Block



Rooftop Patio | Telephone Building

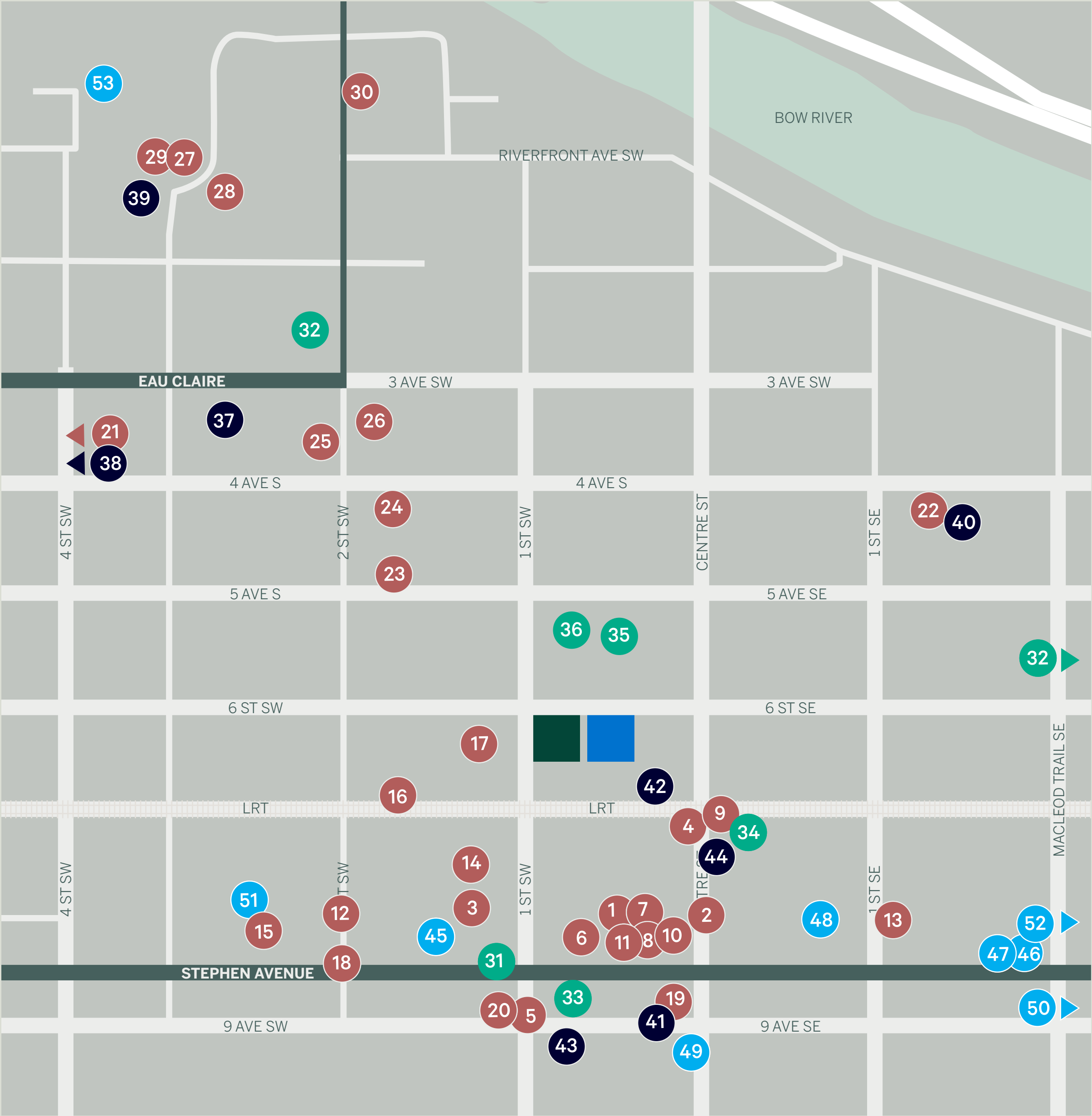
MIXED-USE AMENITY-RICH NEIGHBOURHOOD

Heritage on 6th is bordered by the vibrant Stephen Avenue and scenic Eau Claire. As the beating heart of Calgary's bustling downtown, Stephen Avenue is a dynamic pedestrian street that offers a unique urban experience of trendy retailers, cafés, popular eateries and modern entertainment venues. For those looking to ease their workday and connect with nature, Eau Claire offers tranquil parks and riverfront pathways.

Nestled in the new centre of downtown, Heritage on 6th fosters an inspiring work environment connected to some of Calgary's most popular neighbourhoods.



Stephen Avenue



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. 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

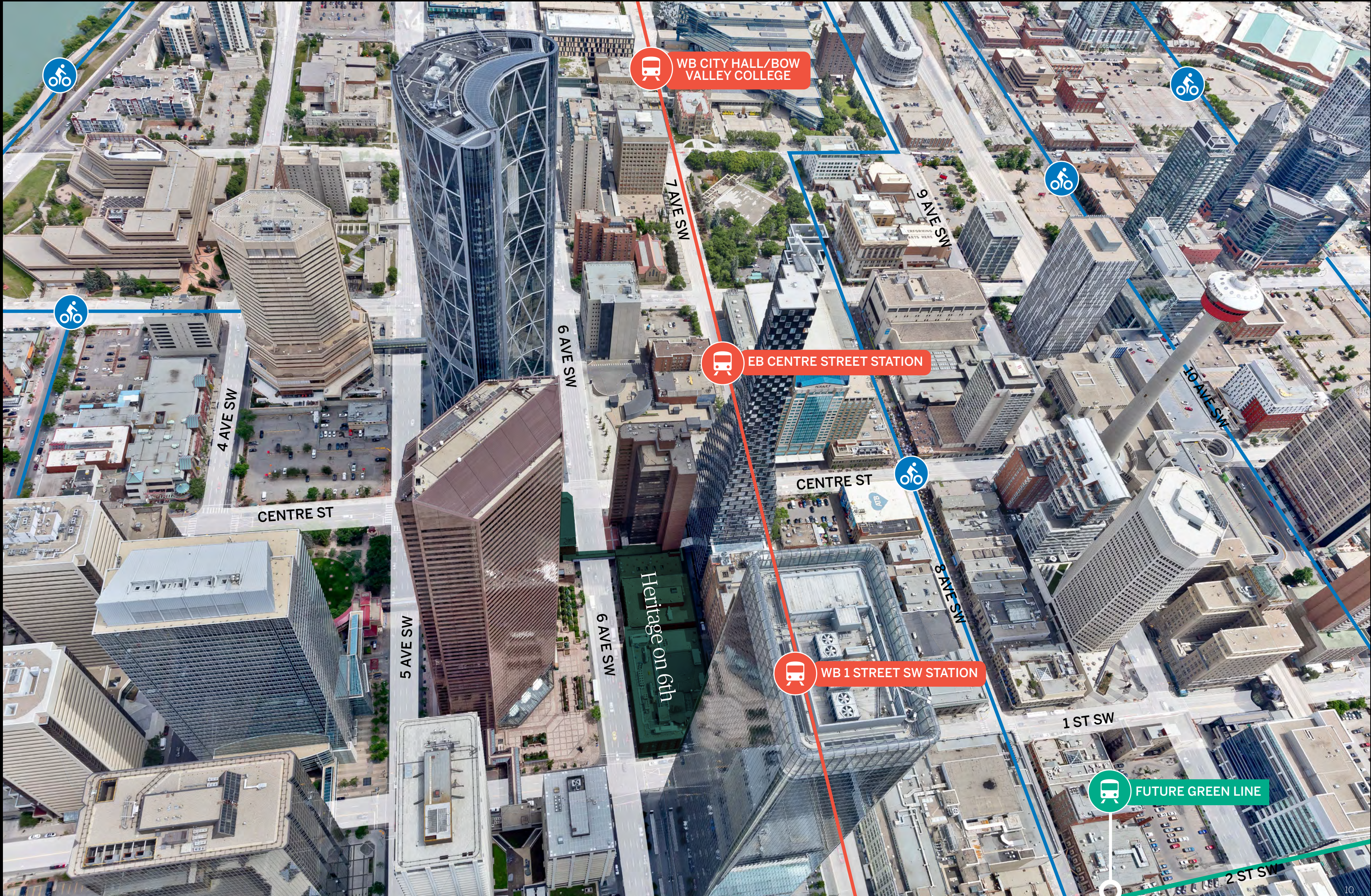
● ENTERTAINMENT

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

■ Loughheed Block ■ Telephone Building

CONNECTIVITY

Heritage on 6th is easily accessed by public transit. It is just a five-minute walk from EB Centre Street Station and is close to the future Green Line. For those who cycle into work, Heritage on 6th is close to bicycle-friendly roads.



PRIORITIZING YOUR
EXPERIENCE

Allied works to support you as a partner. Over a third of our tenants across the country have grown within our portfolio. We have helped them find the workspace to best accommodate their business, brand and team.

As your workspace partner, we support your vision by providing space that nurtures creativity and amplifies your organizational culture.



Make Room for the Arts mural | 104 St Northwest & 103 Ave Northwest, Edmonton

PROGRAMS & EVENTS

Allied tenants have access to a number of unique programs and initiatives, including;

LEARNING & CELEBRATING TOGETHER

Allied’s User Experience Program focuses on delivering programs that explore environmental and social topics, including health and wellness, arts and culture, Equity, Diversity & Inclusion (EDI) and sustainability to enhance the experience of building occupants.





MAKE ROOM FOR THE ARTS

Allied’s Make Room for the Arts program supports arts and culture by offering discounted space for artists, commissioning artists’ works for Allied buildings and partnering with organizations that support the arts across Canada.

ADVANCING EQUITY, DIVERSITY & INCLUSIVITY (EDI)

Allied is committed to cultivating an environment that advances equity, reflects diversity and demonstrates inclusivity by completing our inaugural three-year EDI Roadmap and developing our second EDI Roadmap in 2024. Allied provides EDI resources and webinars for tenants throughout the year.

SUSTAINABILITY

-  **DEVELOPING OUR NET ZERO CARBON PLAN**
Allied is advancing our Net Zero Carbon Plan by setting greenhouse gas emissions reduction targets in alignment with the Science Based Targets initiative (SBTi).
-  **PRIORITIZING BUILDING CERTIFICATIONS**
Allied has committed to certify an additional 8.1 million sq. ft. or 70% of our portfolio to LEED and/or BOMA BEST by 2028.
-  **INVESTING IN ENERGY CONSERVATION**
Since 2019, Allied has invested more than \$8 million in energy conservation projects resulting in 13,000 kWh in energy reductions and \$2 million of energy savings.
-  **SUPPORTING SUSTAINABLE TRANSPORTATION**
Allied’s buildings are closely located to public transit, cyclist and pedestrian networks, exceeding city averages for Transit, Bike and Walk Scores. Programming and amenities, such as self-serve bike tools and bike storage, are available in Loughheed Block.



Lobby | Loughheed Block

HERITAGE ON 6TH

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

STUART WATSON*
Senior Vice President
+1 (403) 750-0540
stuart.watson@cbre.com

KATIE SAPIEHA*
Senior Vice President
+1 (403) 750-0529
katie.sapieha@cbre.com

TREVOR DAVIES*
Senior Vice President
+1 (403) 750-0542
trevor.davies@cbre.com

SYDNEY VON VEGESACK
Director, Leasing
+1 (587) 779-6154
svonvegesack@alliedreit.com

CBRE Limited, Real Estate Brokerage

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors (CBRE). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the Information) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

*Sales Representative