919



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## **Completed New Building Podiums**

# **Property Highlights**



Fitness Facility



Conference Facility



Ample Restaurants Nearby



Walking Score



Underground Parking



Transit Stops Close By



Popular Central Location

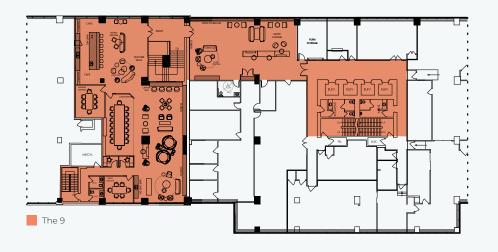


24/7 Security





## **Tenant Lounge & Conference Centre**





The 9 is a dynamic hub for tenants, accessible from both 909 and 919. This beautiful area is comprised of over 6,000 square feet of wifi-connected amenity space, which includes:

- three bookable (6-, 8-, and 18-person) conference rooms,
- a variety of collaboration areas and workspaces,
- · a café with bistro seating,
- a casual, tenants and guest-only lounge area for relaxing and connecting.



Scan to take a tour of The 9















## **Fitness Centre**







#### **The 9 Fitness Centre**

The fitness centre offers exclusive membership for building tenants only.

Located on the main floor of 919 and open weekdays, the centre:

- · has newly-renovated changerooms with day use lockers and showers,
- is supervised and staffed by trained personnel,
  offers an extensive array of cardio equipment,
  machine weights and free weights



Also located within the fitness centre, a separate fitness studio offers a variety of convenient classes, including Yoga, Spin, HIIT Classes, and Circuit Training. Personal training is also available.

## **Amenity Highlights**



Restaurants & Lounges



- 1. Bridgette Bar
- 2. National on 10th
- 3. Greta Bar
- 4. Ten Foot Henry
- 5. LuLu Bar
- 6. The Ship & Anchor
- 7. Trolly 5 Brewpub
- 8. JINYA Ramen Bar
- 9. Starbucks
- 10. Fusion Sushi
- 11. McDonald's
- 12. NAM Vietnamese Kitchen
- 13. Posto Pizzeria & Bar
- 14. Bonterra Trattoria
- 15. Tamarind Vietnamese Grill
- 16. Mikey's On 12th
- 17. Wakado Ramen
- 18. Ben's Cafe





Excellent Transit



Biker's Paradise



Retail



- 19. The Core
- 20. The Bay
- 21. Simons
- 22. Holt Renfrew
- 23. Winners
- 24. Safeway
- 25. Co-op
- 26. Staples
- 27. Atmosphere Outdoor Sports

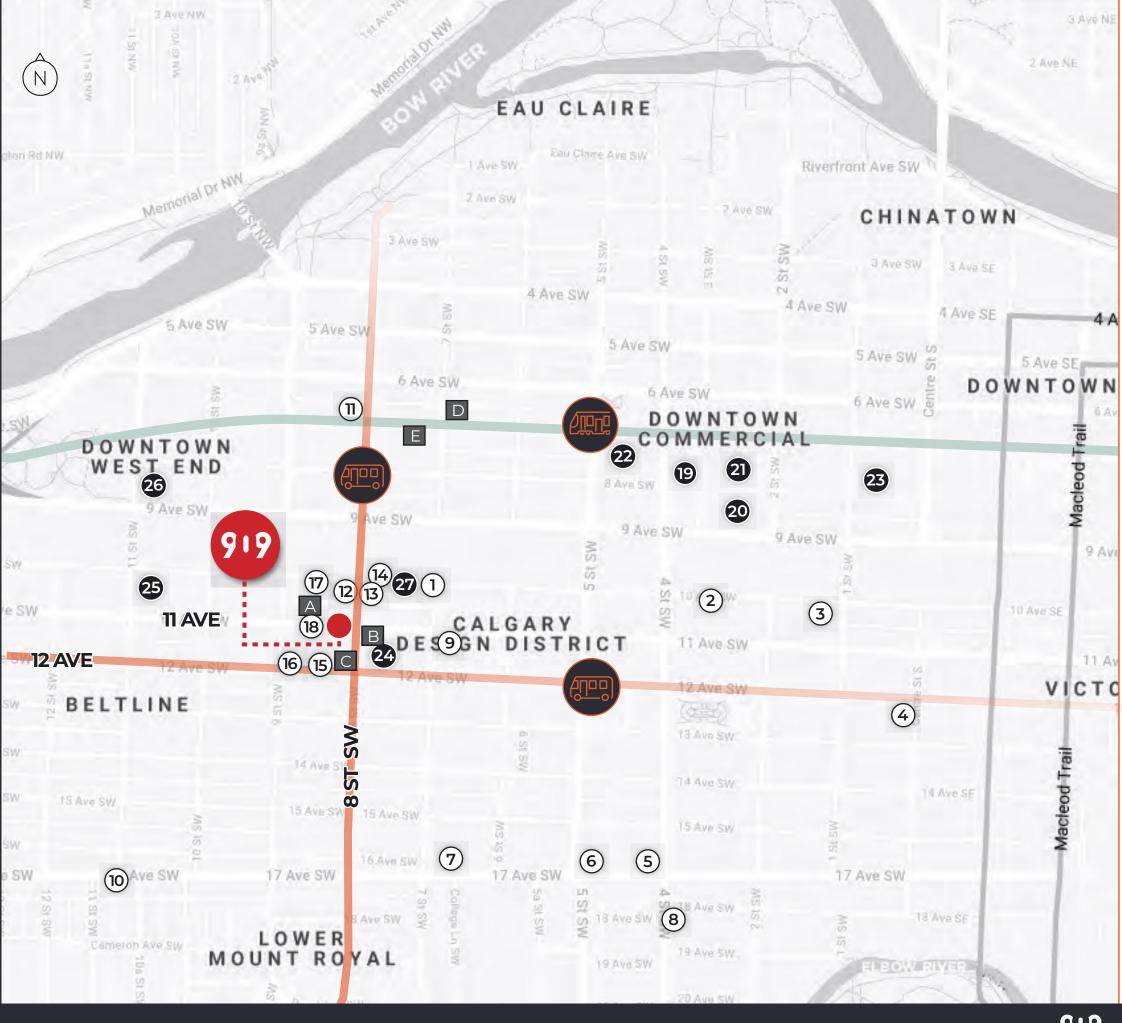


- A Bus# 6 & 90
- B Bus# 2,7 & 13
- C Bus# 2, & 13



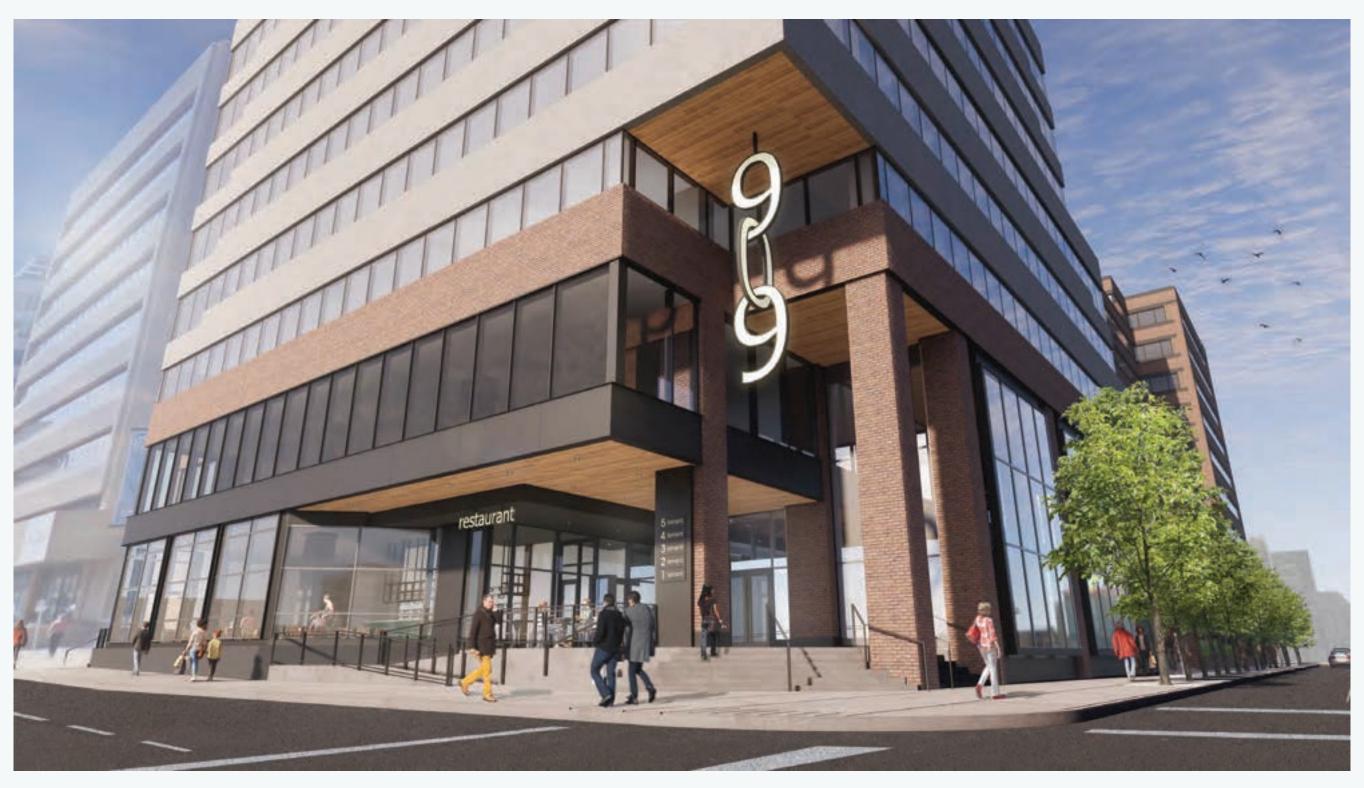
LRT Line

- D LRT# 7th Sreet Station
- E LRT# 8th Street Station





NINE ZERO NINE

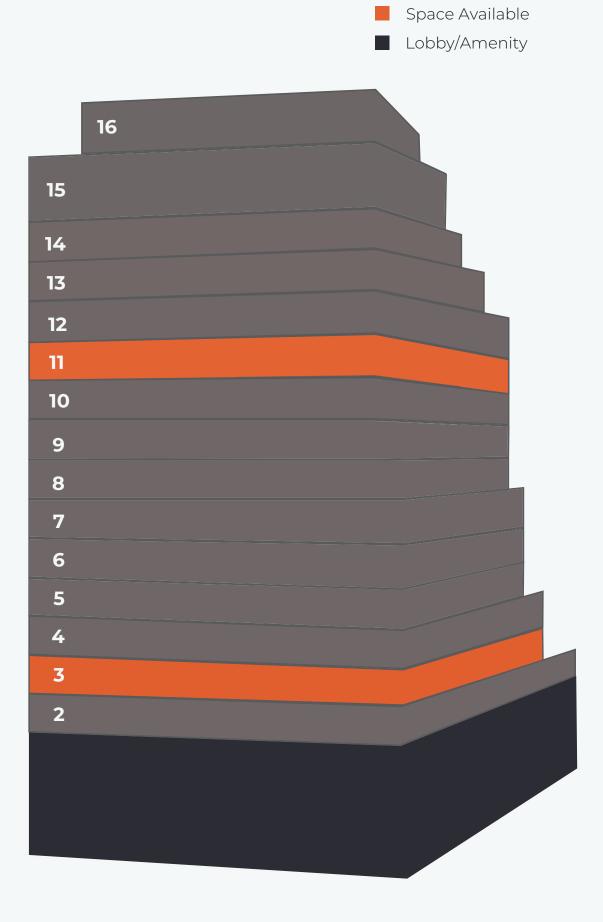


NINE ZERO NINE

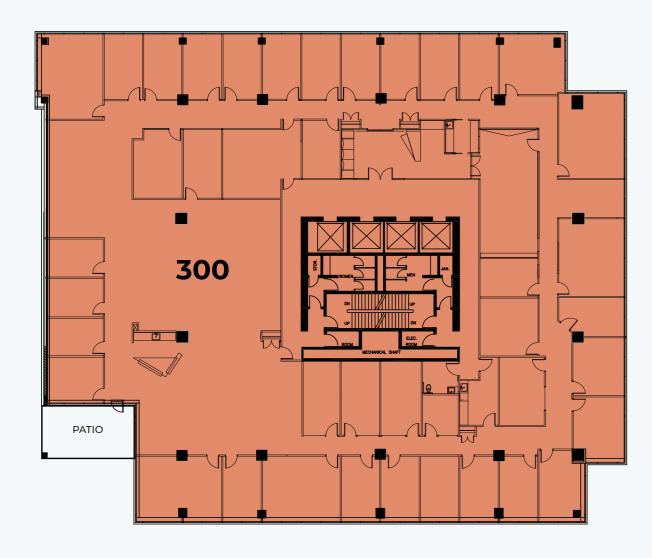
## **Property Overview**

909 NINE ZERO NINE

Address	909 11th Ave SW, Calgary, AB, CANADA		
Year Built	1982		
Site Area	205,000 SF		
Typical Floor	12,000 SF	12,000 SF	
Parking Ratio		1:1,200 SF Surface @ \$150/stall/month Underground reserved @ \$225/stall/month	
Available Areas	Suite 300	17,300 SF (Outdoor Patio)	
	Suite 1100	12,250 SF	
	Total	29,550 SF	
Base Rent	Market		
Additional Rent	\$18.75 PSF (est. 2024)		
Available	Immediately	Immediately	
Term	Negotiable		



Leased





Suite 300 – 17,300 SF - As Is

Space Available



11th Floor

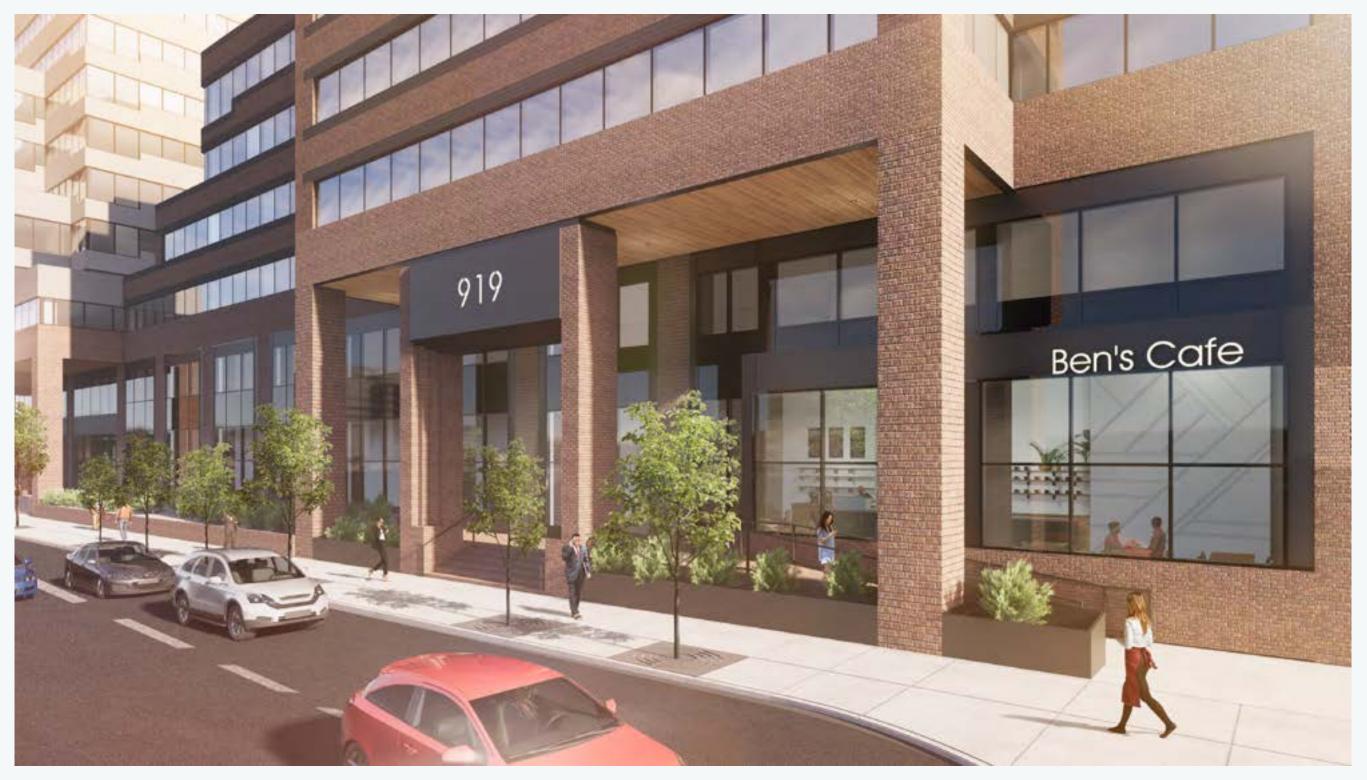
Suite 1100 – 12,250 SF - As Is



1100

Space Available

NINE ONE NINE



NINE ONE NINE

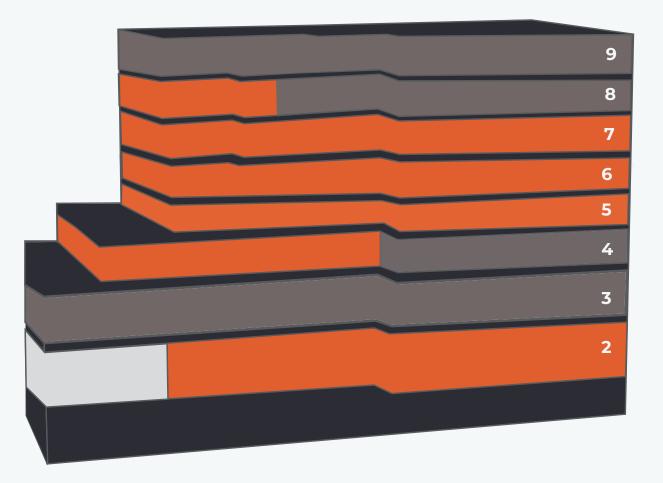
## Property Overview

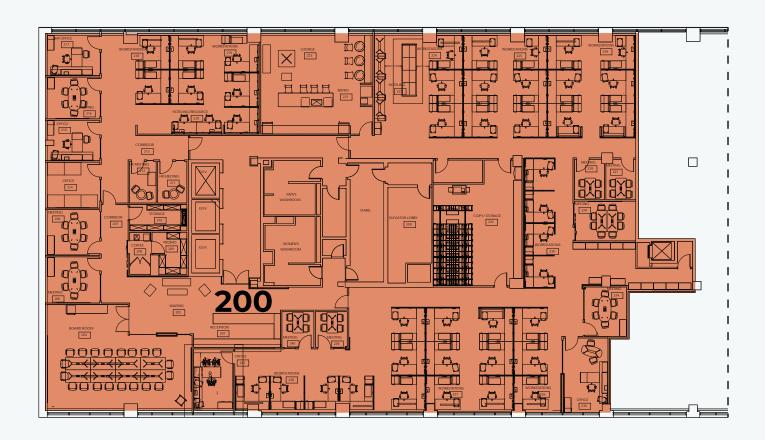
919

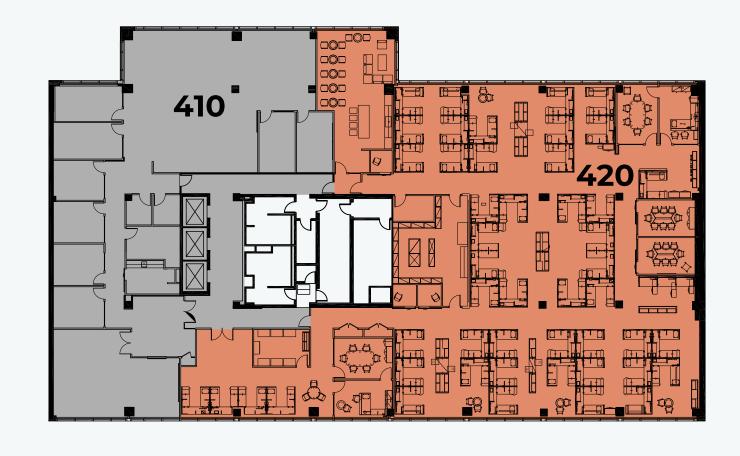
NINE ONE NINE

Address	919 11 <sup>th</sup> Ave SW, Calgary, AB, CANADA		
Year Built	1988		
Site Area	126,000 SF		
Typical Floor	15,000 SF		
Parking Ratio	1:1,200 SF Surface @ \$150/stall/month Underground reserved @ \$225/stall/month		
Available	Suite 200	13,250 SF	
Area	Suite 420	11,650 SF	
	Suite 500 Interconnecting Staircase	15,300 SF (Patio) Virtual Tour	
	Suite 600 Interconnecting Staircase	15,300 SF	
	Suite 700	14,800 SF	
	Suite 820	5,500 SF	
	Total	92,700 SF	
Base Rent	Market		
Additional Rent	\$18.75 PSF (est. 2024)		
Available	Immediately		
Term	Negotiable		









#### 2nd Floor

Suite 200 – 13,250 SF - As Is, Furnished

Space Available



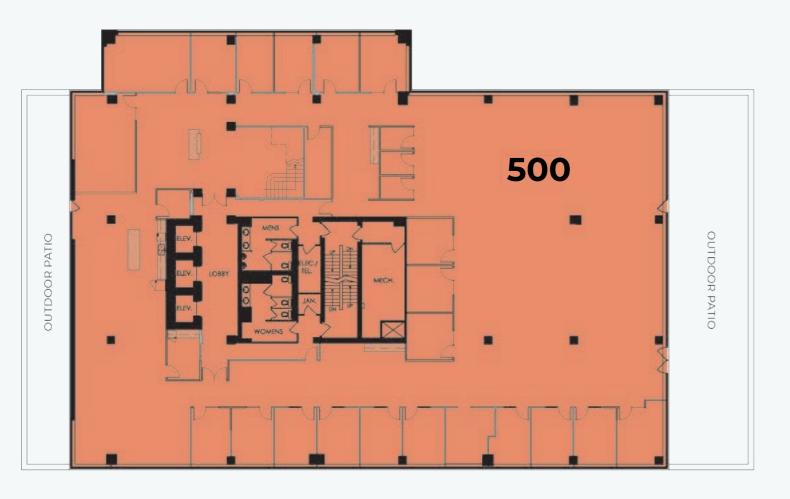
#### 4th Floor

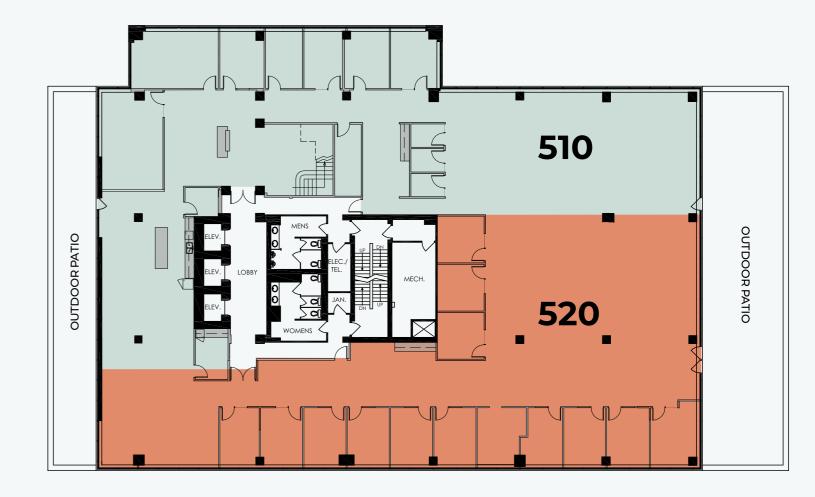
Suite 420 – 11,650 SF - As Is, Furnished



Space Available

Leased





## 5th Floor Option A: Single Tenant

Suite 500 – 15,300 SF – Showsuite

Space Available



Virtual Tour



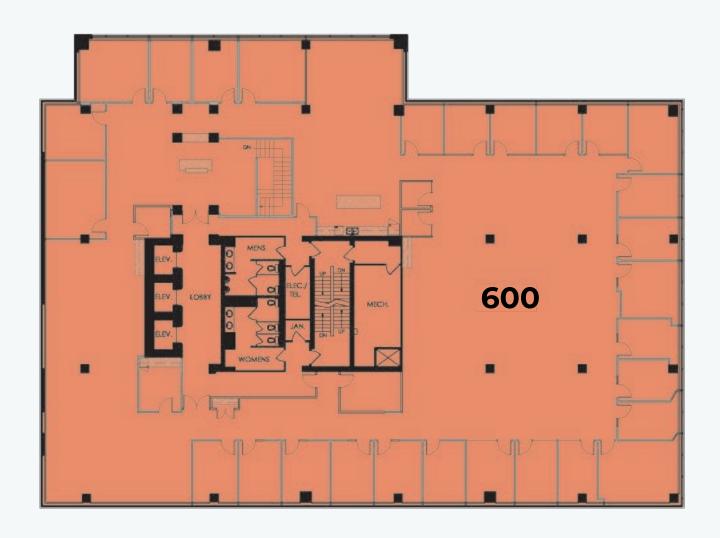
## 5th Floor Option B: Multi Tenant

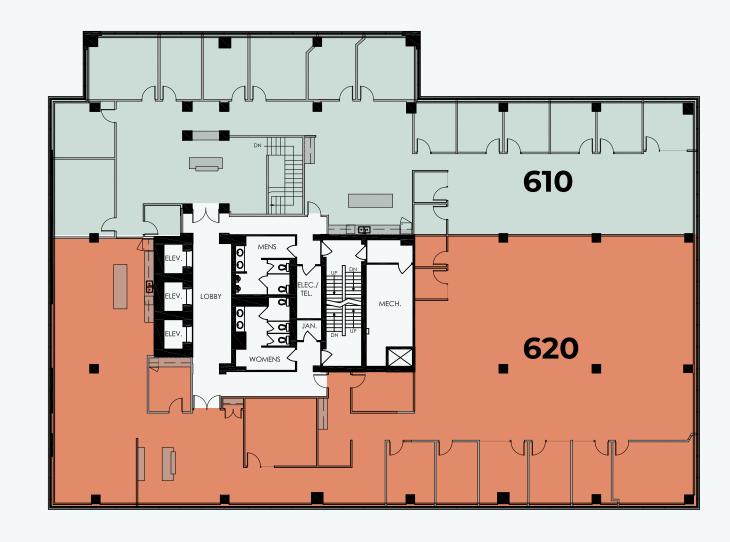
Suite 510 – 8,000 SF – Showsuite Suite 520 – 7,300 SF – Turnkey available 2024

Space Available



\*All suite sizes are approximate 919





## 6th Floor Option A: Single Tenant

Suite 600 – 15,300 SF – Proposed layout – Turnkey available 2024



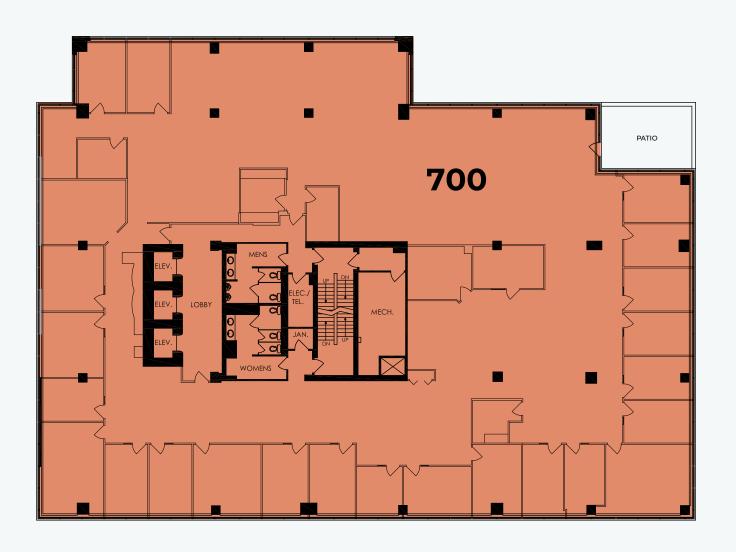
## 6th Floor Option B: Multi Tenant

Suite 610 – 7,000 SF – Proposed layout – Turnkey available 2024 Suite 620 – 8,300 SF – Proposed layout – Turnkey available 2024



■ Space Available Space Available

\*All suite sizes are approximate





## 7th Floor

Suite 700 – 14,800 SF - Turnkey Available 2024



## 8th Floor

Suite 820 – 5,500 SF - Turnkey Available 2024



Space Available

Space Available

Leased

919 \*All suite sizes are approximate

