

919

909 & 919 11th Ave SW
Calgary, AB, CANADA
For Lease



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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



ATCO

Amenities



Expanded Lobby and Reception Area



The 9 Tenant Hub and Conference Centre



24/7 Security Desk



Fitness Centre

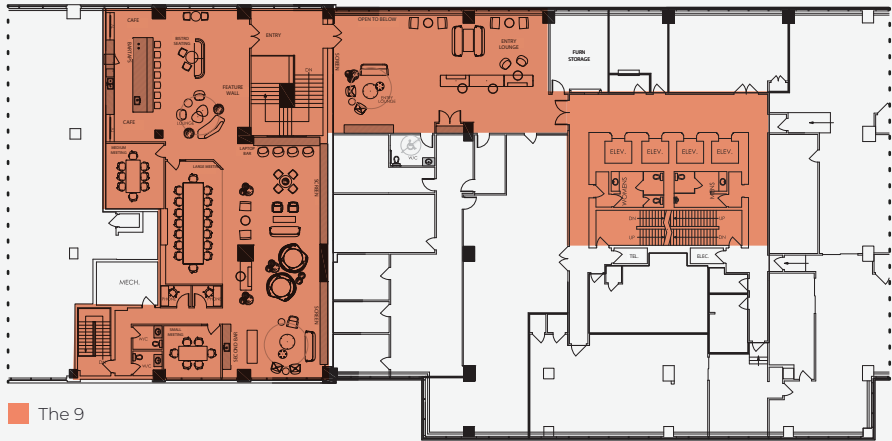


Cafe



Patios

Tenant Lounge & Conference Centre



The 9

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 watch a flythrough of The 9.

Fitness Centre



The 9 Fitness Centre

The fitness centre offers exclusive membership and no-fee towel service to 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.

9

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- 94

80

94



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A Bus# 6 & 90

B Bus# 2,7 & 13

C Bus# 2, & 13



D LRT# 7th Street Station

E LRT# 8th Street Station



909

NINE ZERO NINE



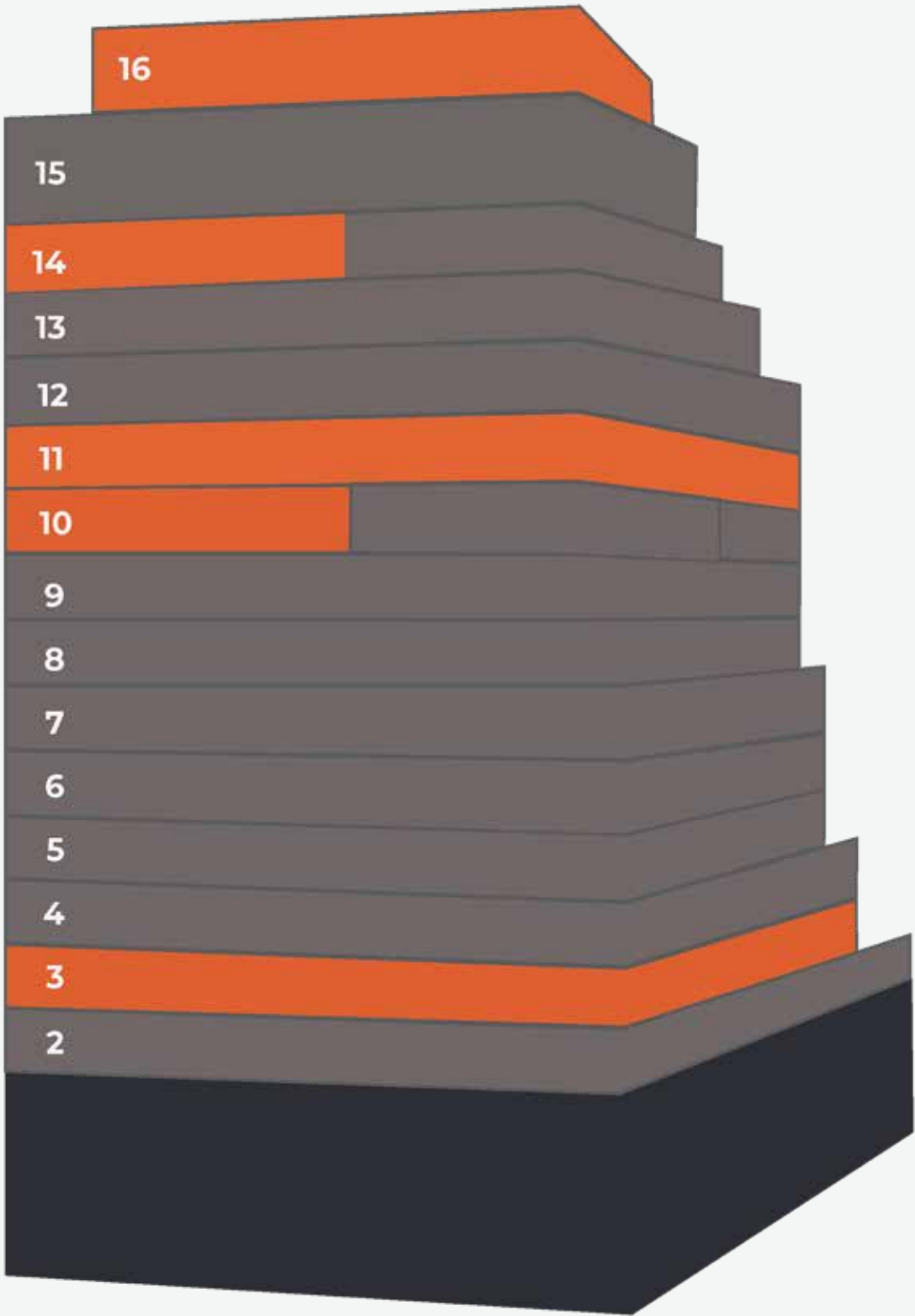
NINE ZERO NINE

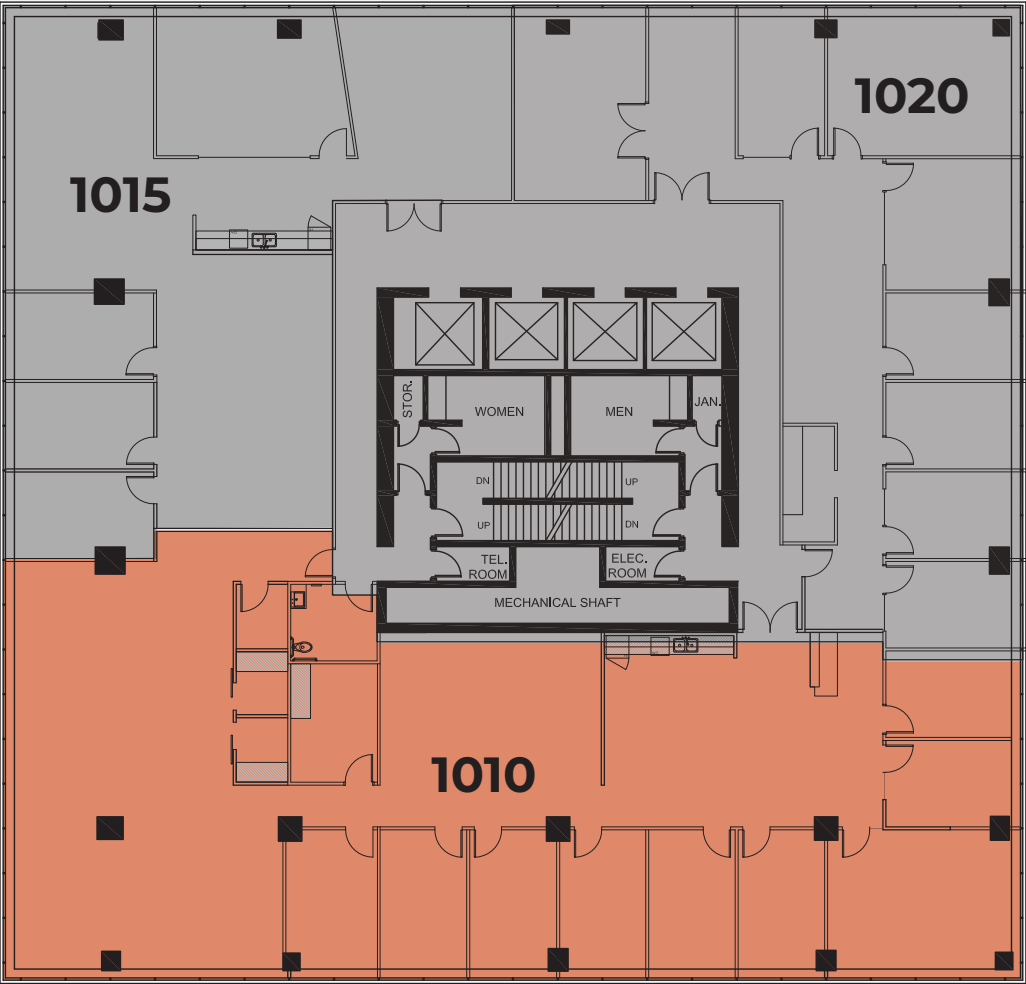
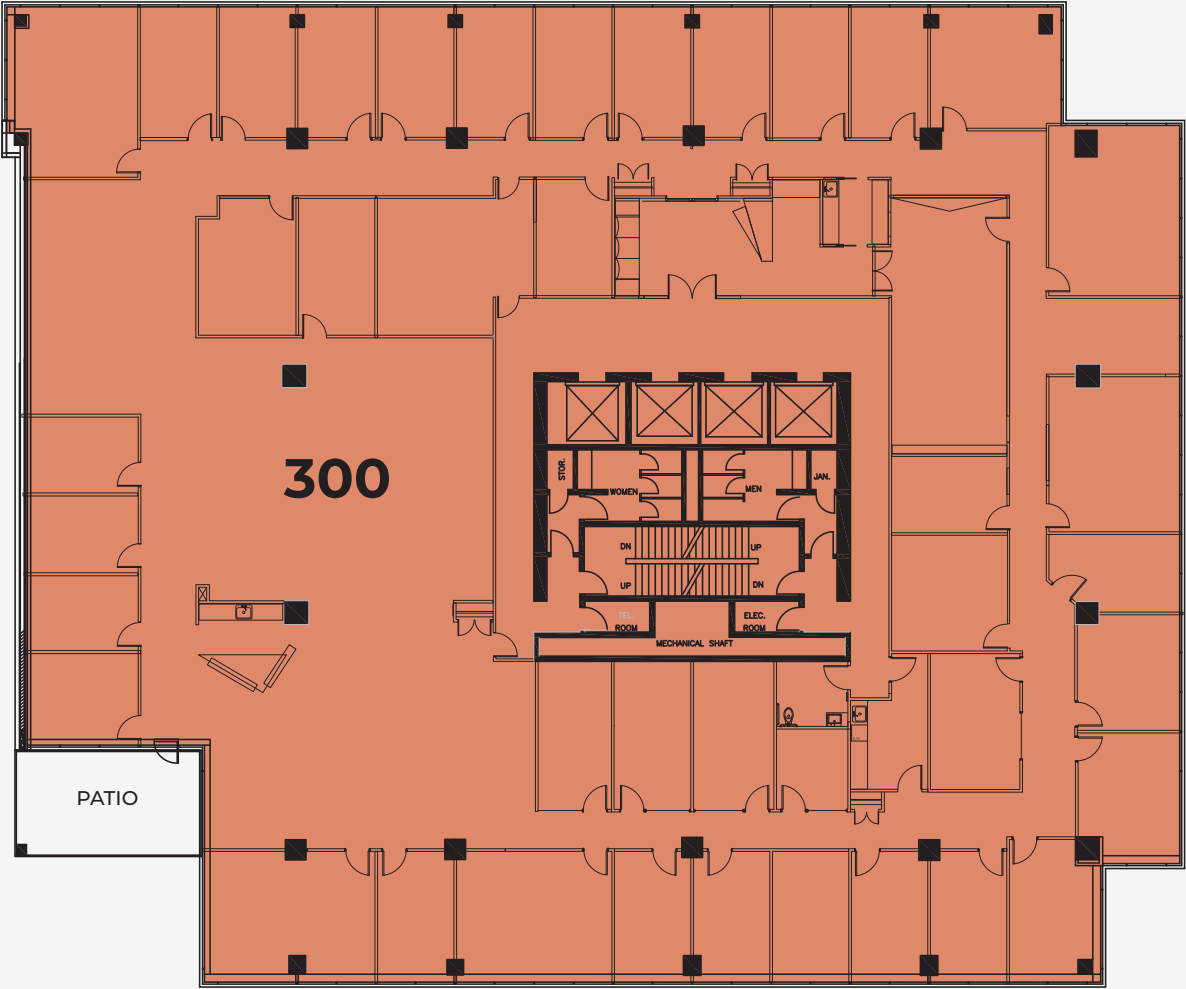
Property Overview

909 NINE ZERO NINE

Address	909 11 th Ave SW, Calgary, AB, CANADA	
Year Built	1982	
Site Area	205,000 SF	
Typical Floor	12,000 SF	
Parking Ratio	1:1,400 SF Surface @ \$150/stall/month Underground reserved @ \$225/stall/month	
Available Areas	Suite 300	17,300 SF (Outdoor Patio)
	Suite 1010	6,630 SF
	Suite 1100	12,250 SF
	Suite 1420	5,800 SF
	Suite 1600	10,500 SF (Outdoor Patio)
	Total	52,500 SF
Base Rent	Market	
Additional Rent	\$18.75 PSF (est. 2024)	
Available	Immediately	
Term	Negotiable	

- Leased
- Space Available
- Lobby/Amenity





3rd Floor

Suite 300 – 17,300 SF - As Is



10th Floor

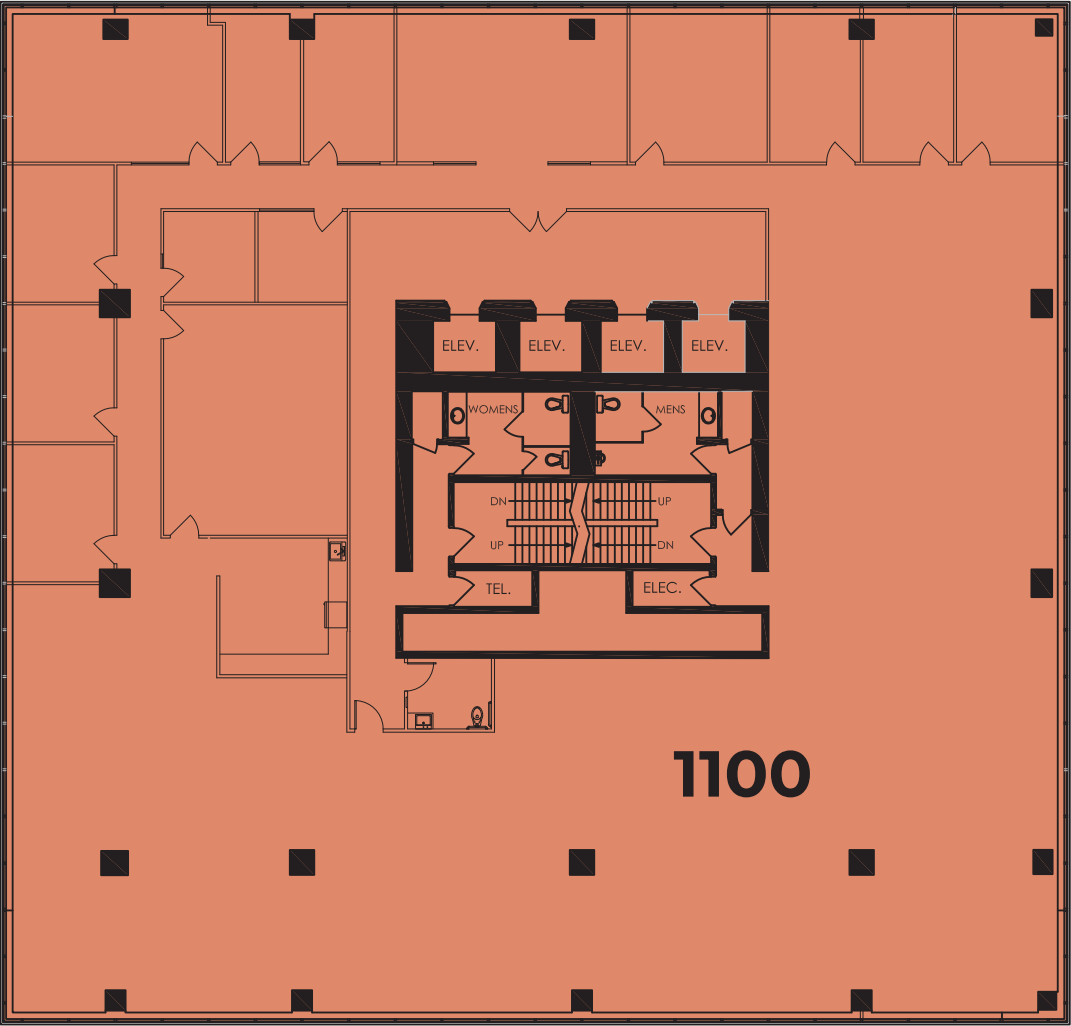
Suite 1010 – 6,630 SF - Turnkey available 2024



Space Available

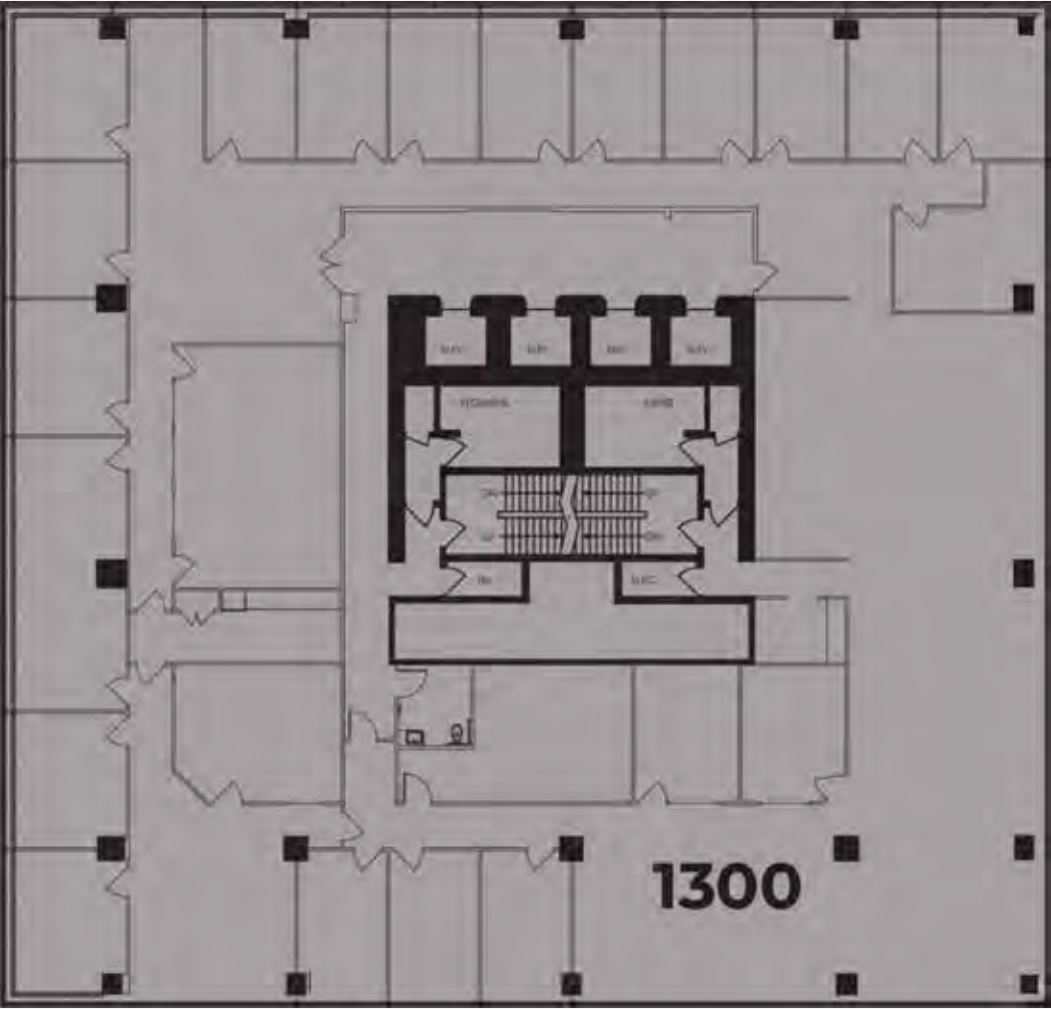
Space Available Leased

*All suite sizes are approximate



11th Floor
Suite 1100 – 12,250 SF - As Is

■ Space Available

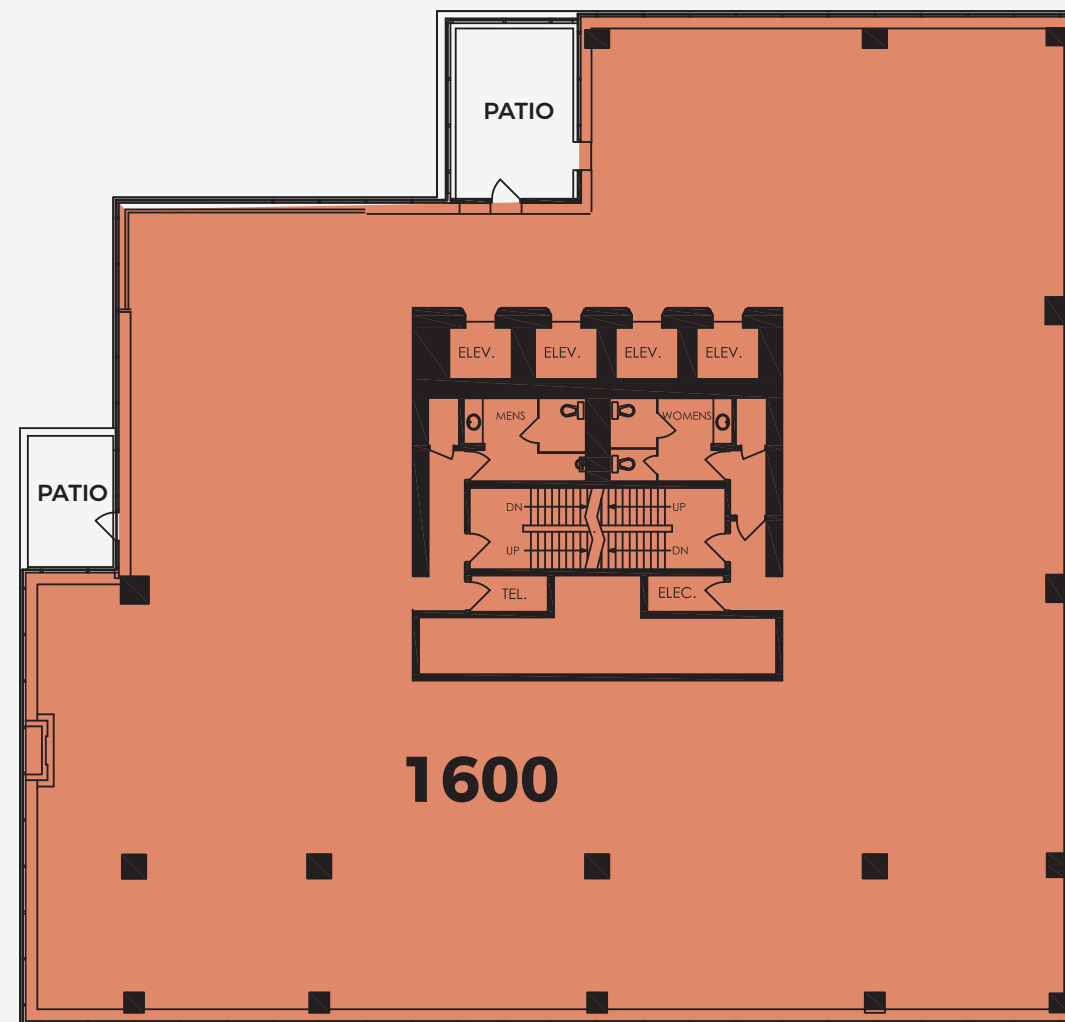
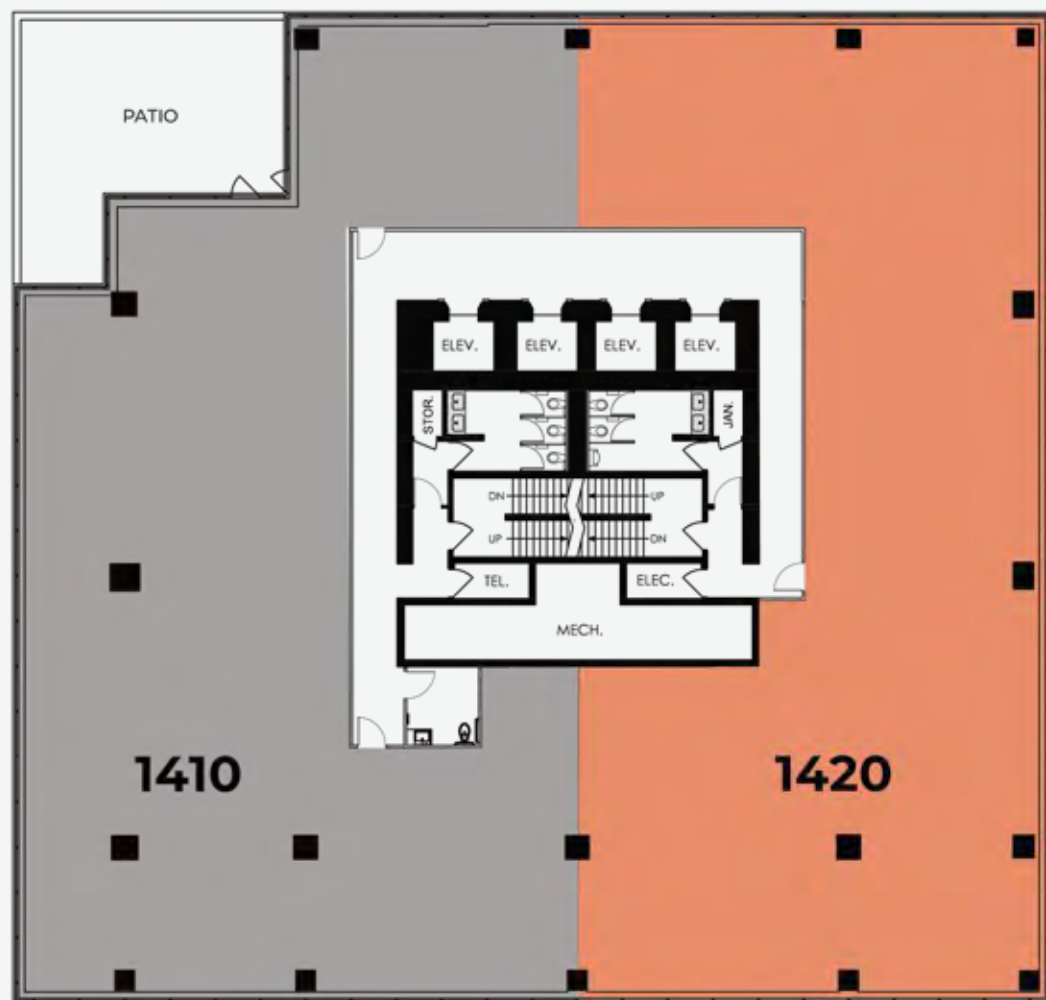


13th Floor
Suite 1300 – LEASED

■ Leased



*All suite sizes are approximate



14th Floor

Suite 1410 – LEASED
Suite 1420 – 5,800 SF - Turnkey Available 2024

Space Available Leased



16th Floor

Suite 1600 – 10,500 SF – Turnkey Available 2024

Space Available



*All suite sizes are approximate

919

NINE ONE NINE



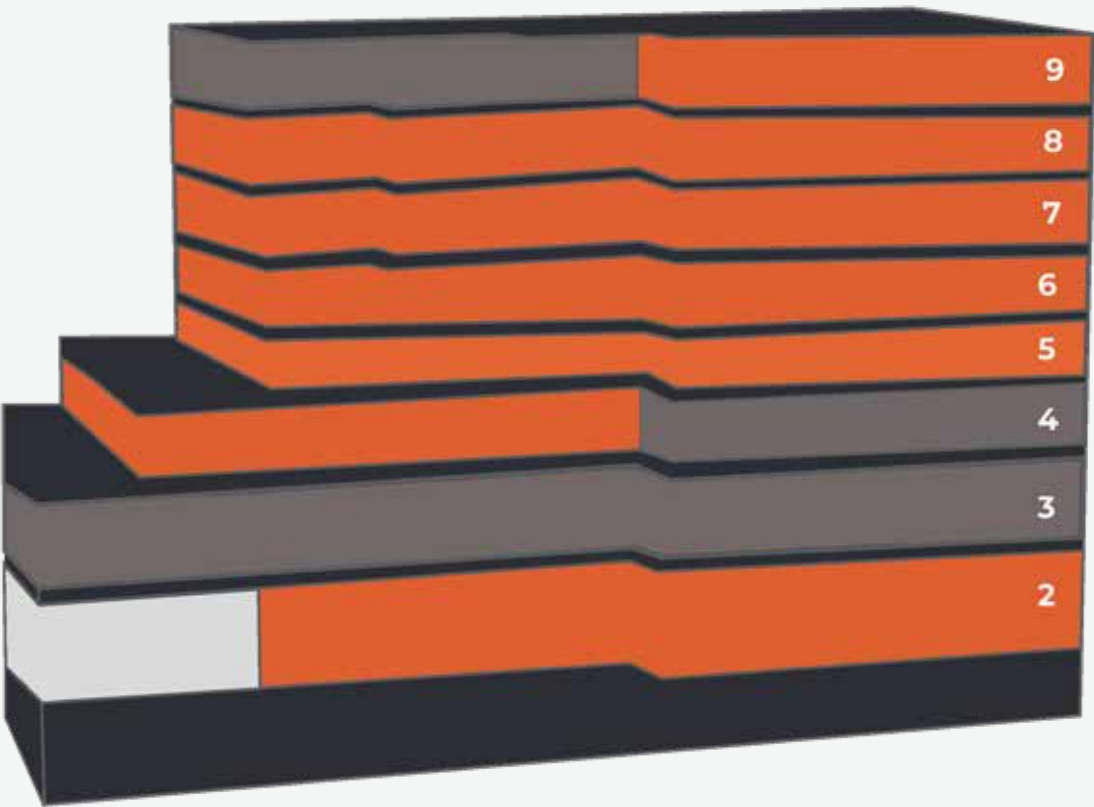
NINE ONE NINE

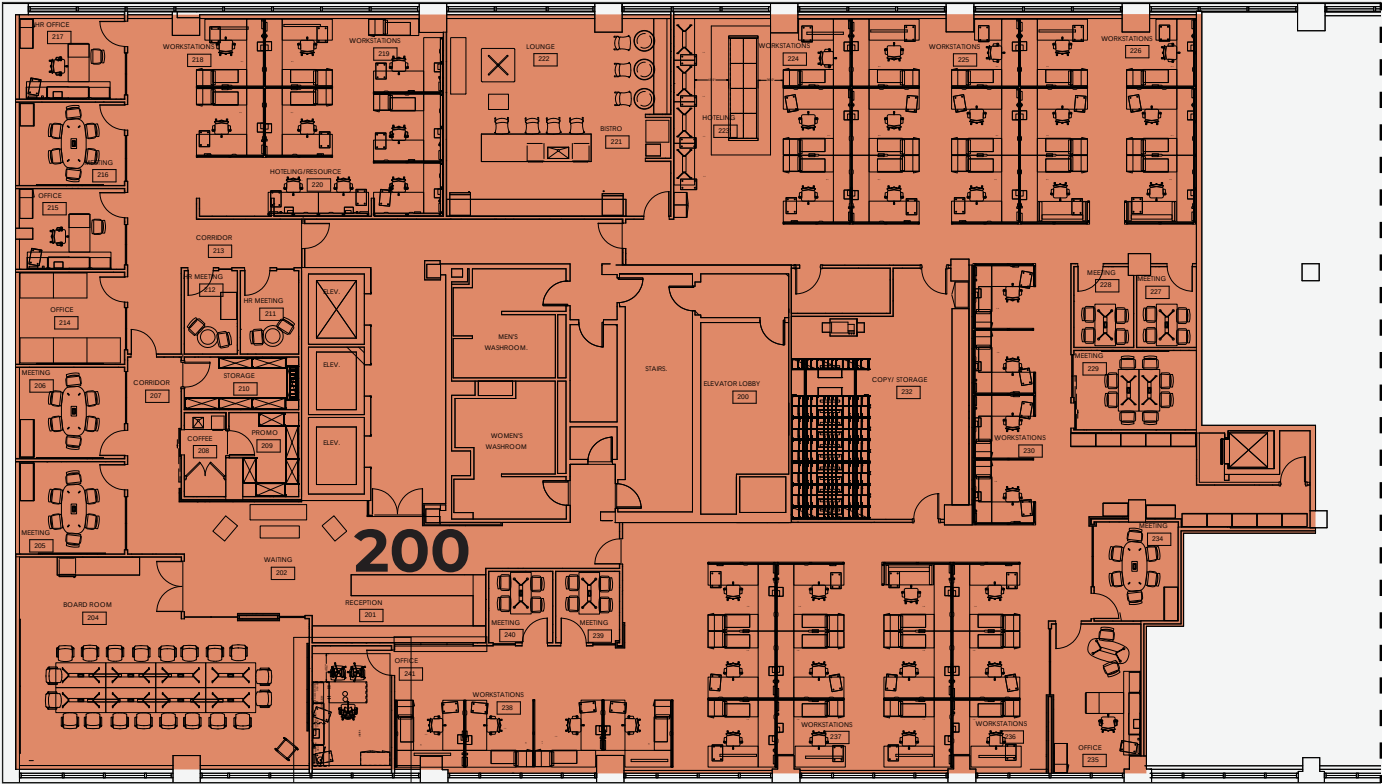
Property Overview

919 NINE ONE NINE

Address	919 11 th Ave SW, Calgary, AB, CANADA	
Year Built	1988	
Site Area	126,000 SF	
Typical Floor	15,000 SF	
Parking Ratio	1:1,400 SF Surface @ \$150/stall/month Underground reserved @ \$225/stall/month	
Available Area	Suite 200	13,250 SF
	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 800	14,800 SF
	Suite 920	7,550 SF Virtual Tour
	Total	92,700 SF
Base Rent	Market	
Additional Rent	\$18.75 PSF (est. 2024)	
Available	Immediately	
Term	Negotiable	

- Leased
- Space Available
- Lobby/Amenity
- Tenant Lounge & Conference Centre





2nd Floor
Suite 200 – 13,250 SF - As Is, Furnished



■ Space Available

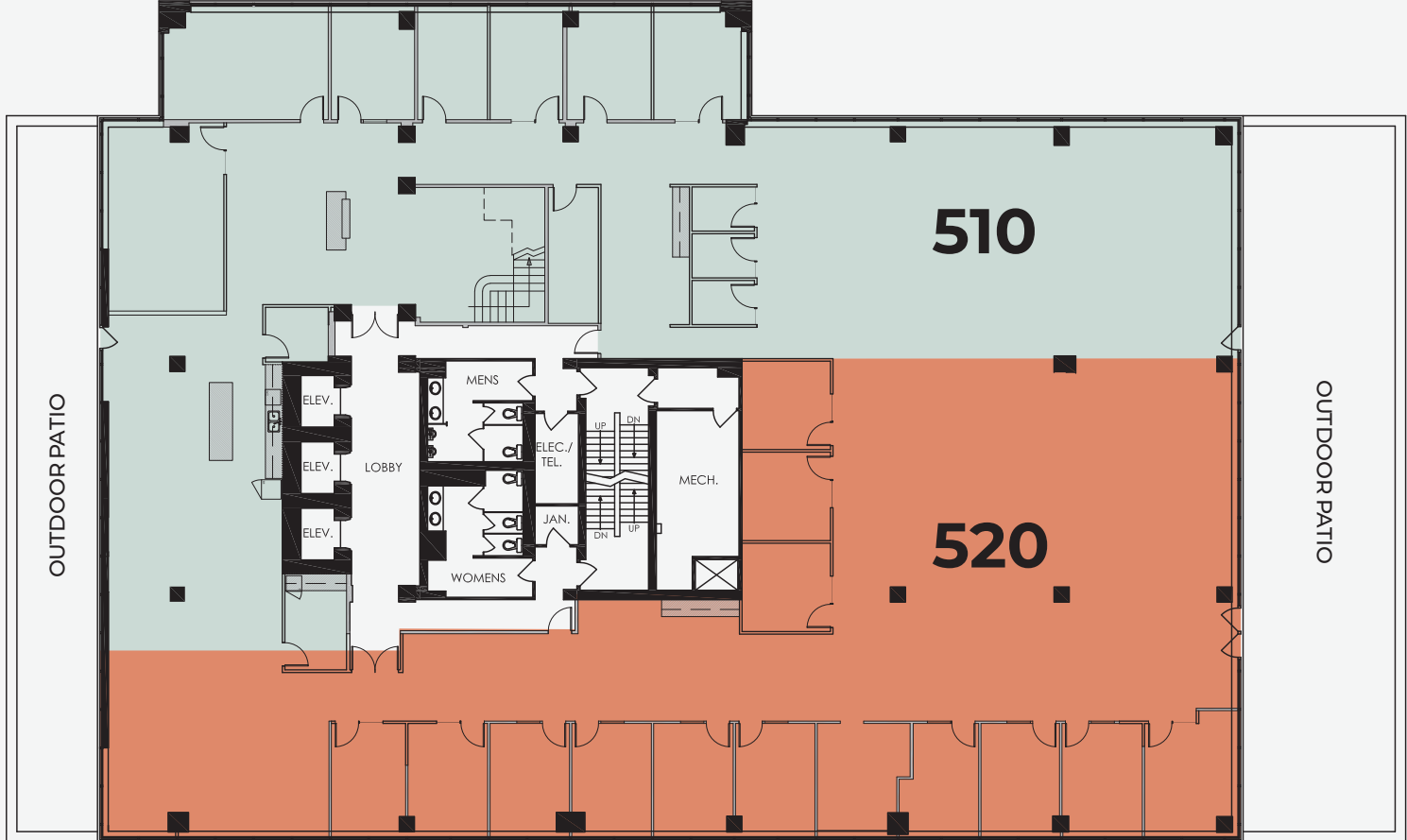
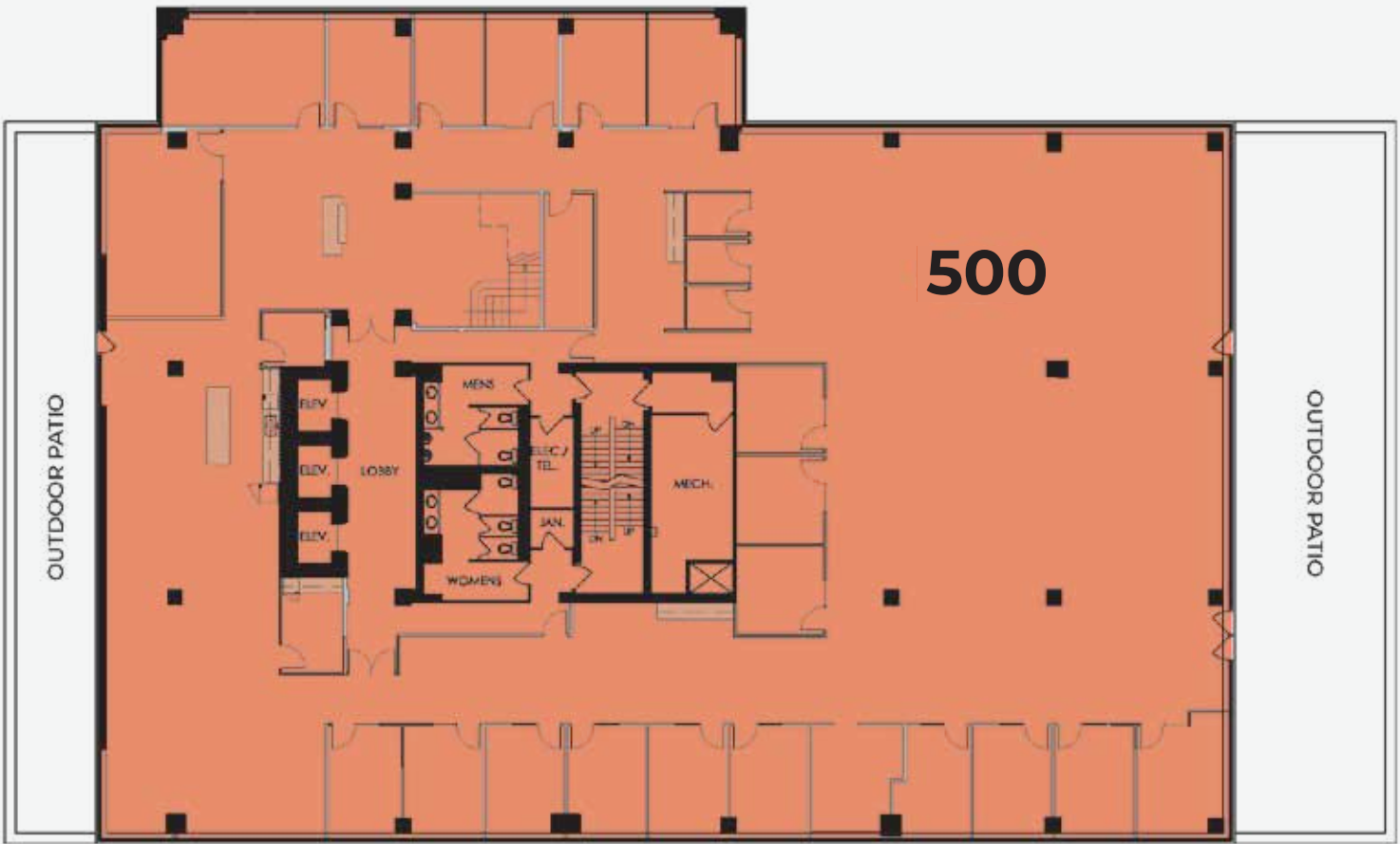


4th Floor
Suite 420 – 11,650 SF - As Is, Furnished



■ Space Available ■ Leased

*All suite sizes are approximate



5th Floor Option A: Single Tenant

Suite 500 – 15,300 SF – Showsuite

[Virtual Tour](#)

Space Available



5th Floor Option B: Multi Tenant

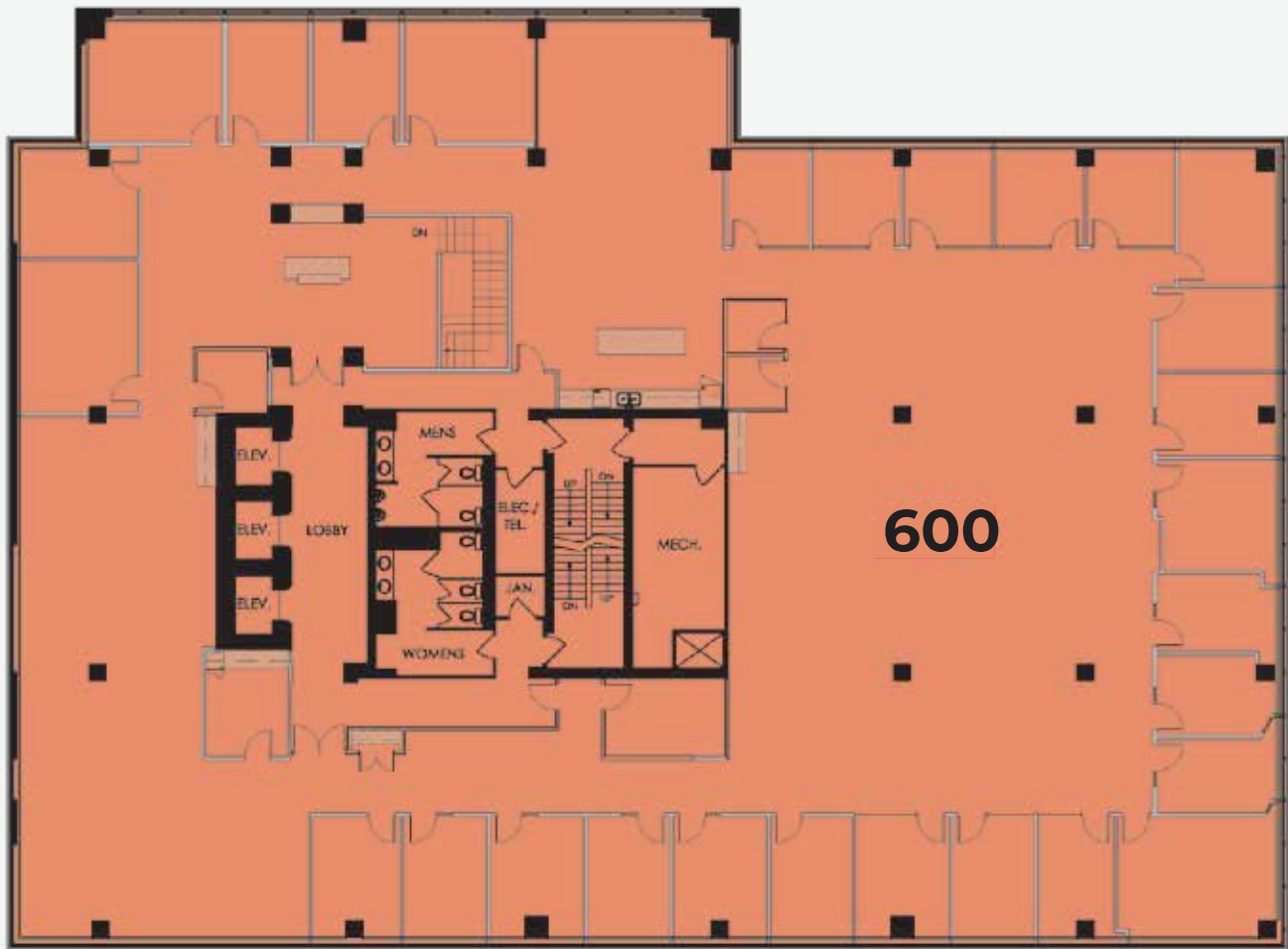
Suite 510 – 8,000 SF – Showsuite

Suite 520 – 7,300 SF – Turnkey available 2024

Space Available



*All suite sizes are approximate



6th Floor Option A: Single Tenant

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



■ Space Available



6th Floor Option B: Multi Tenant

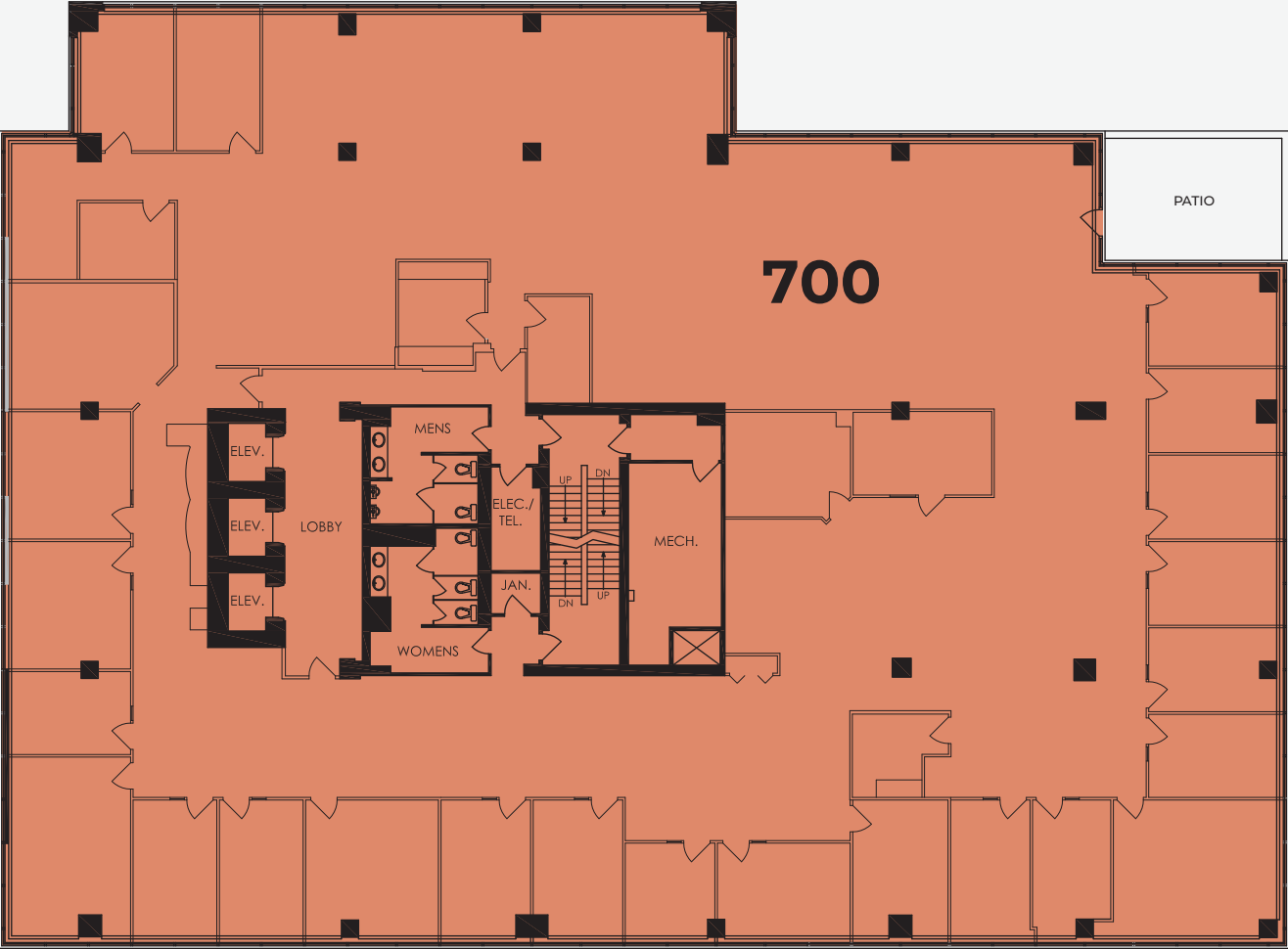
Suite 610 – 7,000 SF – Proposed layout – Turnkey available 2024

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



■ Space Available

*All suite sizes are approximate



7th Floor
Suite 700 – 14,800 SF - Turnkey Available 2024



■ Space Available



8th Floor
Suite 800 – 14,800 SF - Turnkey Available 2024



■ Space Available

*All suite sizes are approximate



9th Floor Option B: Multi Tenant

Suite 910 - LEASED

Suite 920 - 7,550 SF - Showsuite - As Is - Turnkey available 2024

[Virtual Tour](#)

■ Space Available ■ Leased



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