

919

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



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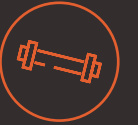


Completed New Building Podiums

Property Highlights



Fitness Facility



Conference Facility



Ample Restaurants Nearby



Walking Score



Underground Parking



Transit Stops Close By



Popular Central Location



24/7 Security



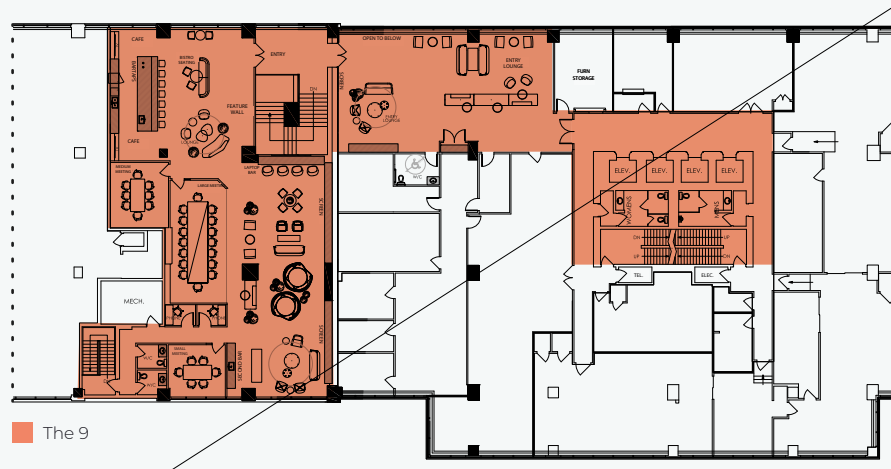
ATCO

Amenities

- Expanded Lobby and Reception Area
- The 9 Tenant Hub and Conference Centre
- 24/7 Security Desk
- Fitness Centre
- Cafe
- Patios



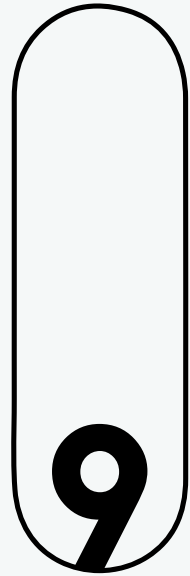
Tenant Lounge & Conference Centre



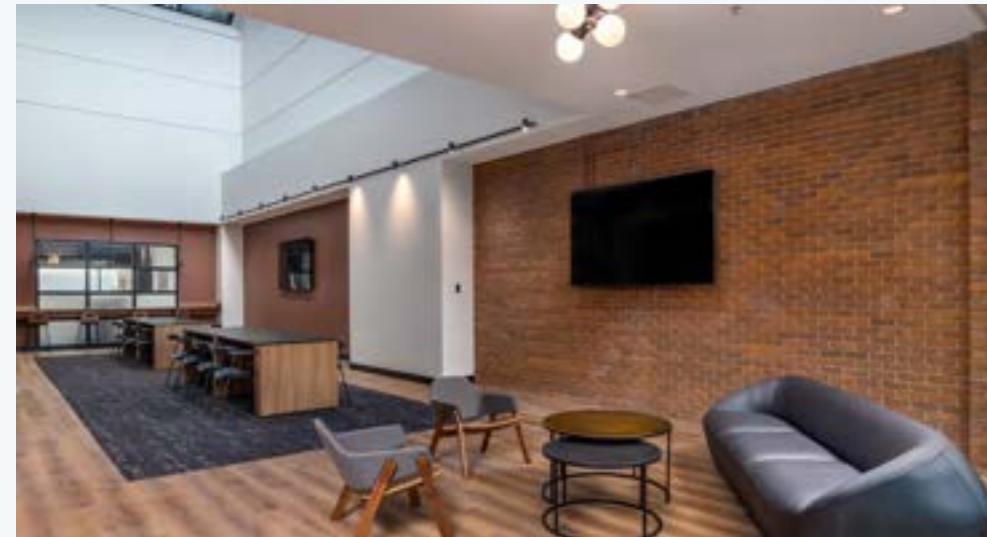
The 9

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 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

94

Walker's Paradise

80

Excellent Transit

94

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



Bus Routes

A Bus# 6 & 90

B Bus# 2,7 & 13

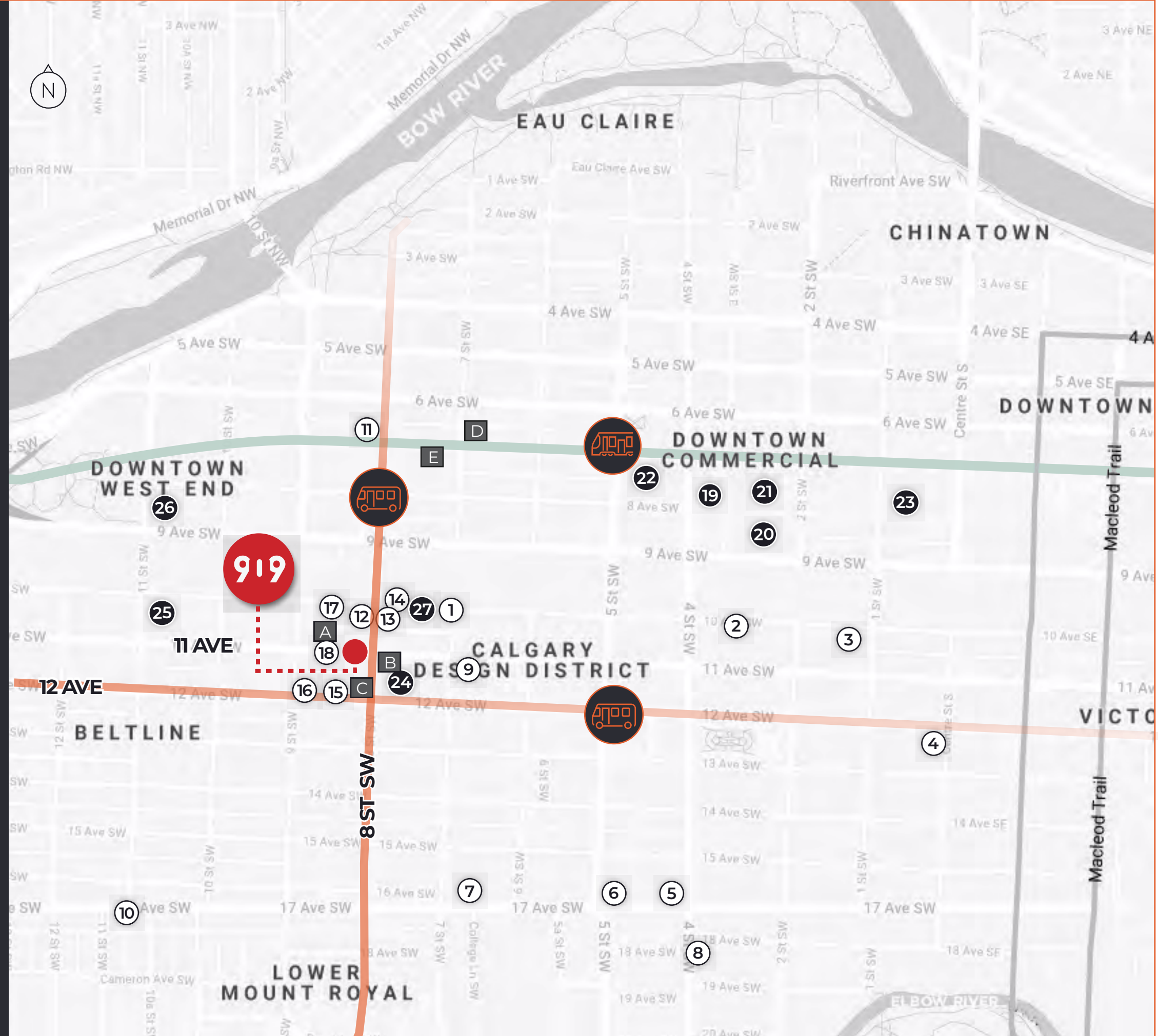
C Bus# 2, & 13



LRT Line

D LRT# 7th Street Station

E LRT# 8th Street Station



909

NINE ZERO NINE



NINE ZERO NINE

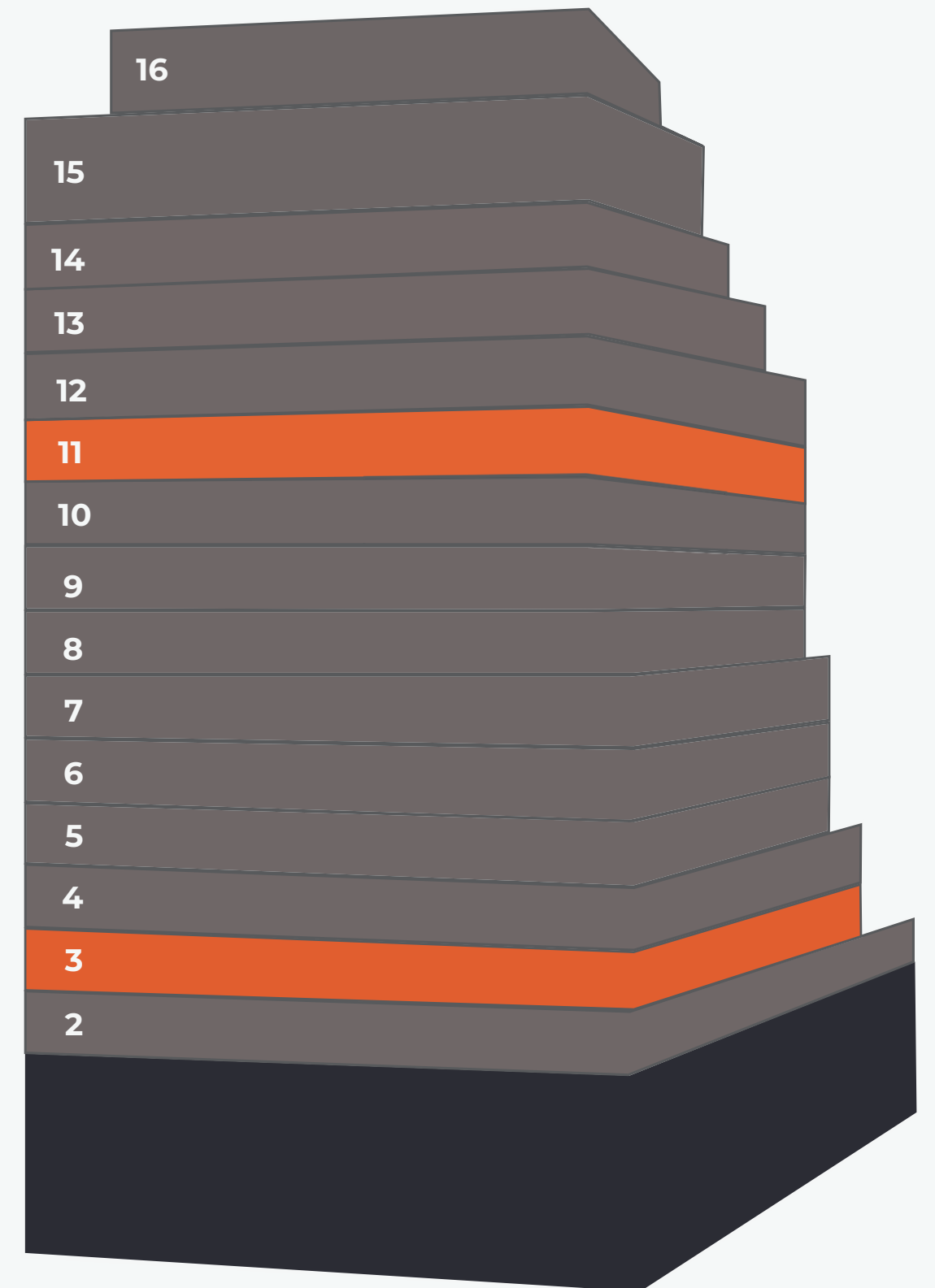
Property Overview

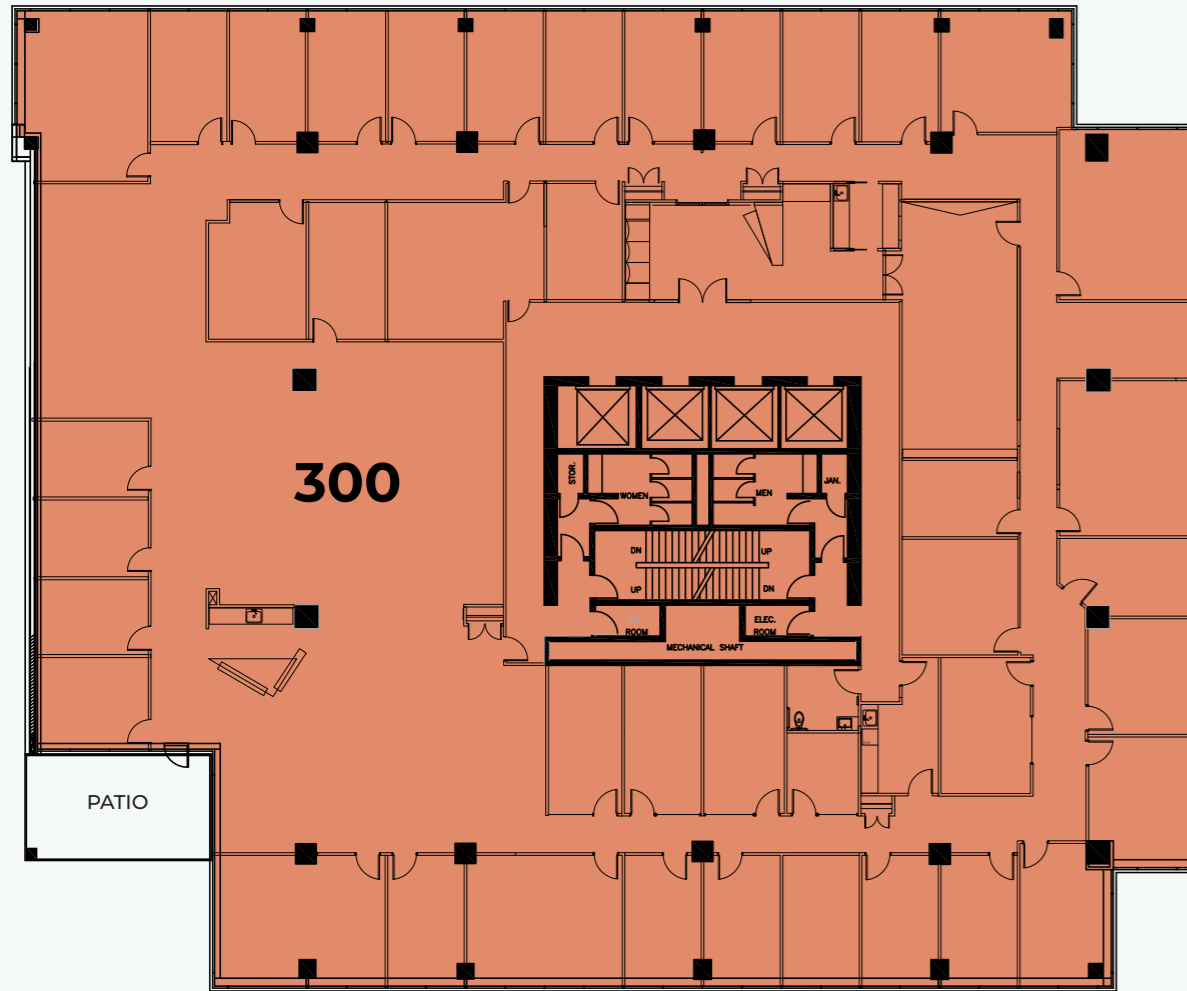
909

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	1:1,200 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	
Term	Negotiable	

- Leased
- Space Available
- Lobby/Amenity

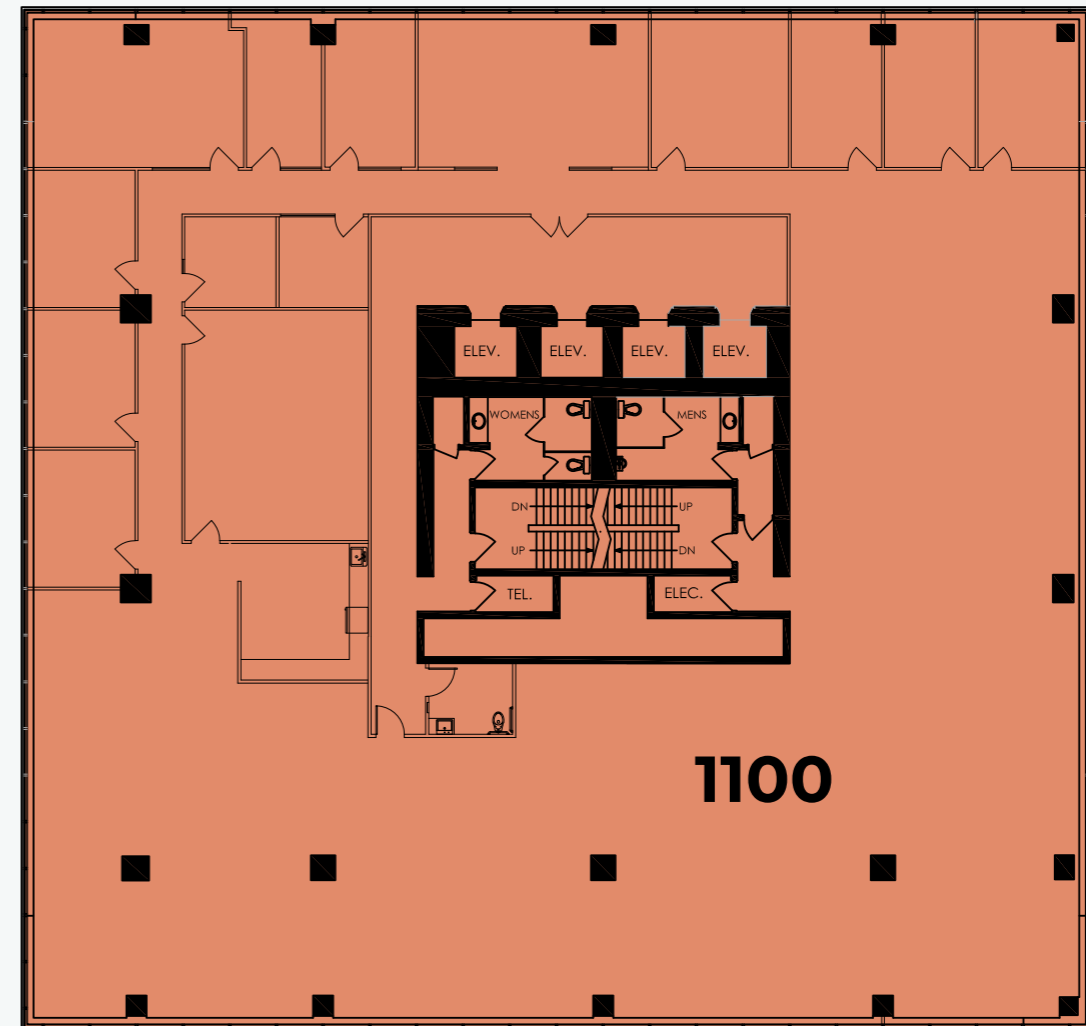




3rd Floor
Suite 300 – 17,300 SF - As Is



■ Space Available



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



■ Space Available

*All suite sizes are approximate

919

NINE ONE NINE



NINE ONE NINE

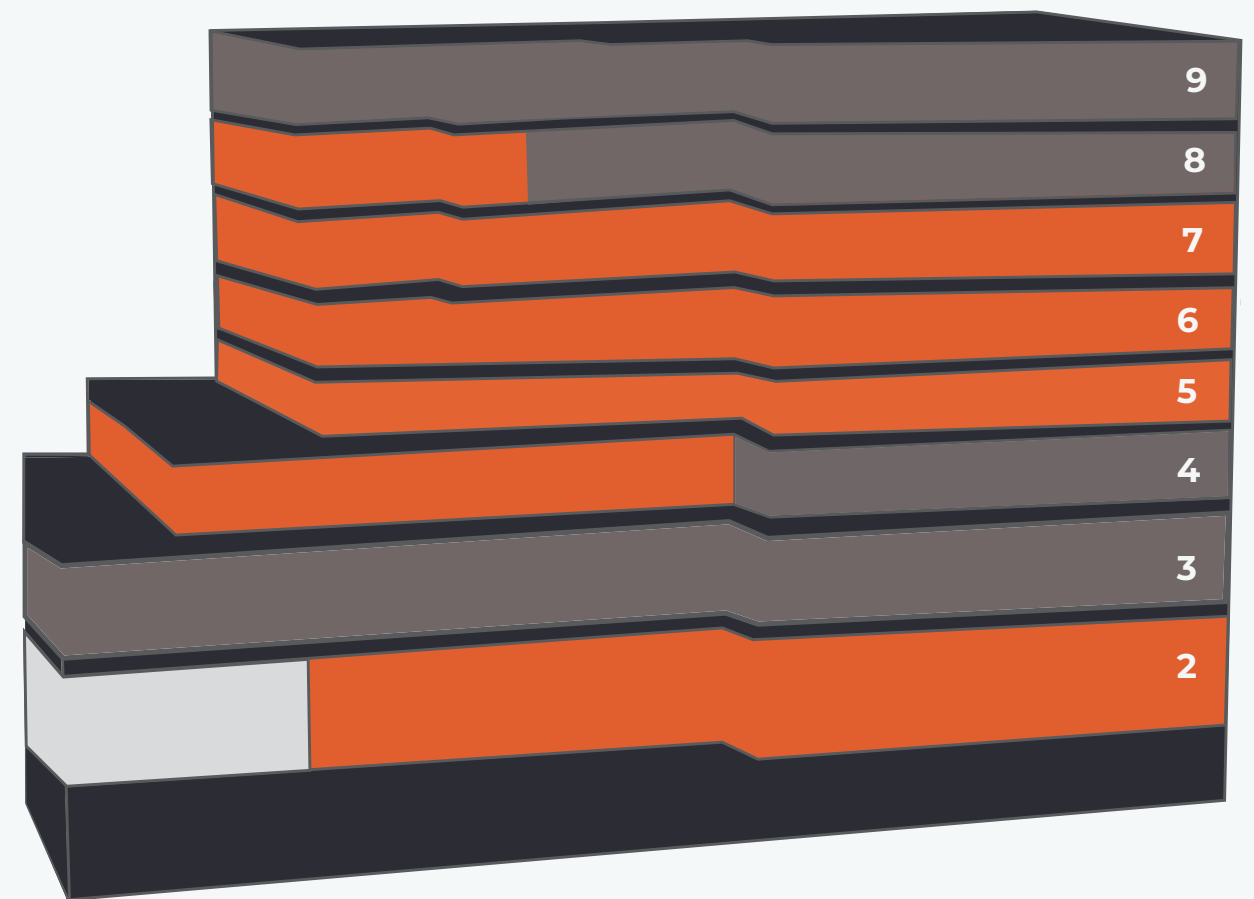
Property Overview

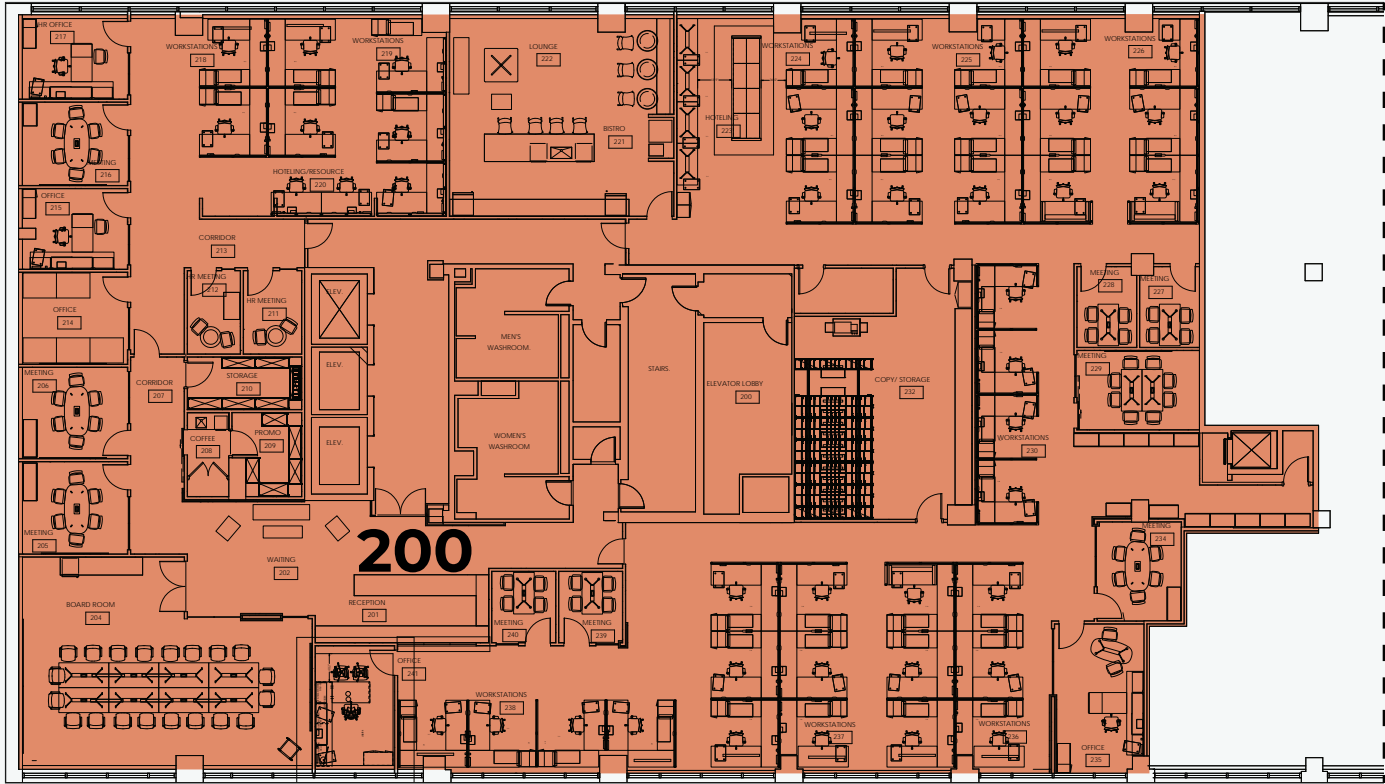
919

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	1:1,200 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 820	5,500 SF
	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

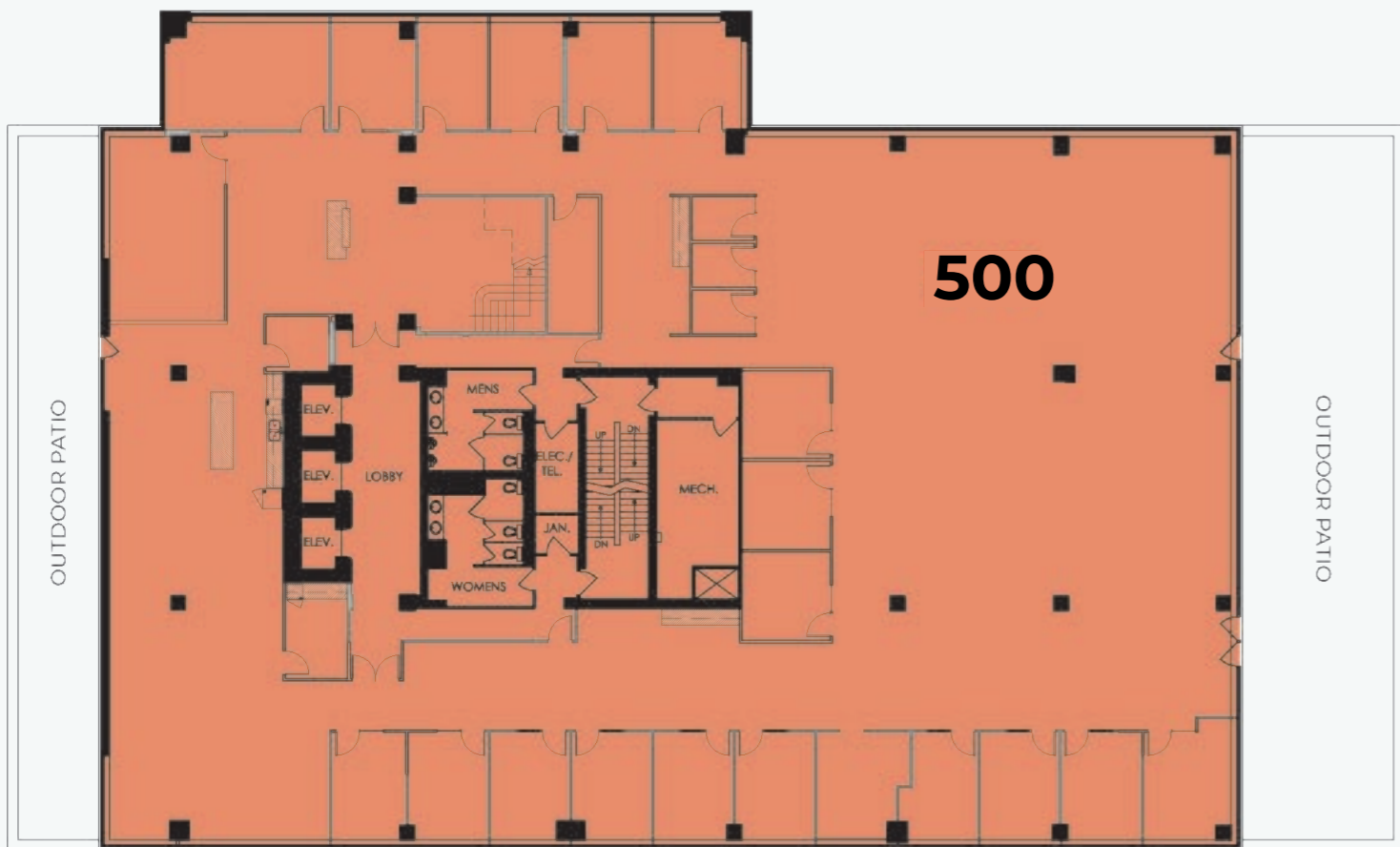


4th Floor
Suite 420 – 11,650 SF - As Is, Furnished



■ Space Available ■ Leased

*All suite sizes are approximate



5th Floor Option A: Single Tenant

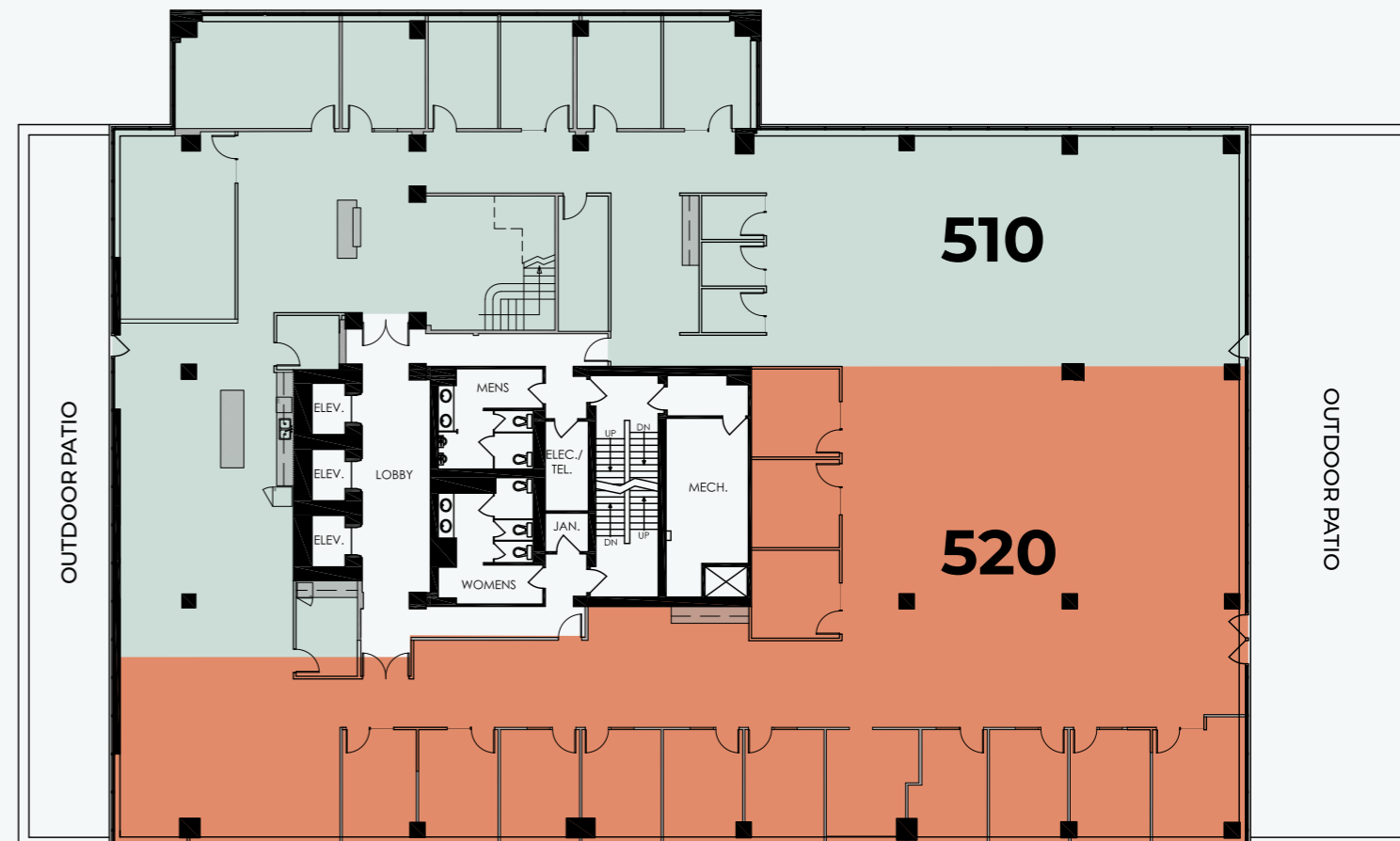
Suite 500 – 15,300 SF – Showsuite



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

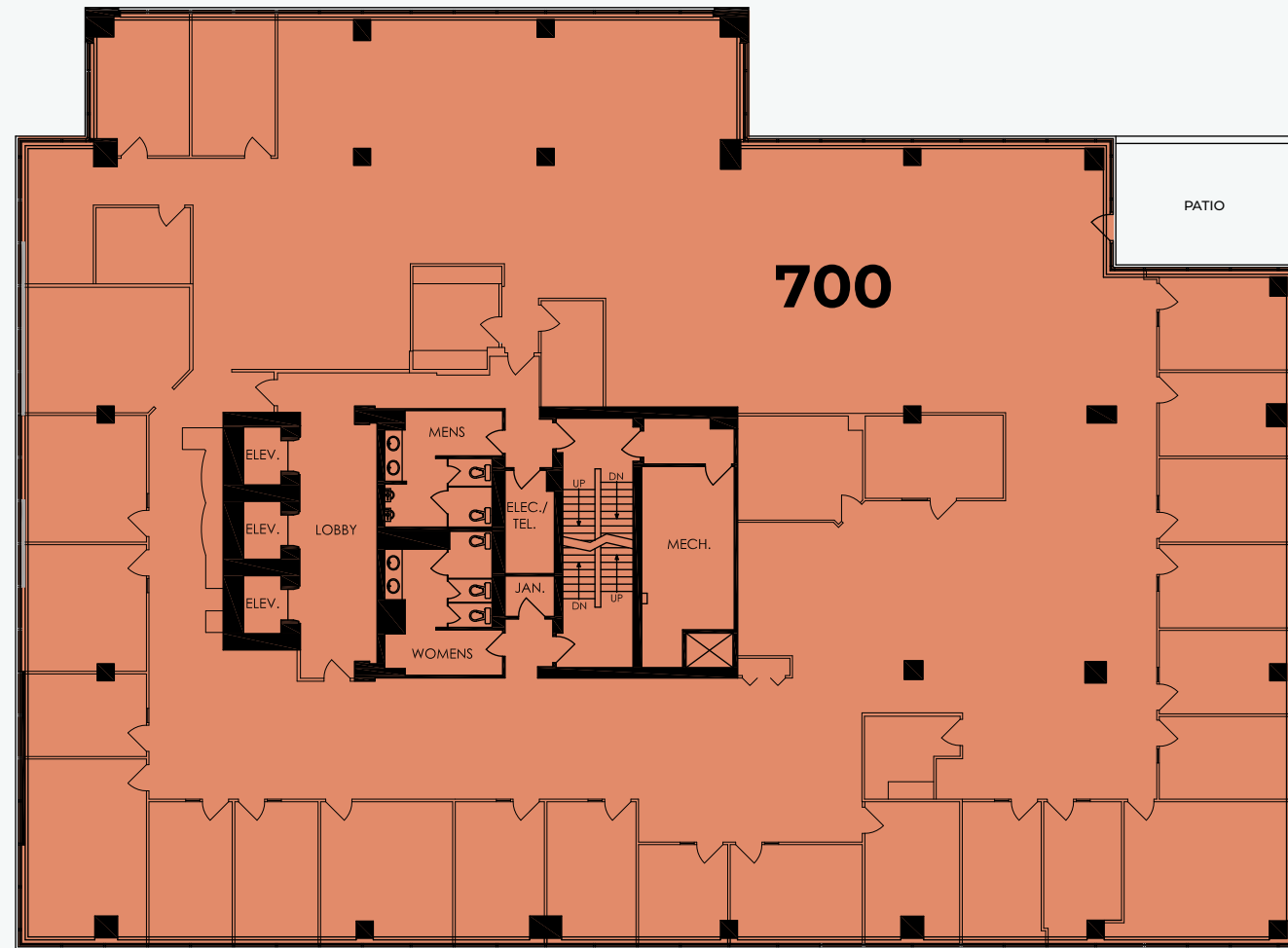


6th Floor Option B: Multi Tenant

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



■ Space Available



7th Floor

Suite 700 – 14,800 SF - Turnkey Available 2024



■ Space Available



8th Floor

Suite 820 – 5,500 SF - Turnkey Available 2024



■ Space Available ■ Leased

919

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