

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



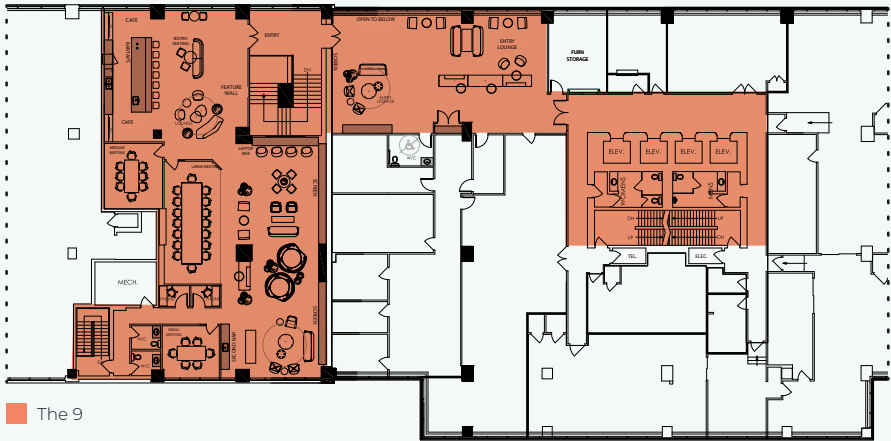
Fitness Centre



Cafe



Patios



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



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

94

Walker's
Paradise

80

Excellent
Transit

94

Biker's
Paradise



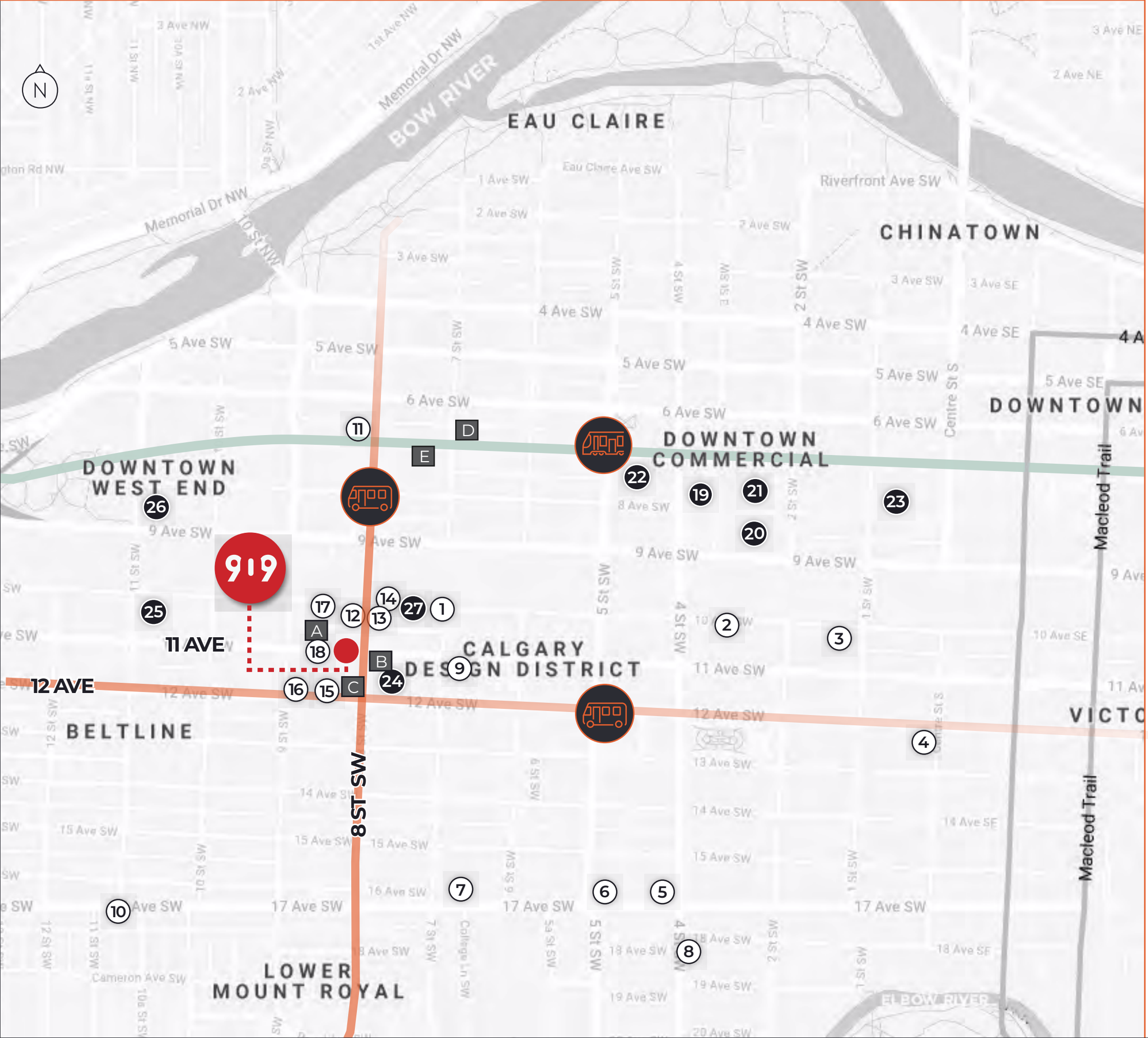
Bus Routes

- 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



909

NINE ZERO NINE



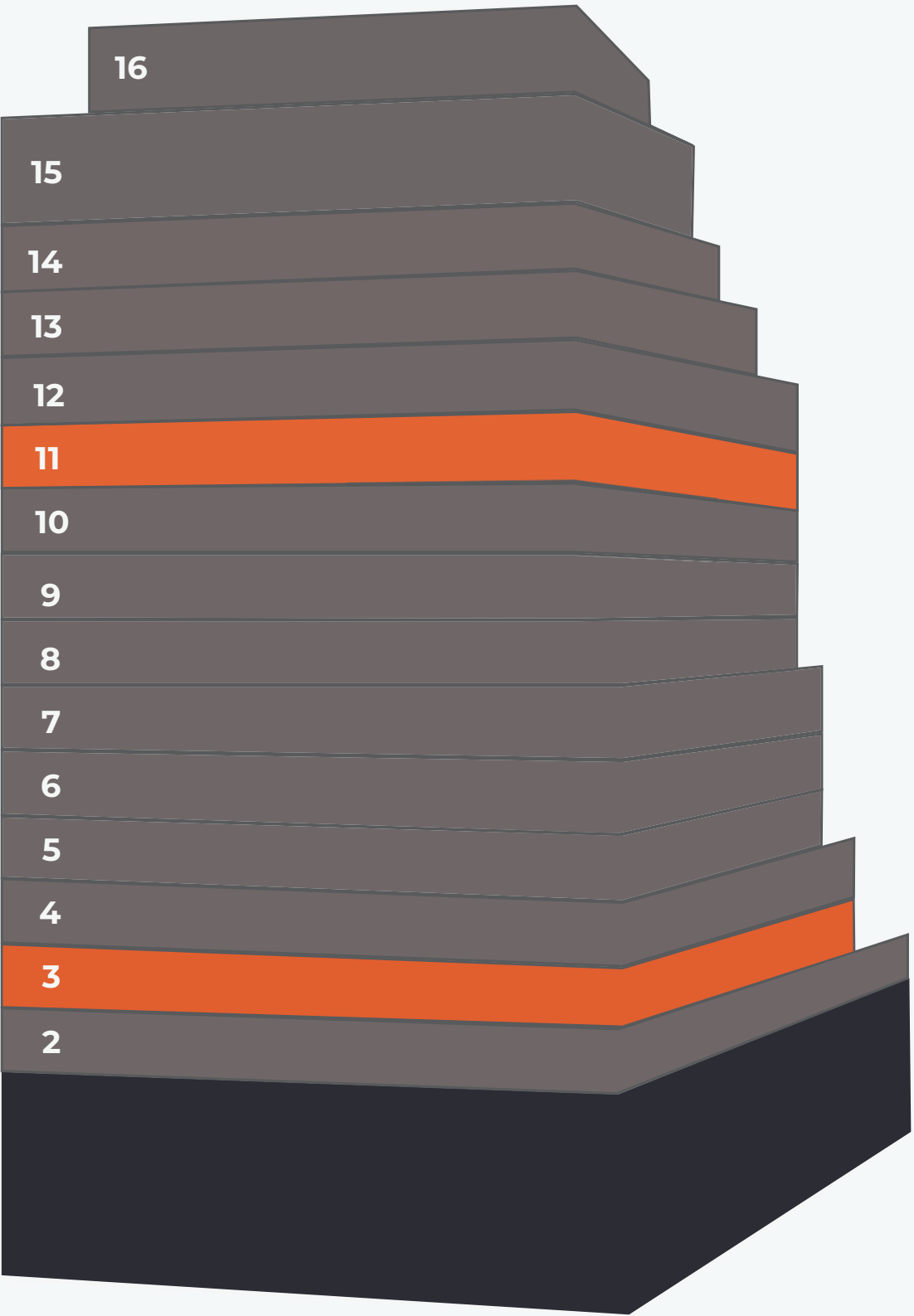
NINE ZERO NINE

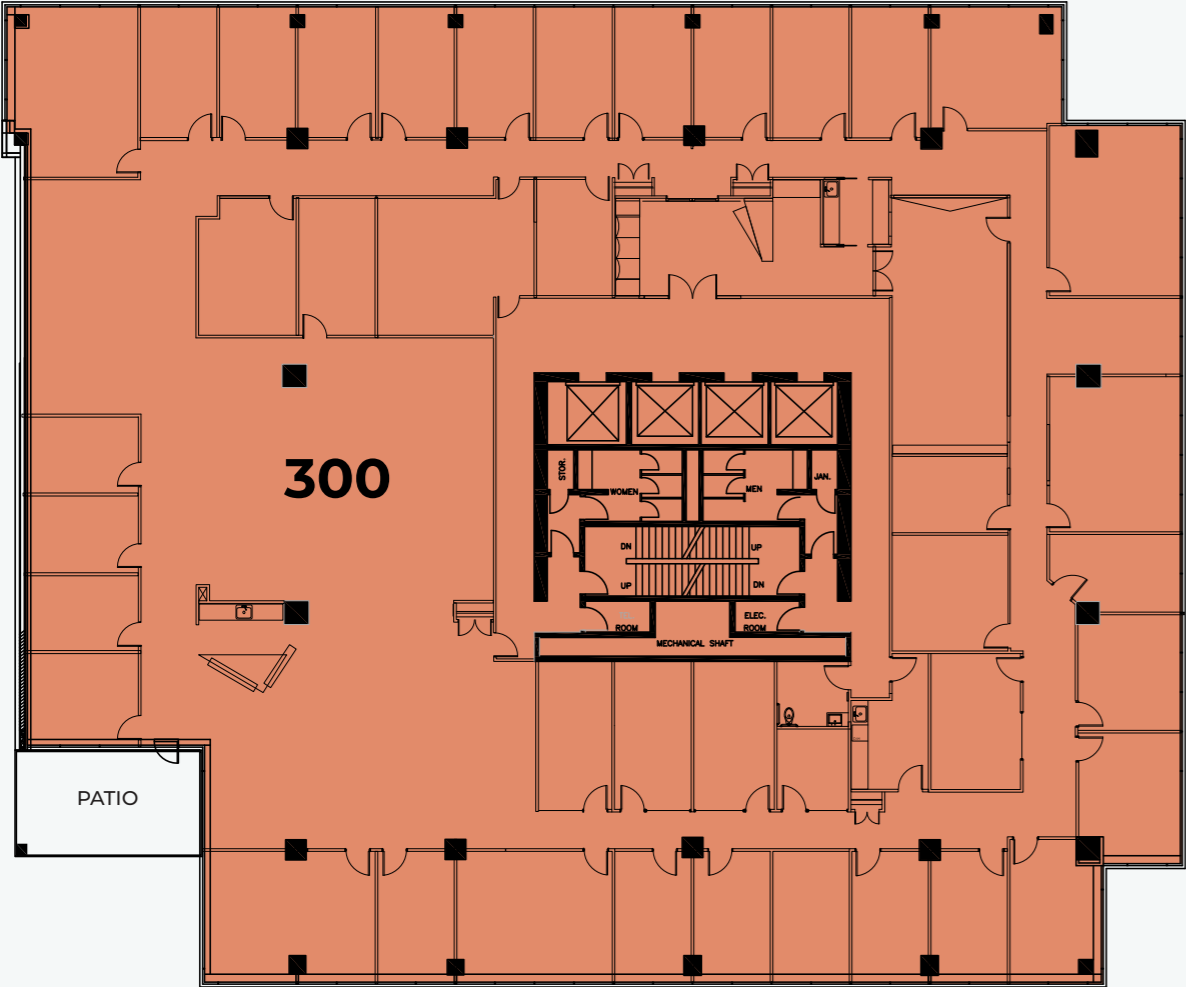
Property Overview

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



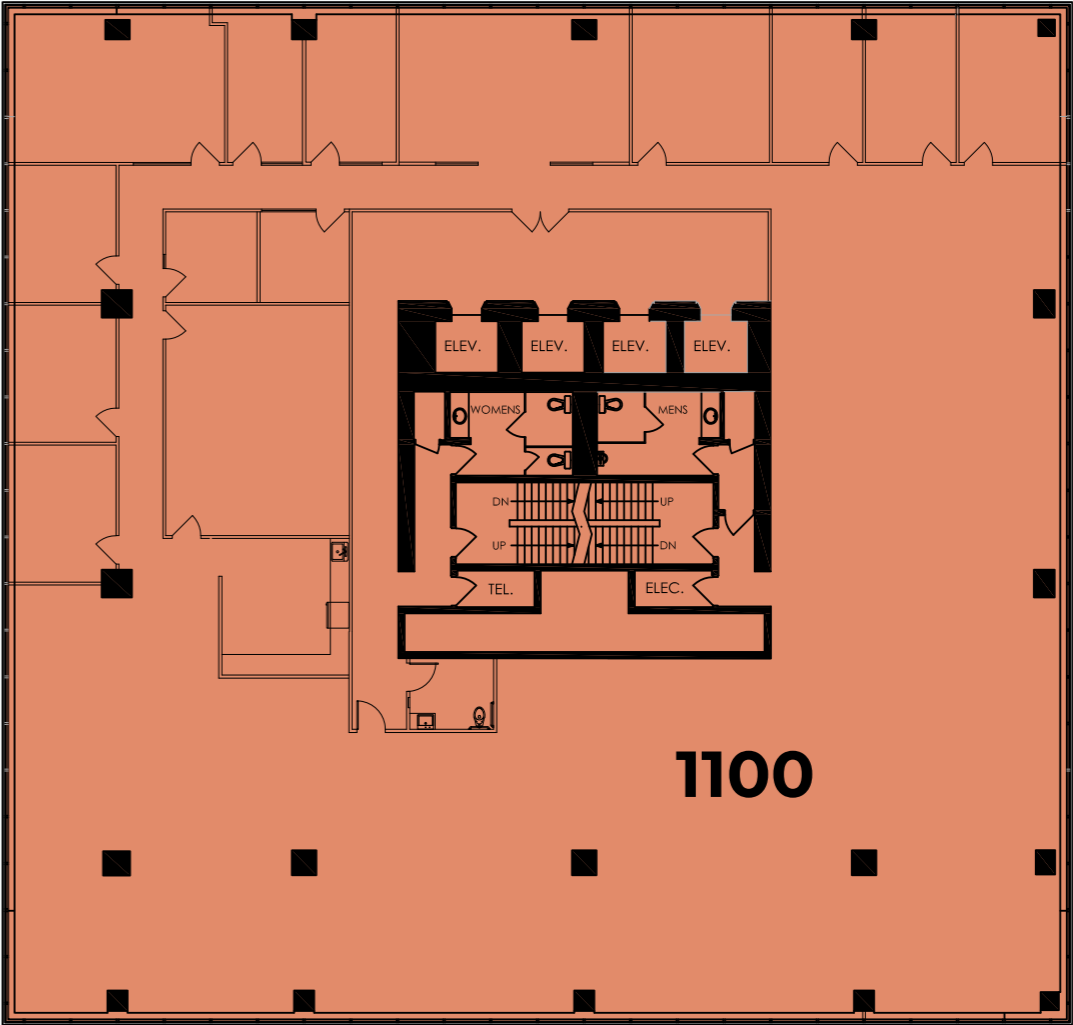


3rd Floor

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



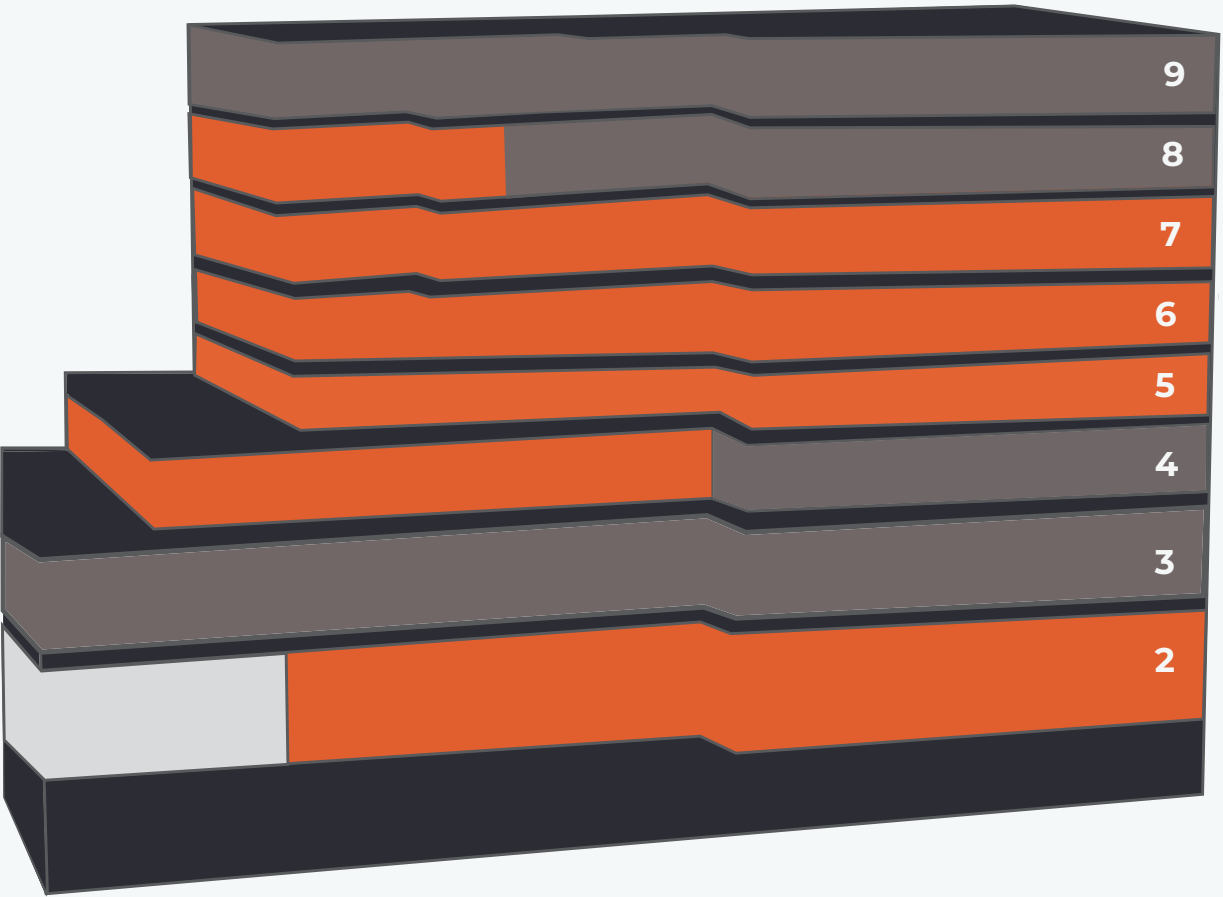
NINE ONE NINE

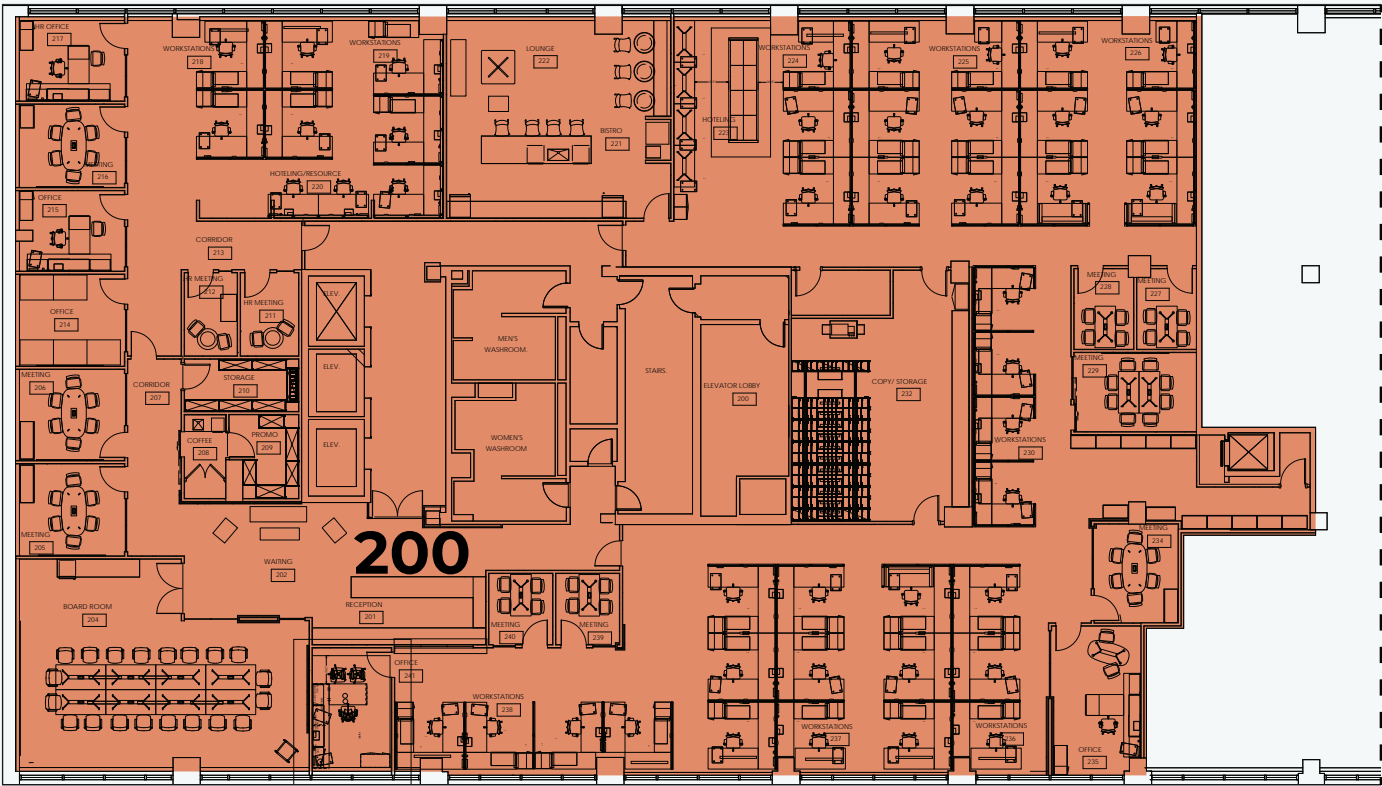
Property Overview

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

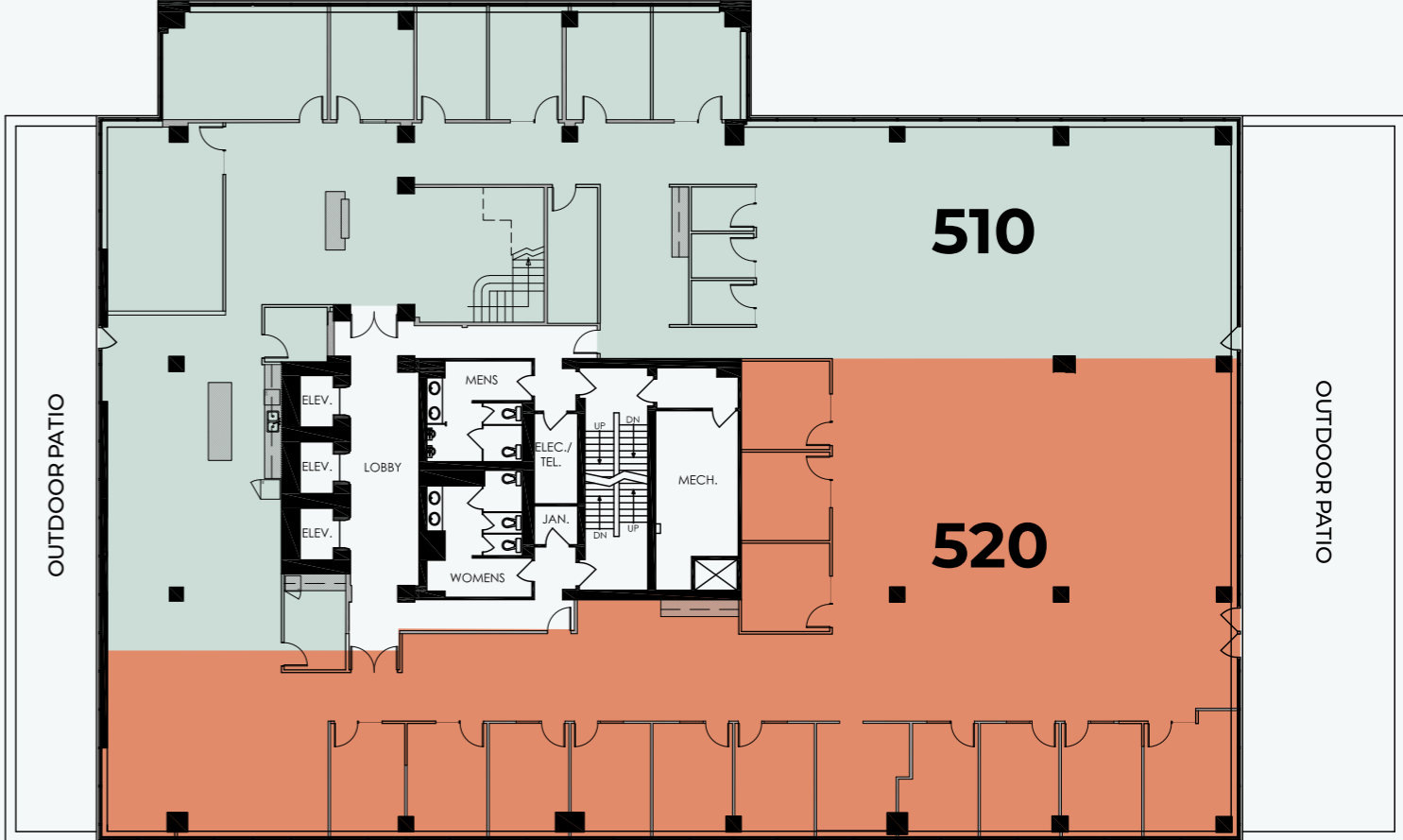


4th Floor
Suite 420 – 11,650 SF - As Is, Furnished

Space Available Leased



*All suite sizes are approximate



5th Floor Option A: Single Tenant

Suite 500 – 15,300 SF – Showsuite

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



6th Floor Option A: Single Tenant

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



■ Space Available



6th Floor Option B: Multi Tenant

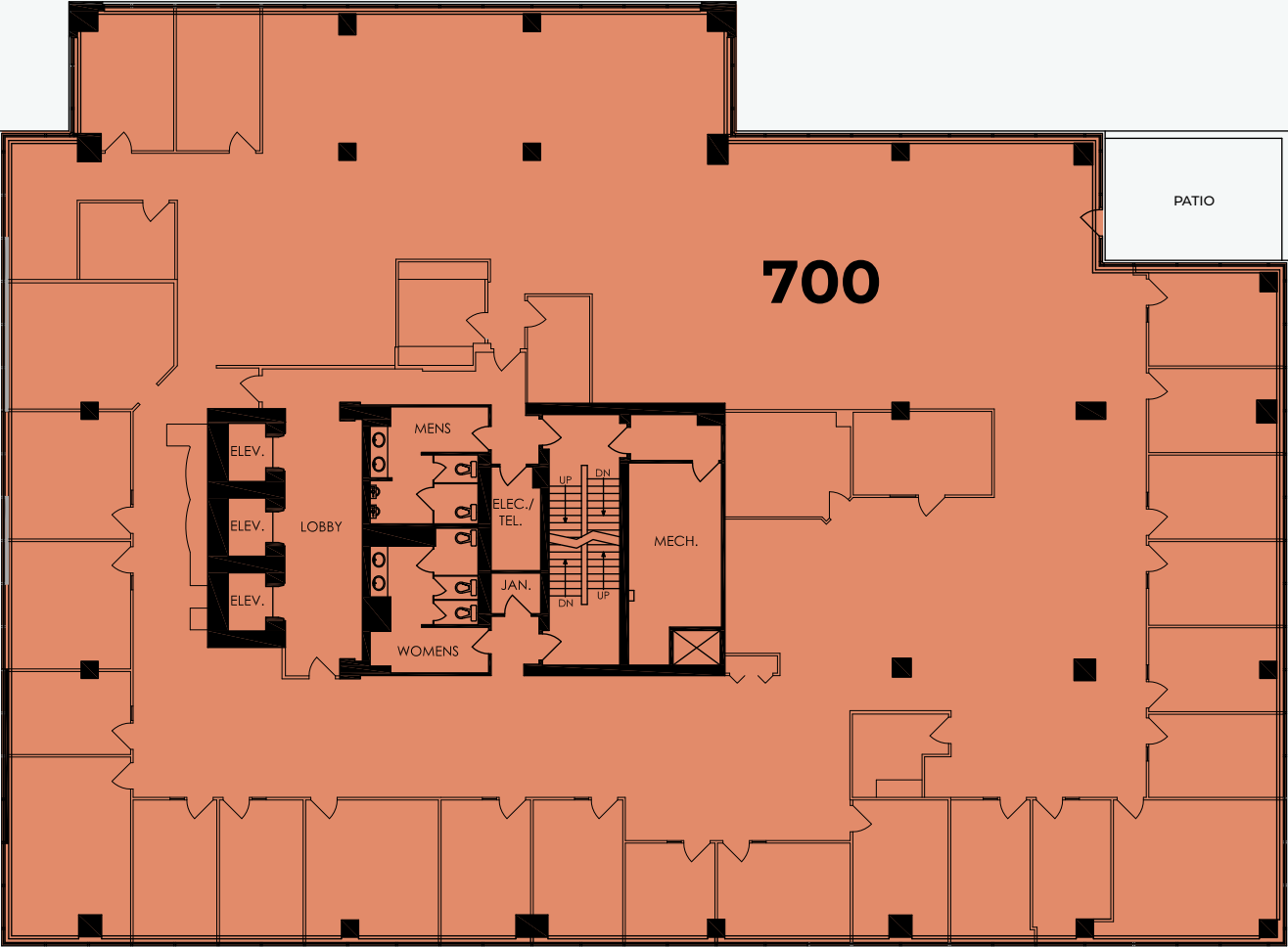
Suite 610 – 7,000 SF – Proposed layout – Turnkey available 2024

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 820 – 5,500 SF - Turnkey Available 2024



■ Space Available ■ Leased

*All suite sizes are approximate

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