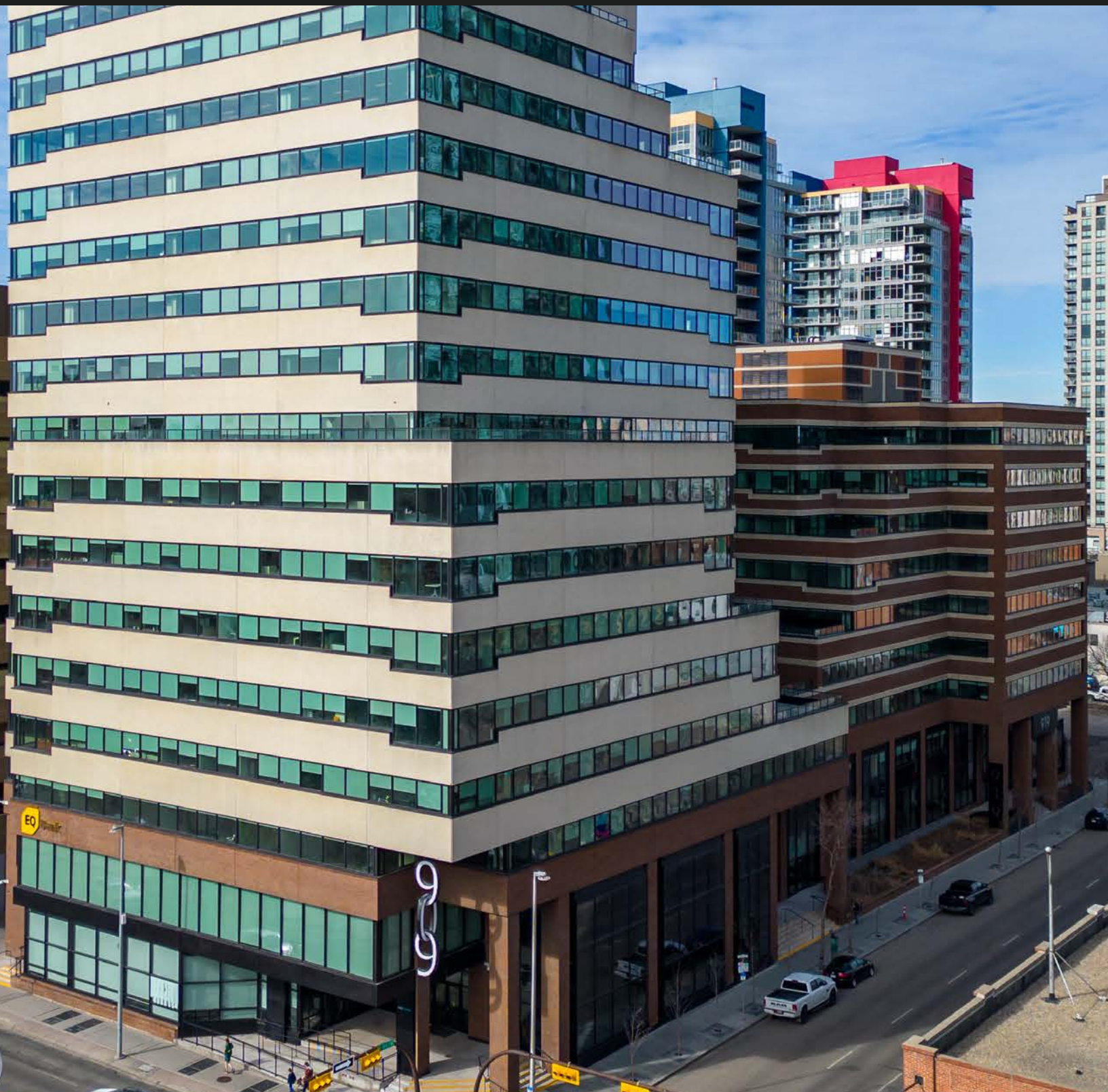


919

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



Chris Law
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chris.law@colliers.com



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



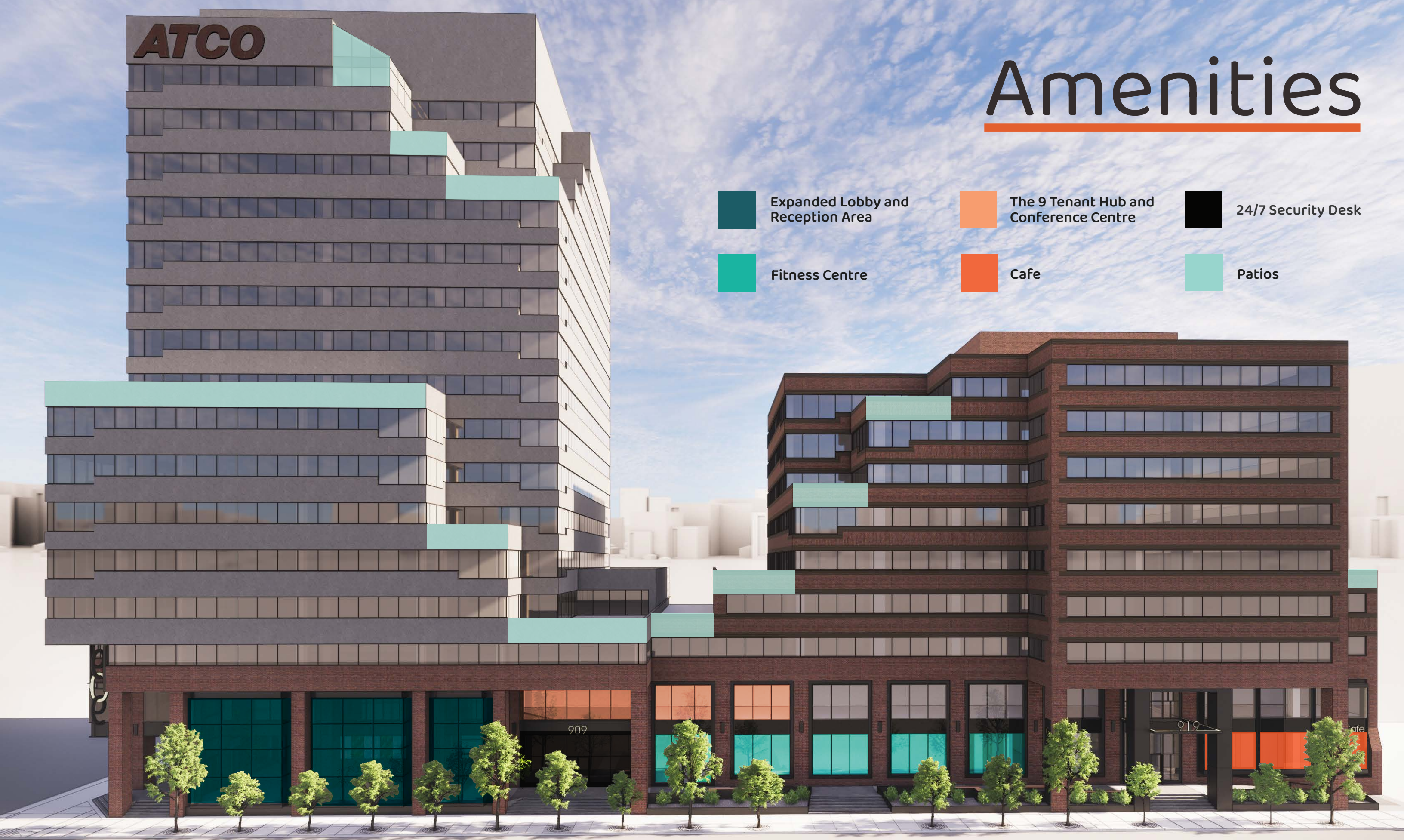
Fitness Centre



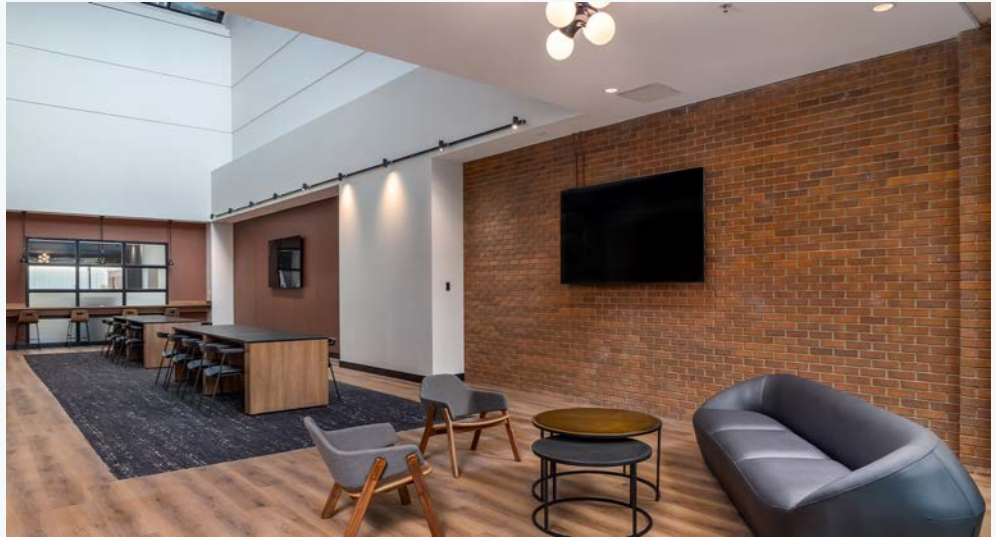
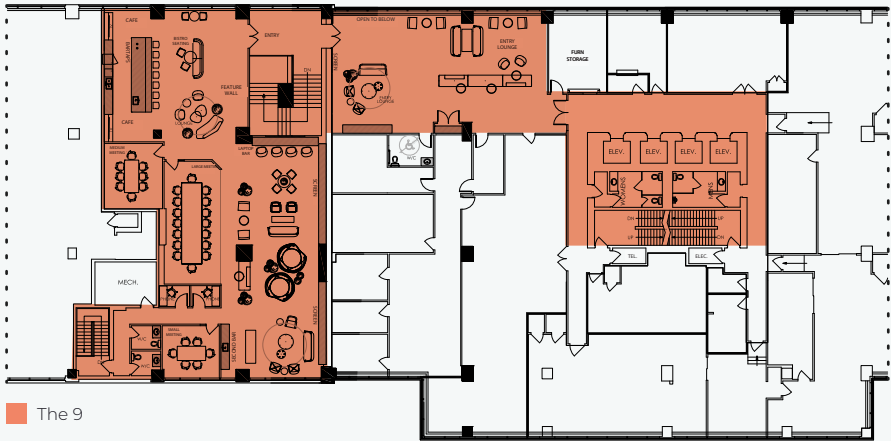
Cafe



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 property offers a membership based, tenant-only fitness centre which includes towel service.

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, two separate fitness studios offers a variety of convenient classes, including Yoga, Spin, HIIT Classes, and Circuit Training. Personal training is also available.



#

- 94

80

94



- 

E LRT# 8th Street Station



909

NINE ZERO NINE



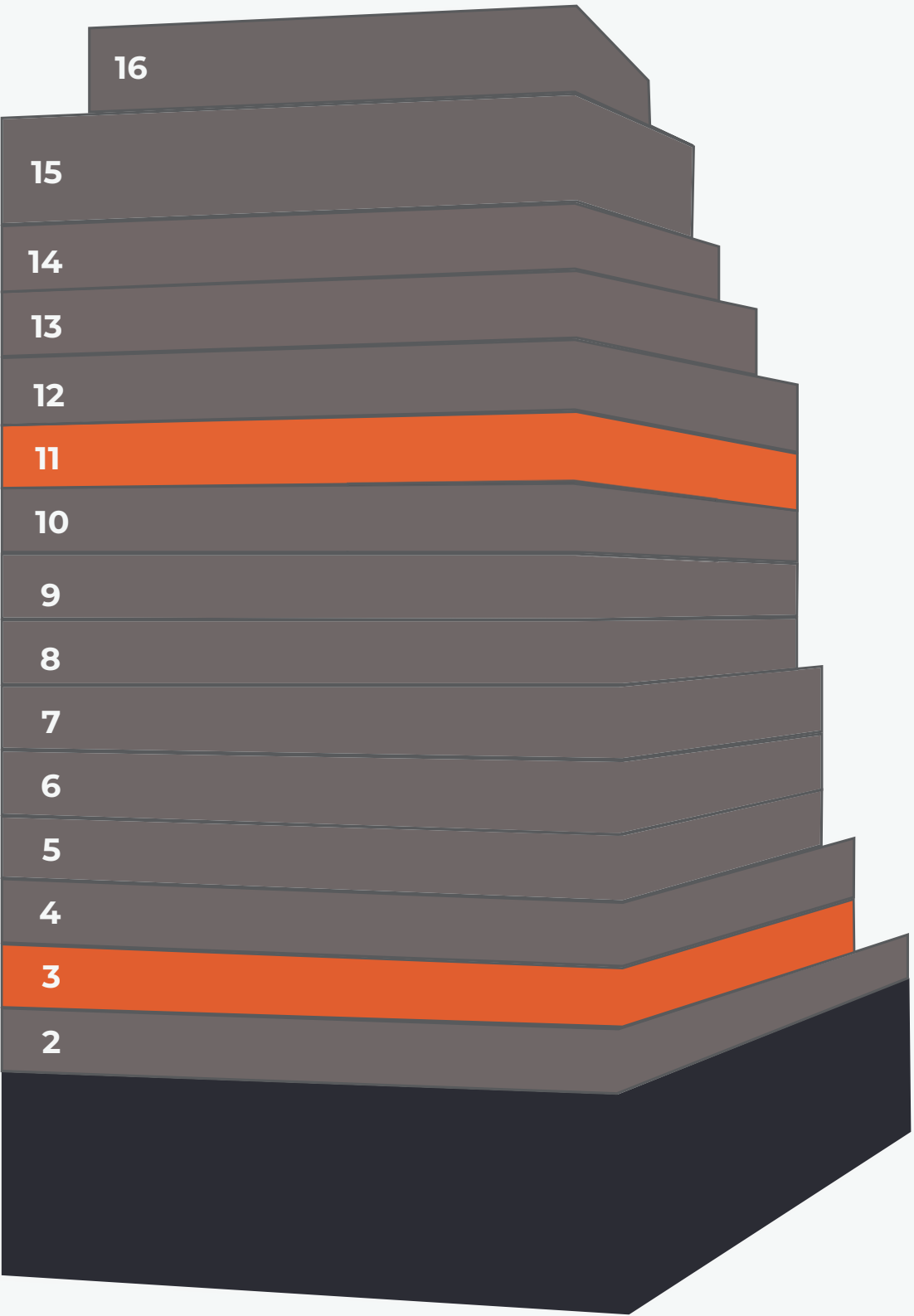
NINE ZERO NINE

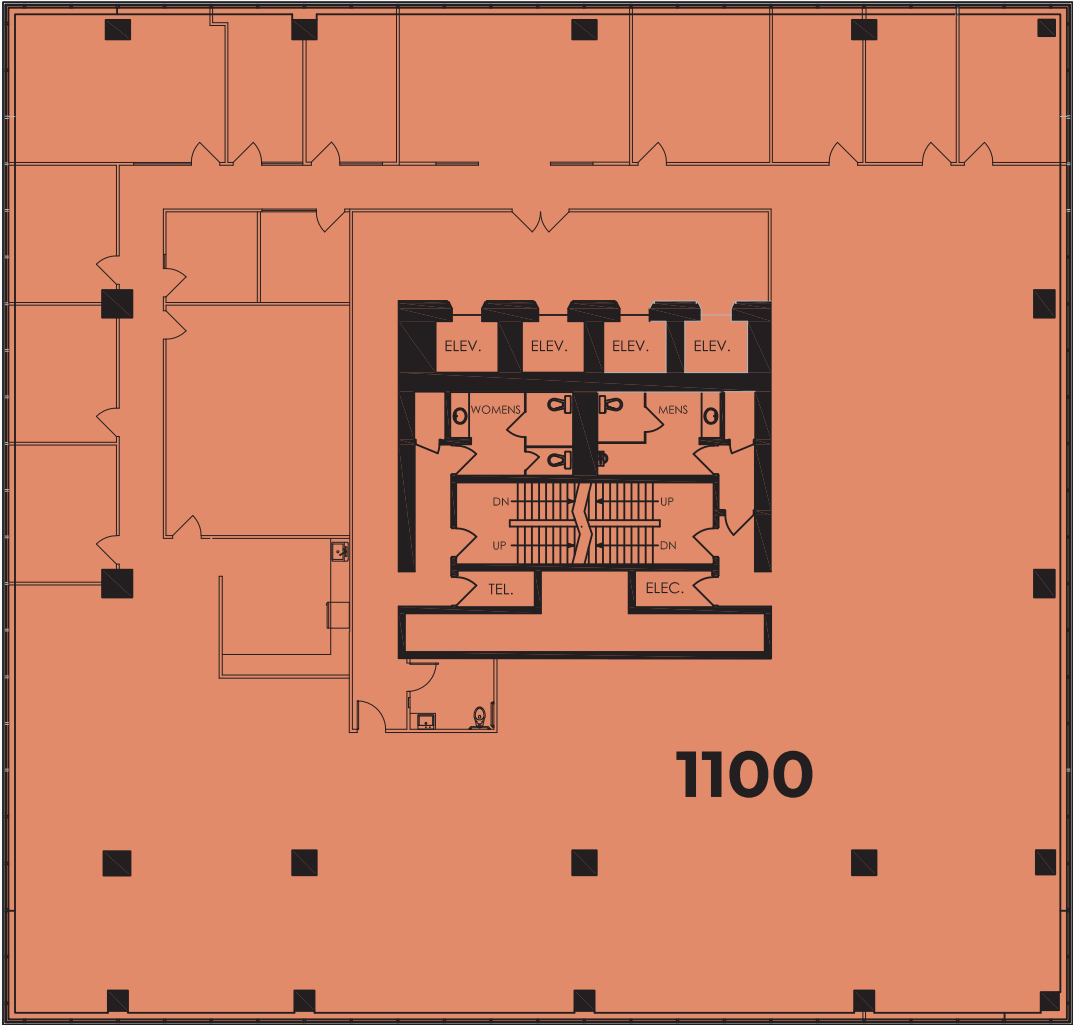
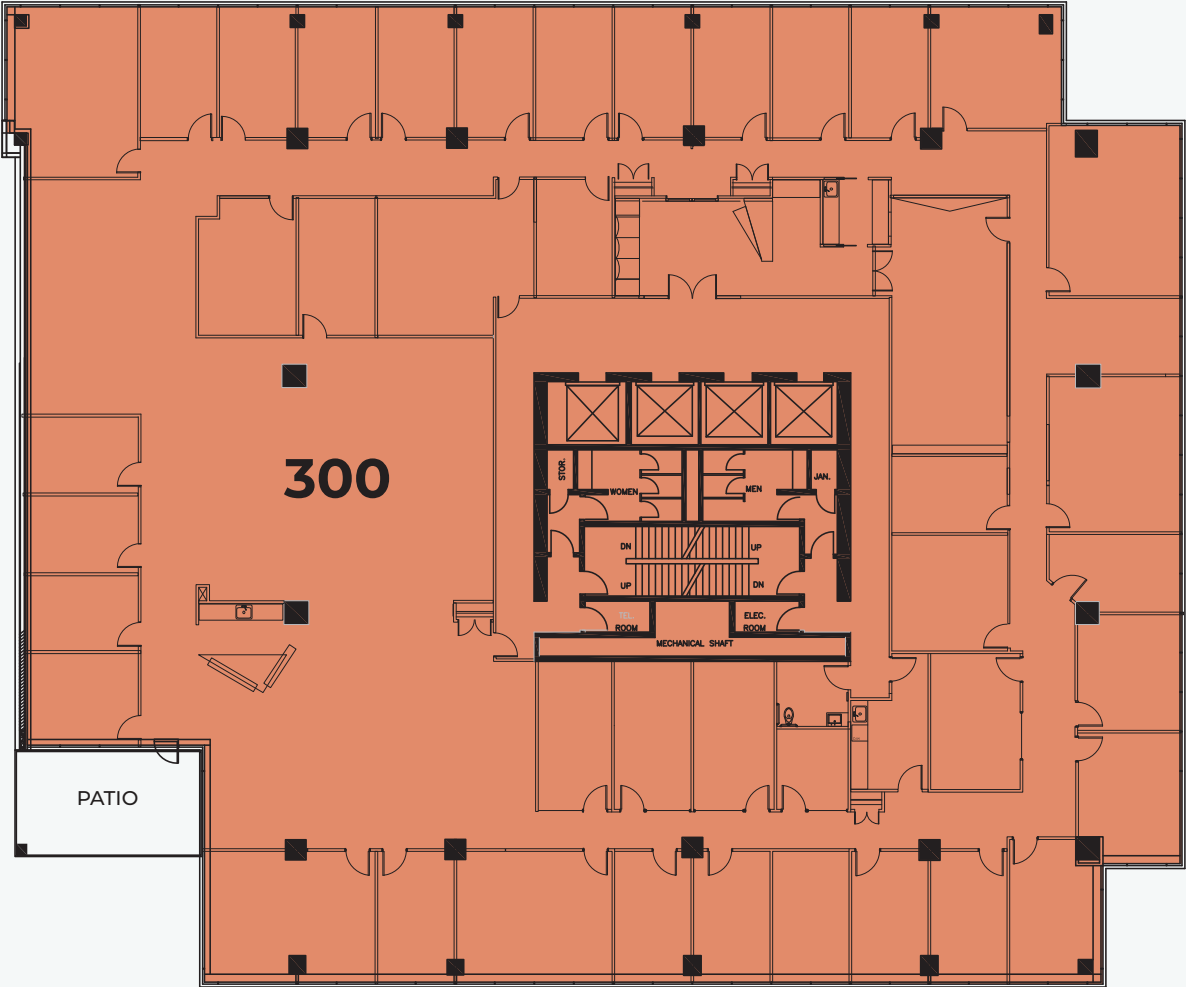
Property Overview

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	\$19.26 (est. 2025)	
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



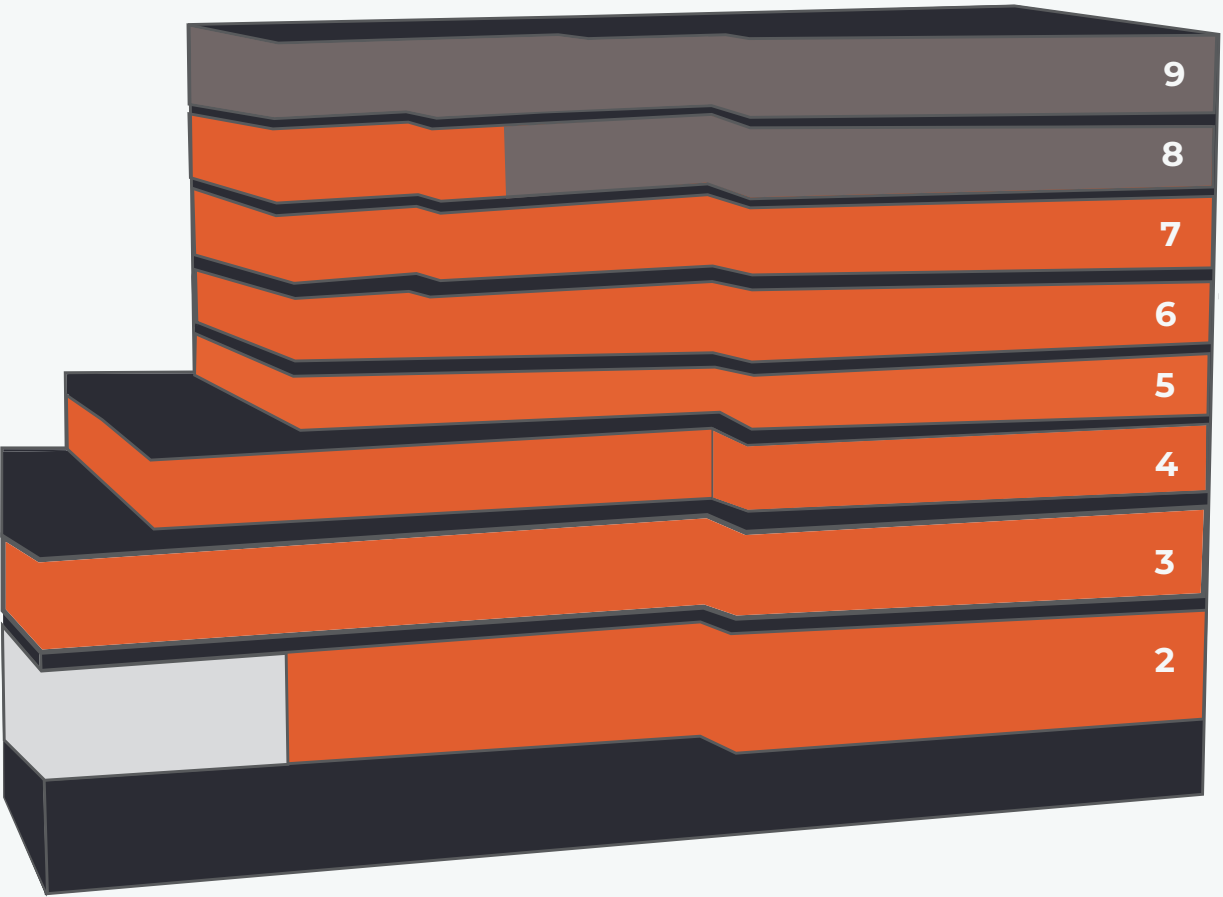
NINE ONE NINE

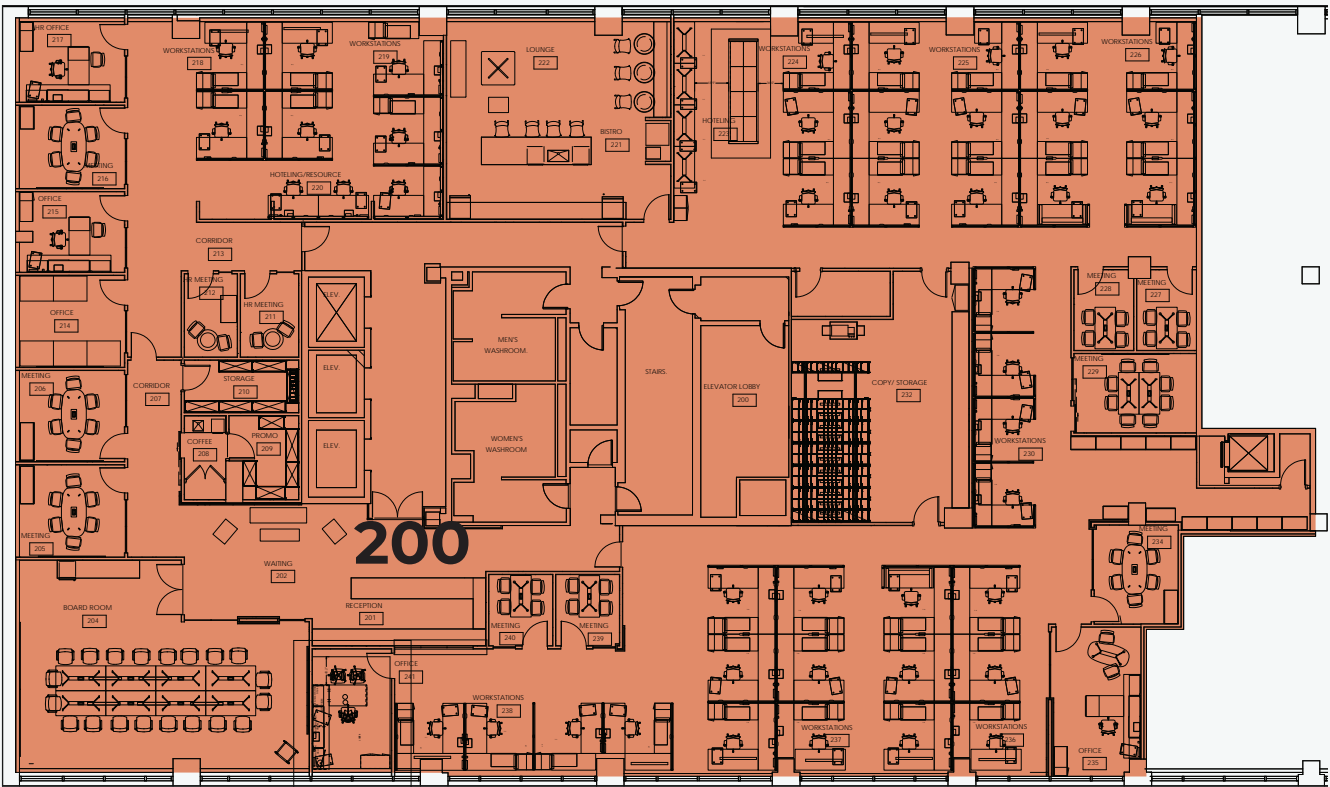
Property Overview

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 300	18,273 SF
	Suite 410	7,225 SF
	Suite 420	11,625 SF
	Suite 500 Interconnecting Staircase	15,300 SF (Patio) Virtual Tour Conditionally Leased
	Suite 600 Interconnecting Staircase	15,300 SF Conditionally Leased
	Suite 700	14,800 SF
	Suite 820	5,500 SF
	Total	92,700 SF
Base Rent	Market	
Additional Rent	\$18.82 PSF (est. 2025)	
Available	Immediately	
Term	Negotiable	

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

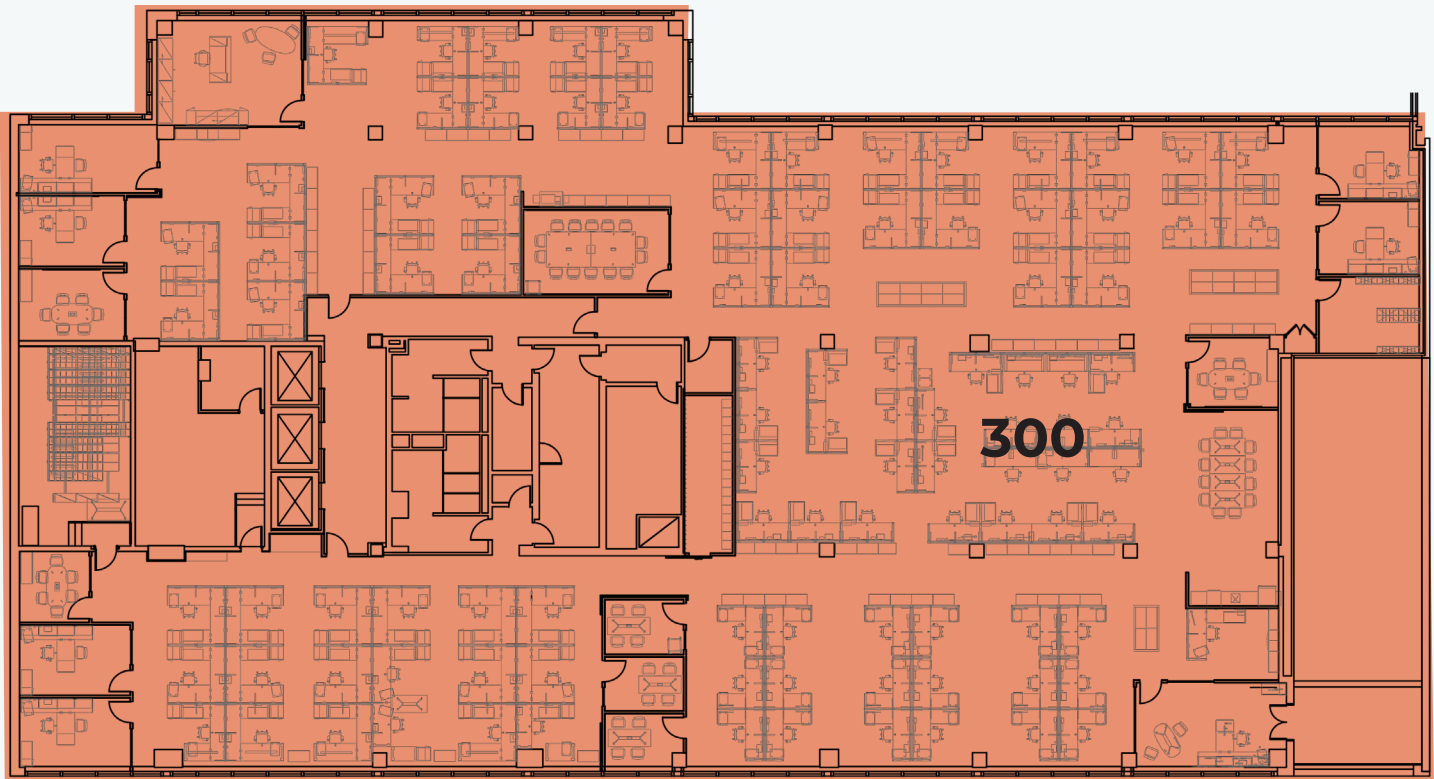




2nd Floor
Suite 200 – 13,250 SF - As Is, Furnished



■ Space Available



3rd Floor
Suite 300 – 18,273 SF – As Is, Furnished



■ Space Available

*All suite sizes are approximate



4th Floor

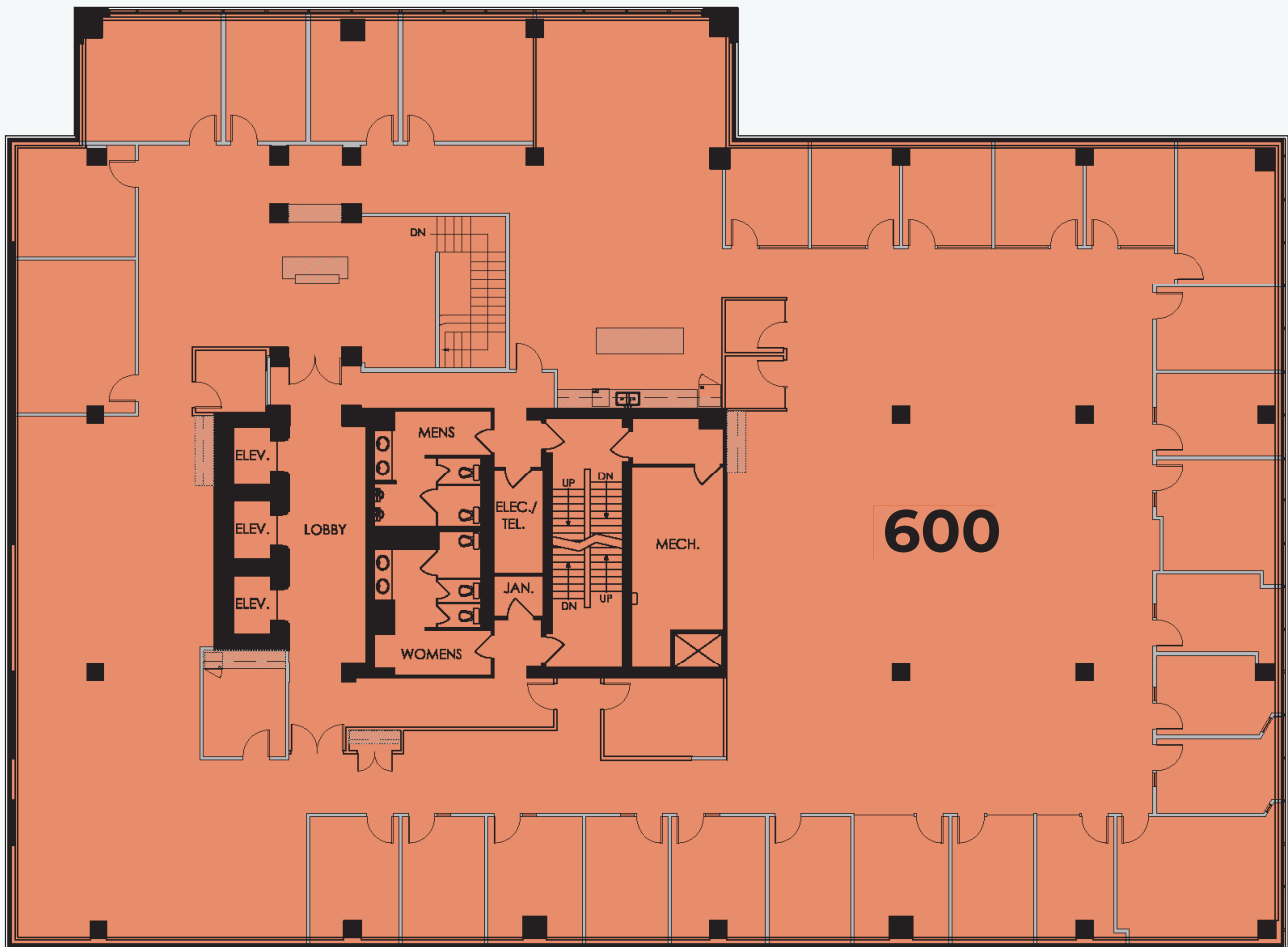
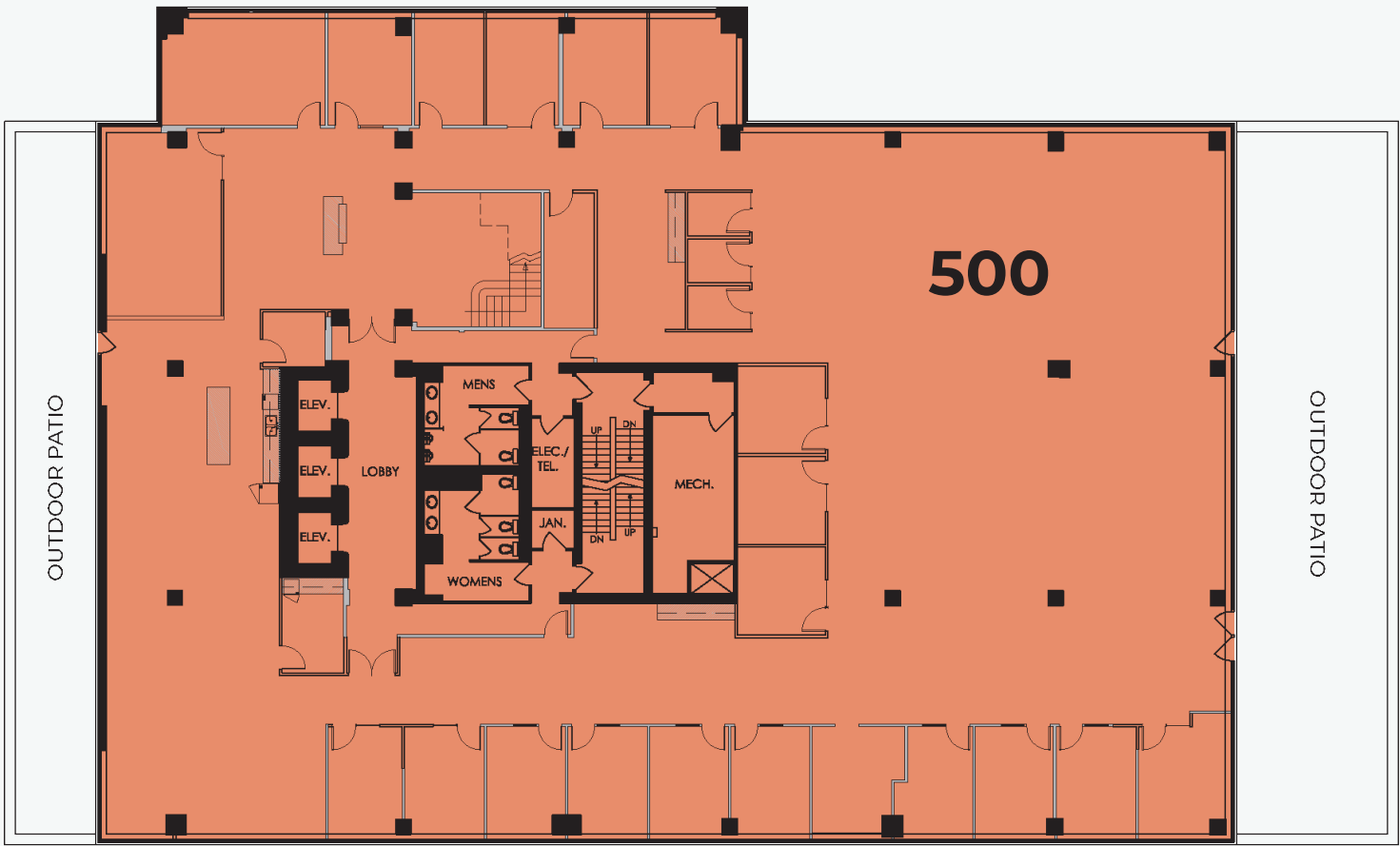
Suite 420 – 11,625 SF - As Is, Furnished

Suite 410 – 7,225 SF As Is

Becomes Available December 2026

■ Space Available

*All suite sizes are approximate



5th Floor
Suite 500 – 15,300 SF

6th Floor
Suite 600 – 15,300 SF

Conditionally Leased

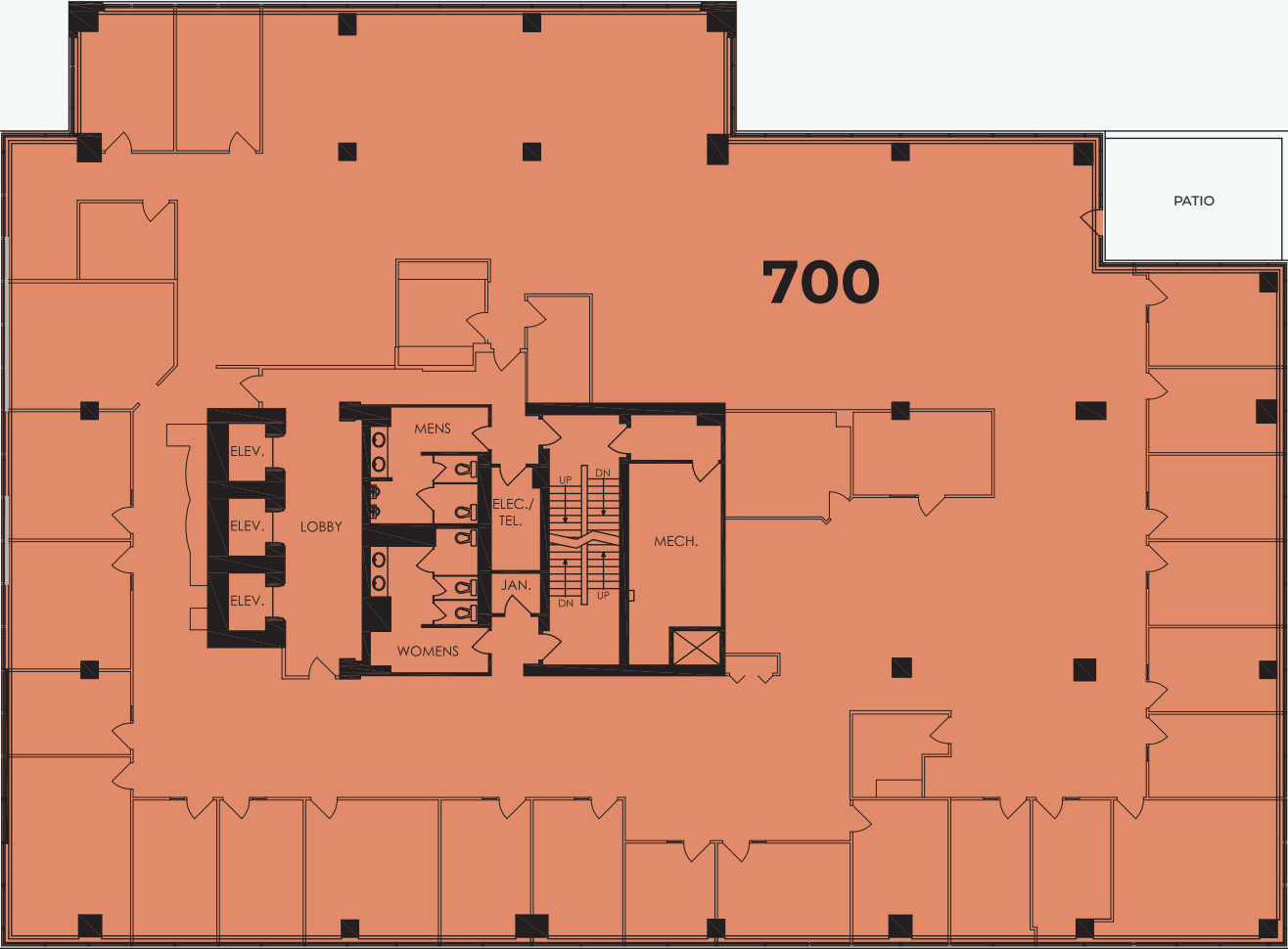
Conditionally Leased



Virtual Tour



*All suite sizes are approximate



7th Floor
Suite 700 – 14,800 SF - Turnkey Available 2025



■ Space Available



8th Floor
Suite 820 – 5,500 SF - Turnkey Available 2025



■ Space Available ■ Leased

*All suite sizes are approximate

919

909and919.com



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