

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





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Completed New Building Podiums

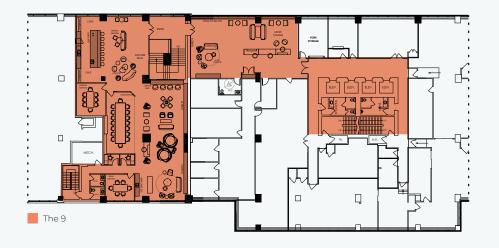
Property Highlights







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.





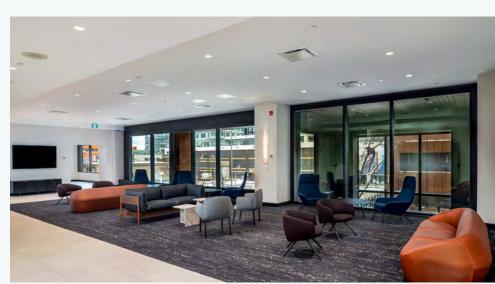






Scan to take a tour of The 9





Fitness Centre







The 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

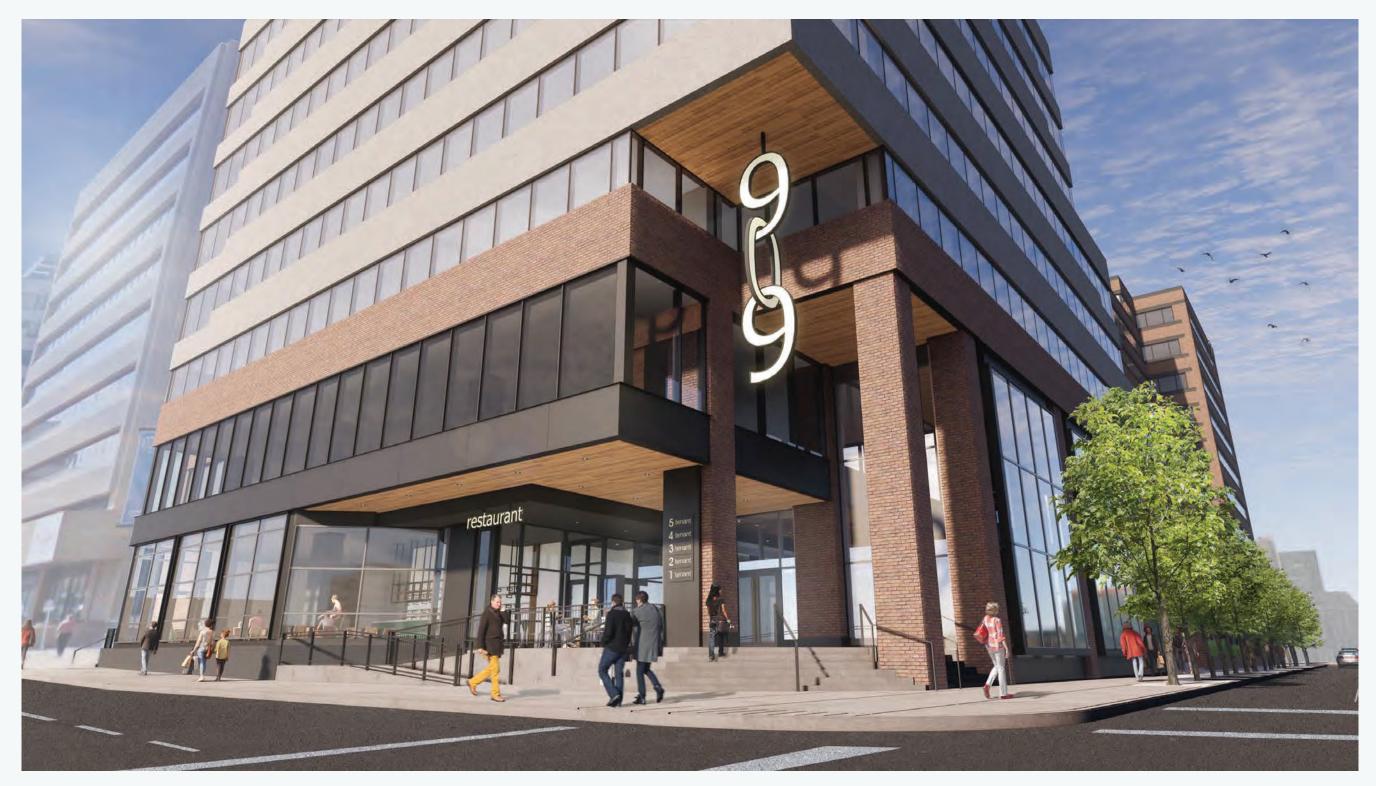
Also located within the fitness centre, a separate fitness studio offers a variety of convenient classes, including Yoga, Spin, HIIT Classes, and Circuit Training. Personal training is also available.





ΝΙΝΕ ZERO NINE





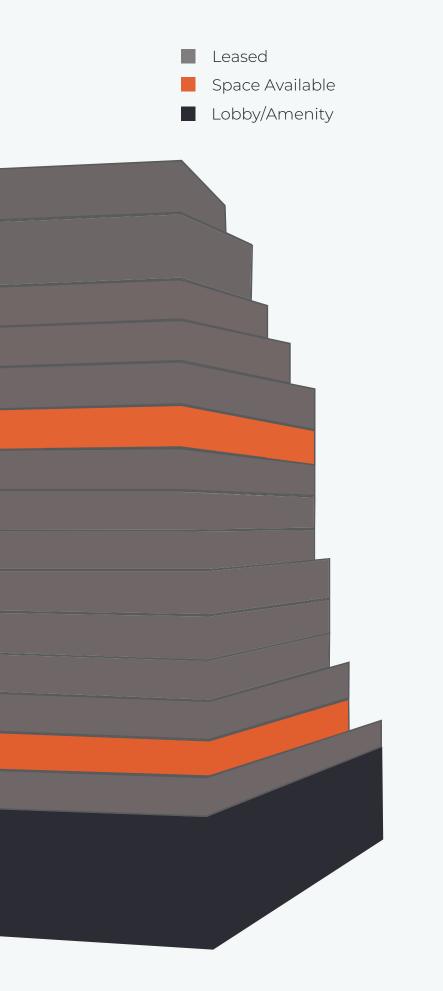
NINE ZERO NINE

Property Overview

909 NINE ZERO NINE

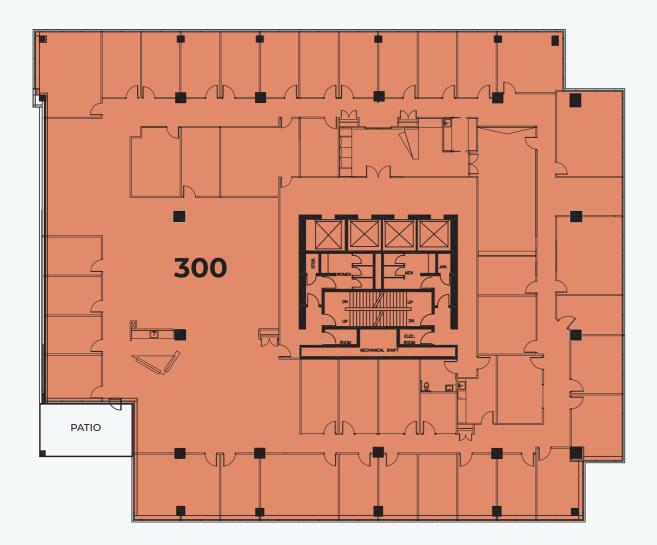
| Address | 909 11 th Ave SW, Calgary, AB, CANADA | | | |
|--------------------|---|--------------------------|--|--|
| Year Built | 1982 | 1982 | | |
| Site Area | 205,000 SF | | | |
| Typical Floor | 12,000 SF | | | |
| Parking Ratio | 1:1,200 SF Surface @ \$150/stall/month Underground reserved @ \$225/stall/month | | | |
| 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 | Negotiable | | |

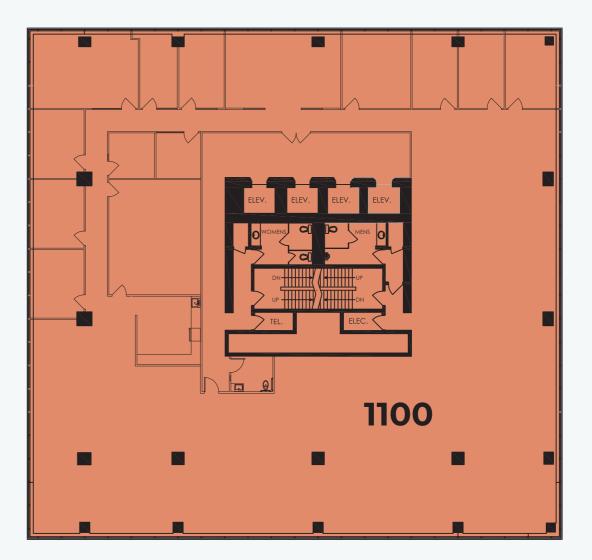




Floorplans*

909 NINE ZERO NINE





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



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

Space Available

Space Available







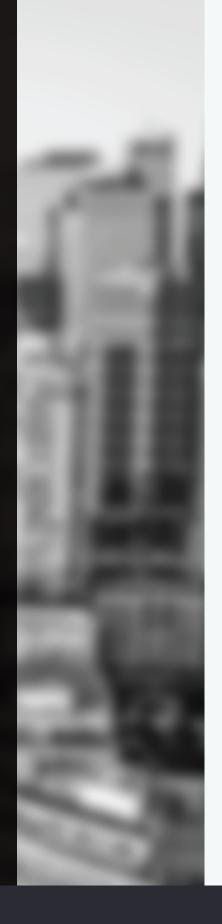
NINE ONE NINE

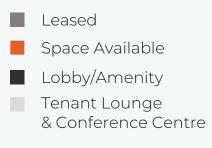
Property Overview

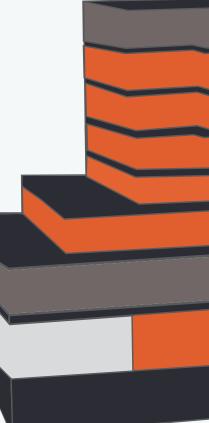
919

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/mont | | |
| Available Area | Suite 200 | 13,250 SF | |
| Alea | 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 | | |
| | | | |



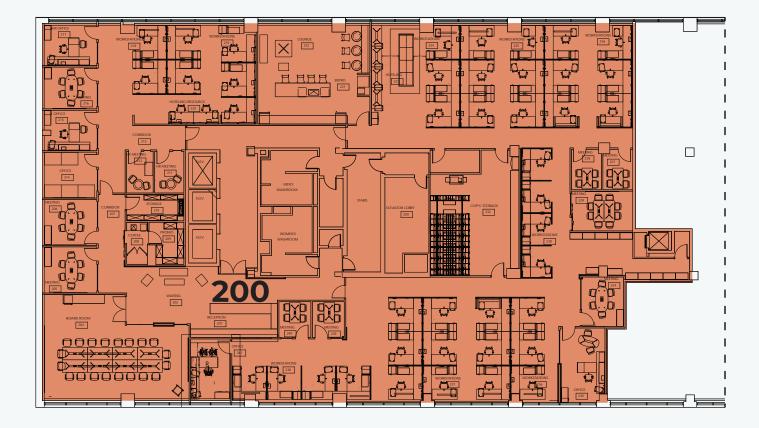


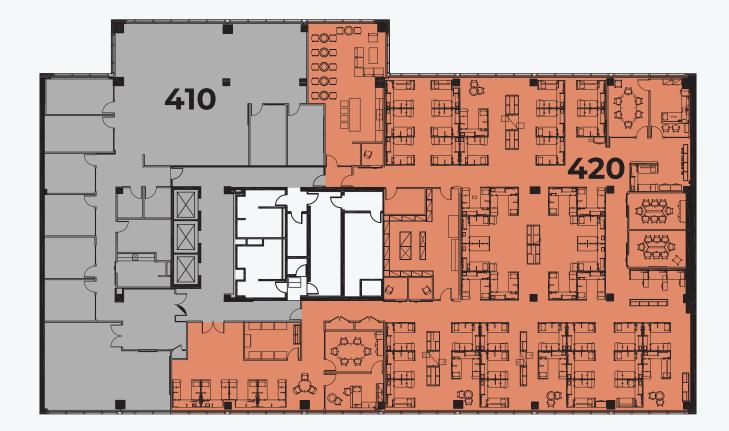


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Floorplans*

919 NINE ONE NINE





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

Space Available

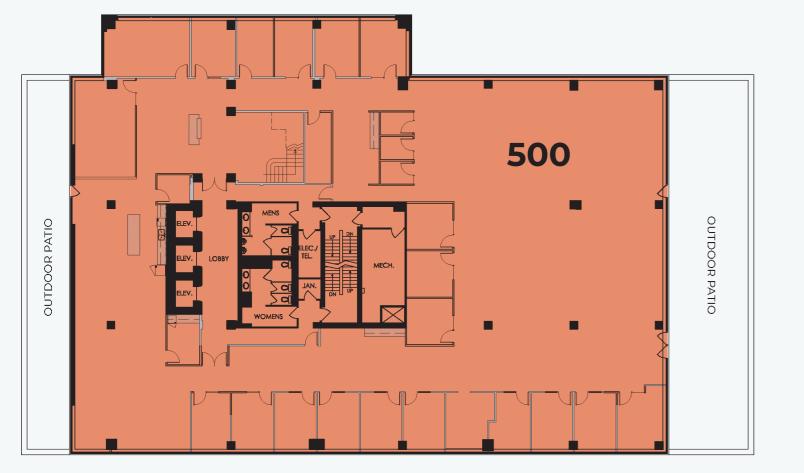


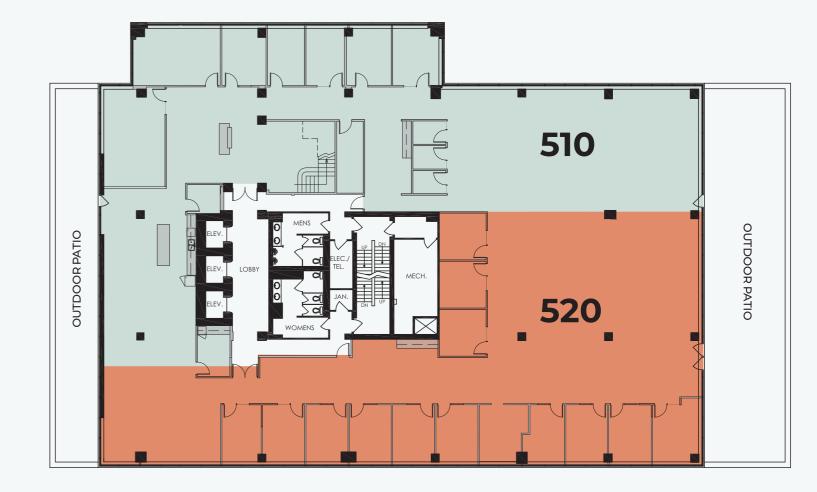
4th Floor Suite 420 – 11,650 SF - As Is, Furnished

Space Available

Leased







5th Floor Option A: Single Tenant

Suite 500 – 15,300 SF – Showsuite

Space Available



Virtual Tour

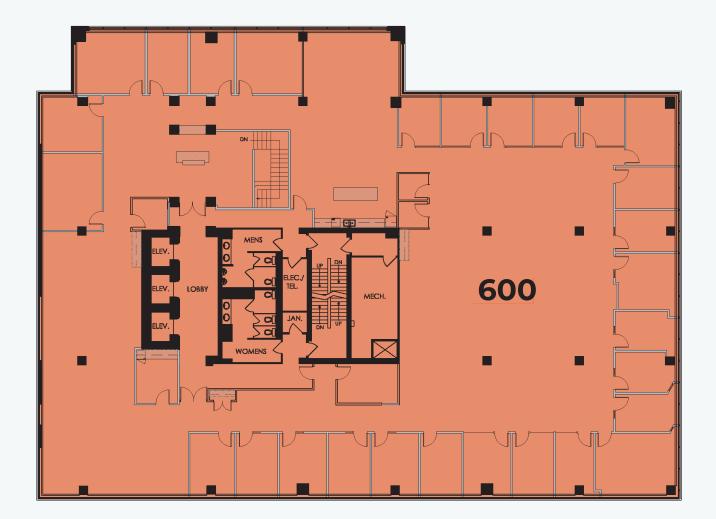


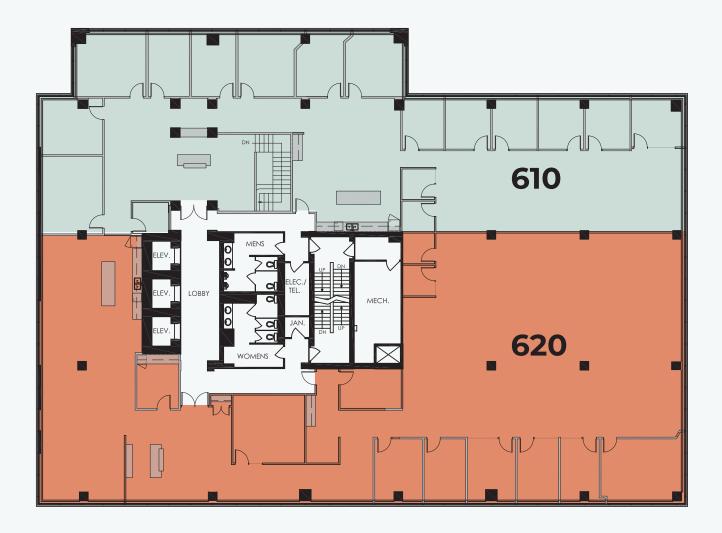
5th Floor Option B: Multi Tenant

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

Space Available







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







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

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