

909 & 919 11<sup>th</sup> Ave SW Calgary, AB, CANADA For Lease





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#### Completed New Building Podiums

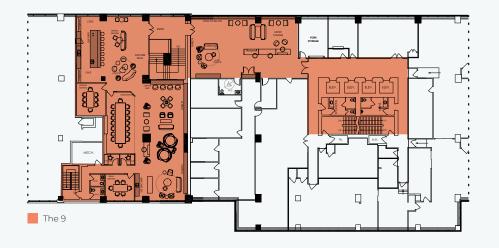
# Property Highlights







#### **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.





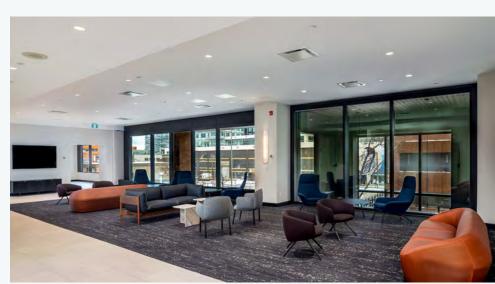






Scan to take a tour of The 9





#### **Fitness Centre**







The fitness centre offers exclusive membership for building tenants only.

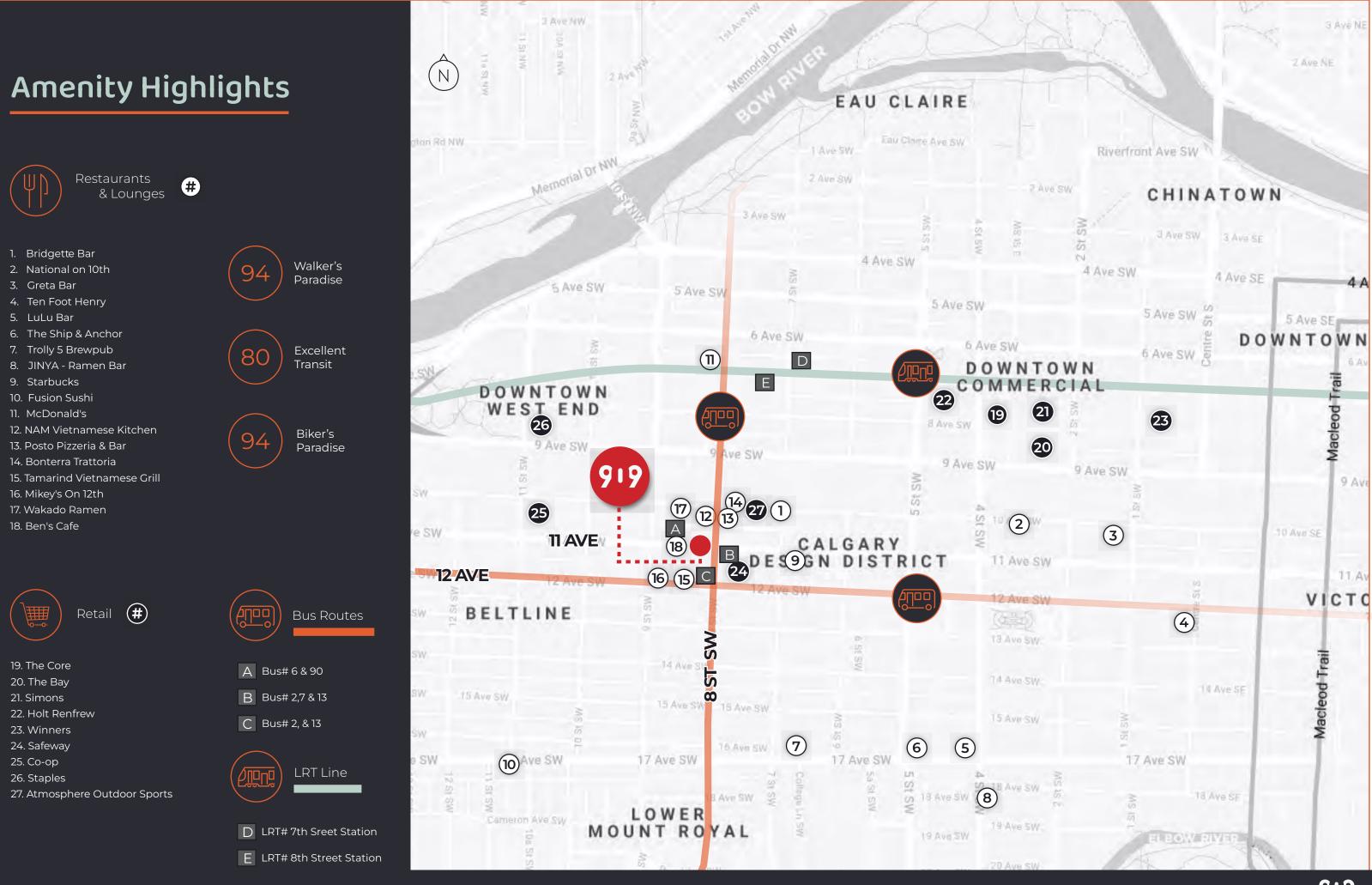
Located on the main floor of 919 and open weekdays, the centre:

- 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

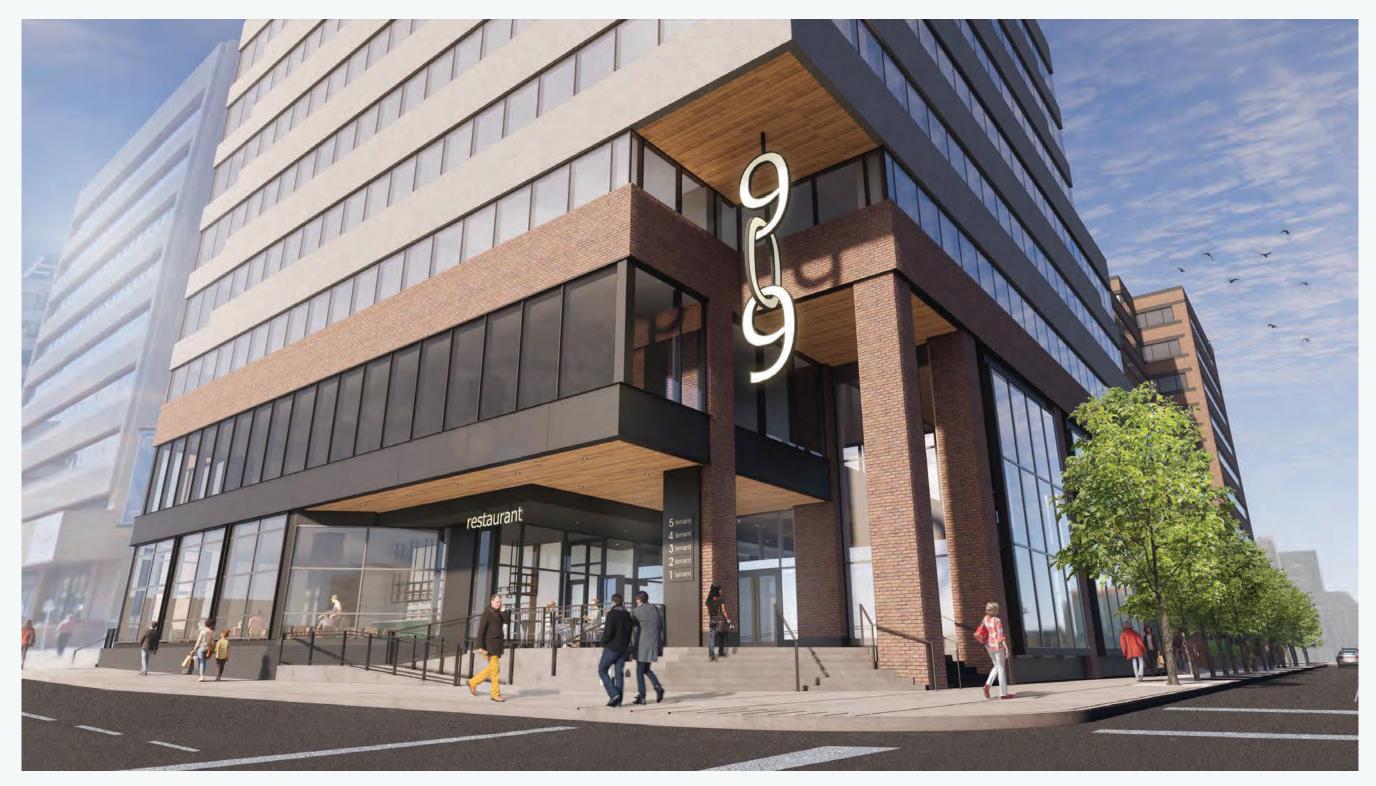
Also located within the fitness centre, a separate fitness studio offers a variety of convenient classes, including Yoga, Spin, HIIT Classes, and Circuit Training. Personal training is also available.





ΝΙΝΕ ZERO NINE





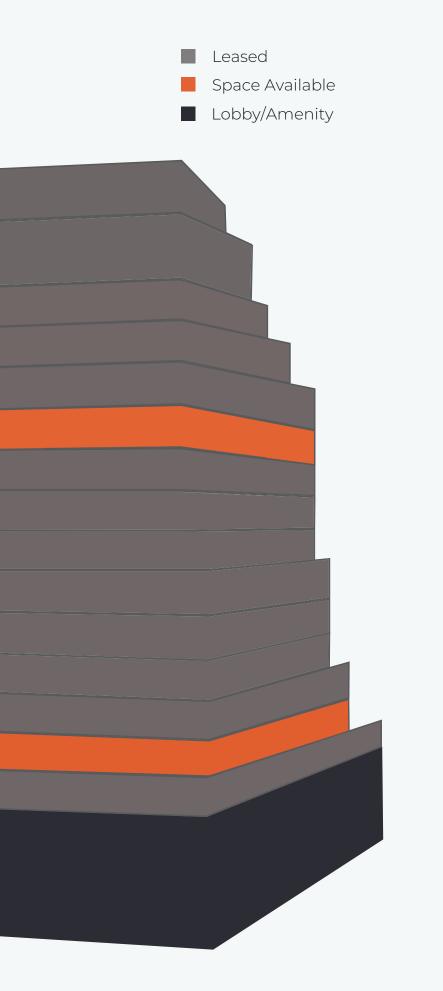
NINE ZERO NINE

#### Property Overview

# 909 NINE ZERO NINE

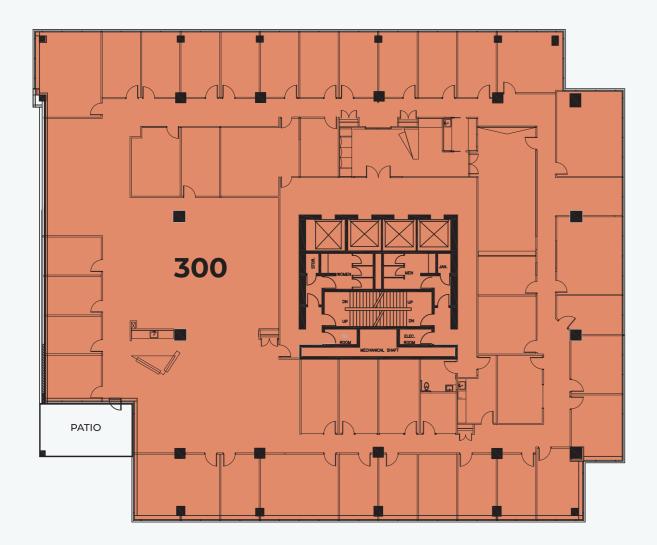
Address	909 11 <sup>th</sup> Ave SW, Calgary, AB, CANADA			
Year Built	1982	1982		
Site Area	205,000 SF			
Typical Floor	12,000 SF			
Parking Ratio	1:1,200 SF Surface @ \$150/stall/month Underground reserved @ \$225/stall/month			
Available Areas	Suite 300	17,300 SF (Outdoor Patio		
	Suite 1100	12,250 SF		
	Total	29,550 SF		
Base Rent	Market			
Additional Rent	\$18.75 PSF (est. 2024)			
Available	Immediately			
Term	Negotiable	Negotiable		

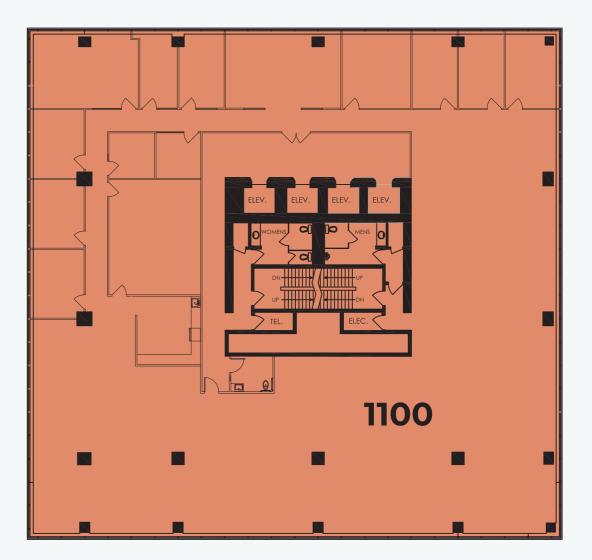




## Floorplans\*

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







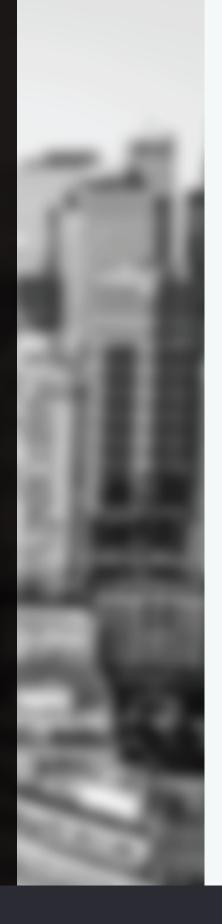
NINE ONE NINE

#### Property Overview

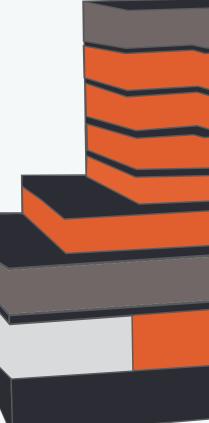
# 919

NINE ONE NINE

Address	919 11 <sup>th</sup> 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		



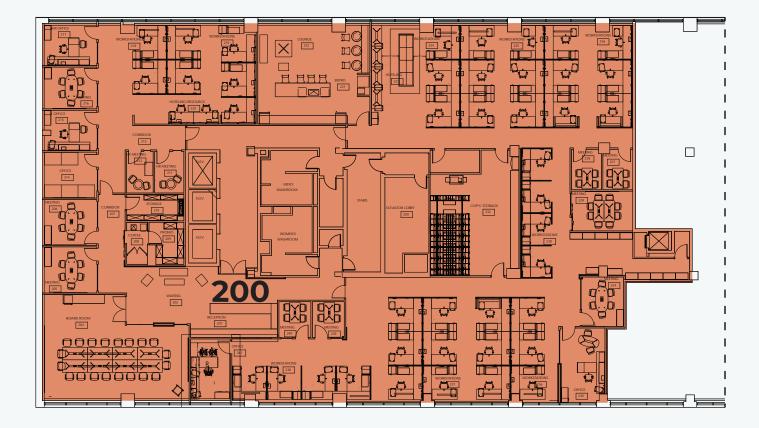


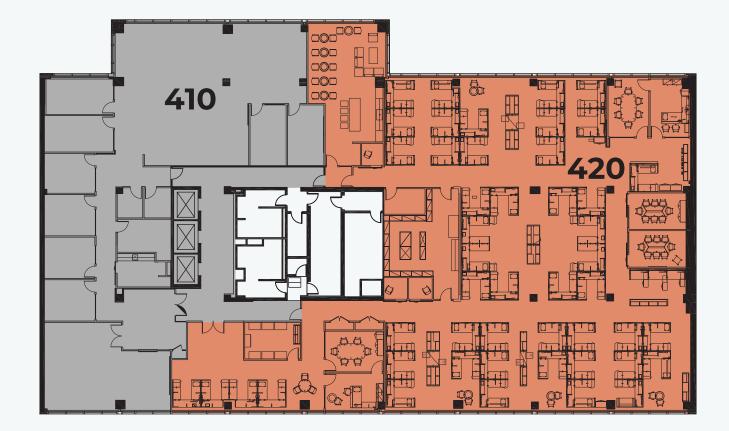


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### Floorplans\*

919 NINE ONE NINE





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

Space Available

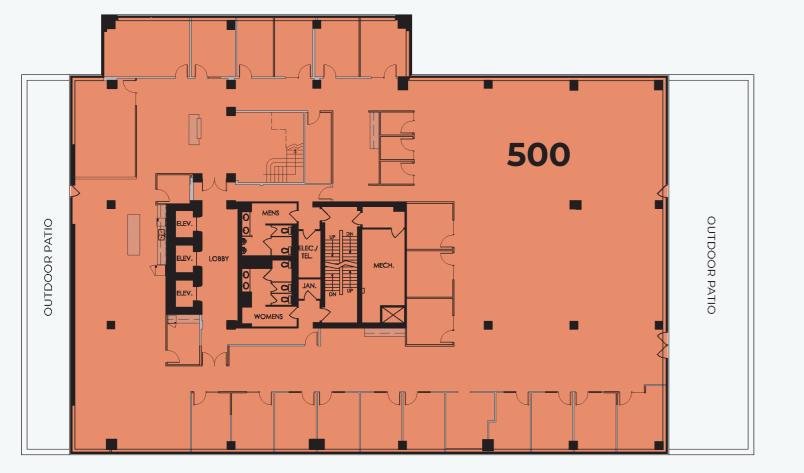


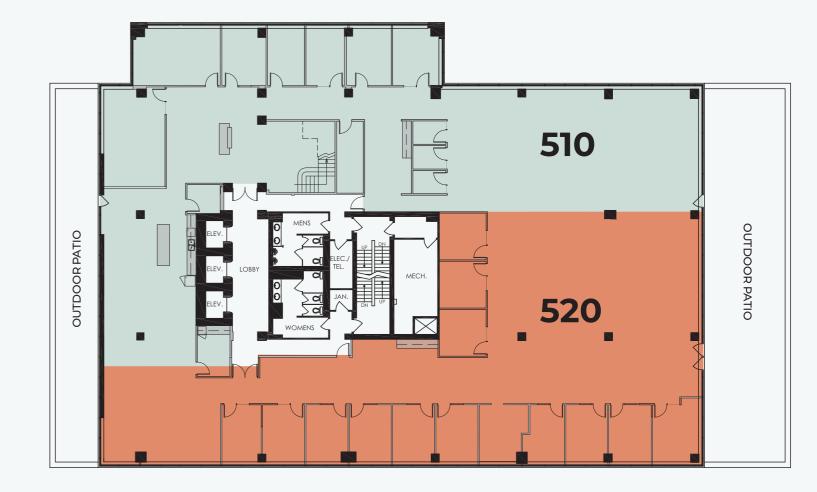
**4th Floor** Suite 420 – 11,650 SF - As Is, Furnished

Space Available

Leased







#### 5th Floor Option A: Single Tenant

Suite 500 – 15,300 SF – Showsuite

Space Available



Virtual Tour

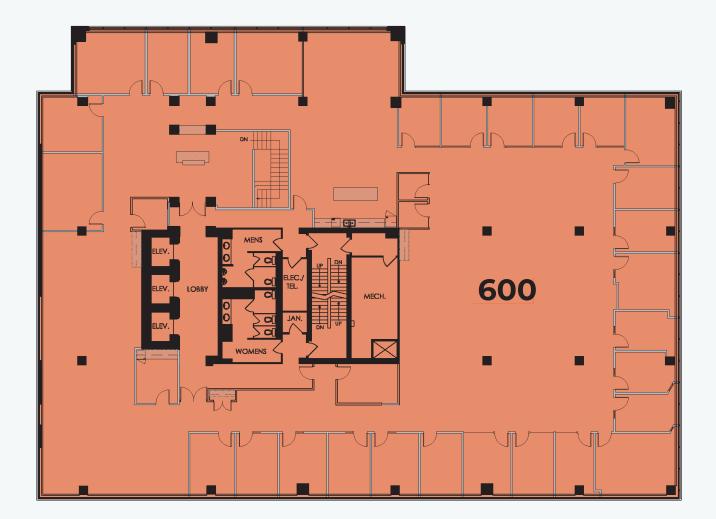


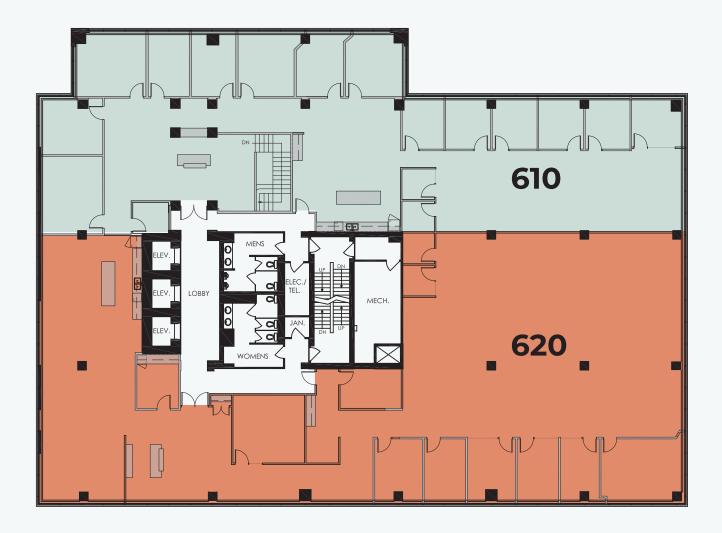
#### 5th Floor Option B: Multi Tenant

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

909and919.com

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