

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



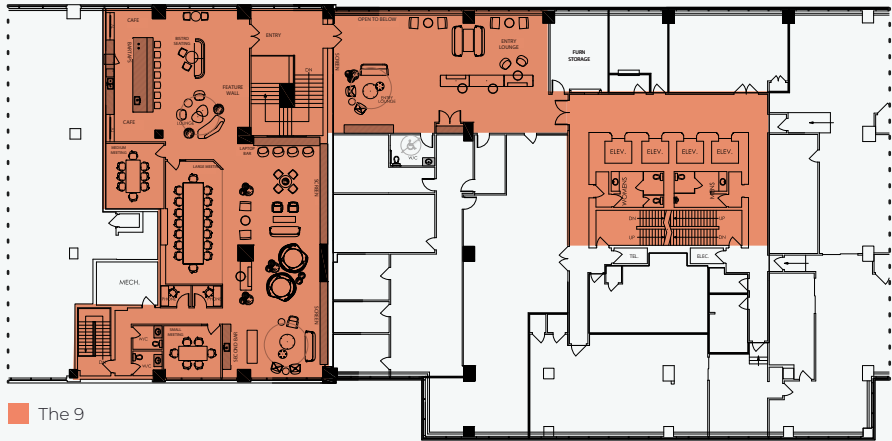
Cafe



Patios



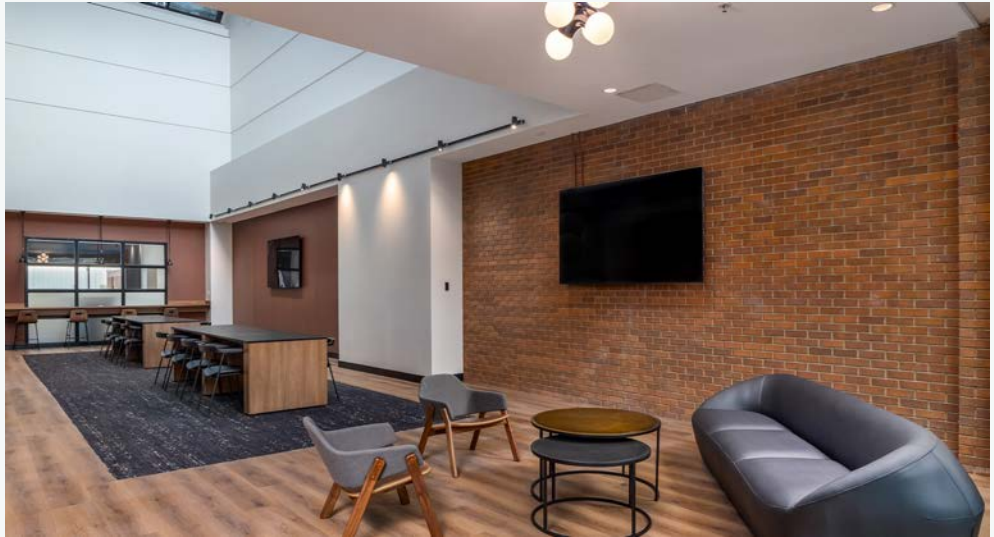
Tenant Lounge & Conference Centre



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 watch a flythrough of The 9.

Fitness Centre



The 9 Fitness Centre

The fitness centre offers exclusive membership and no-fee towel service to 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

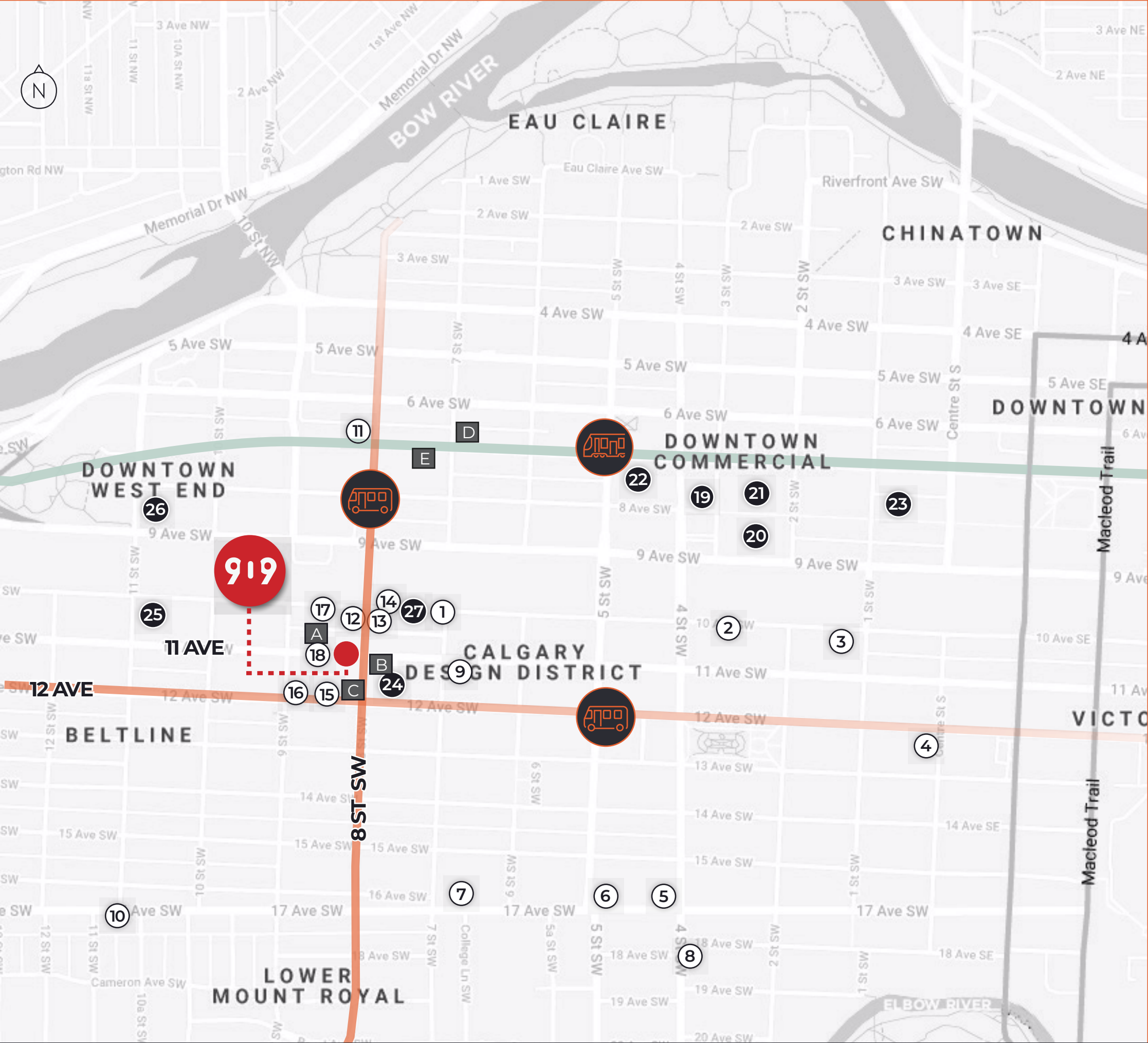
C Bus# 2, & 13



LRT Line

D LRT# 7th Street Station

E LRT# 8th Street Station



909

NINE ZERO NINE



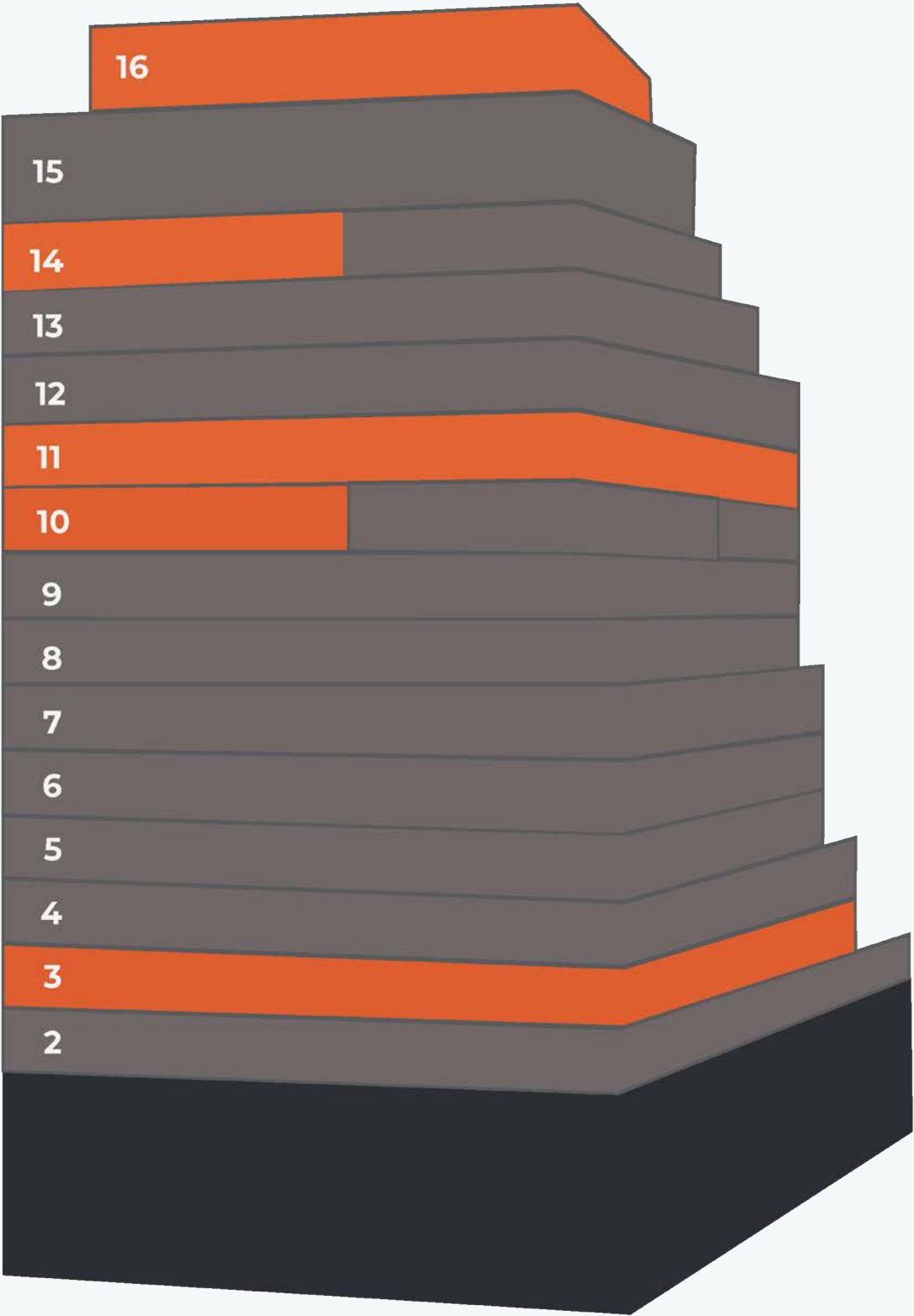
NINE ZERO NINE

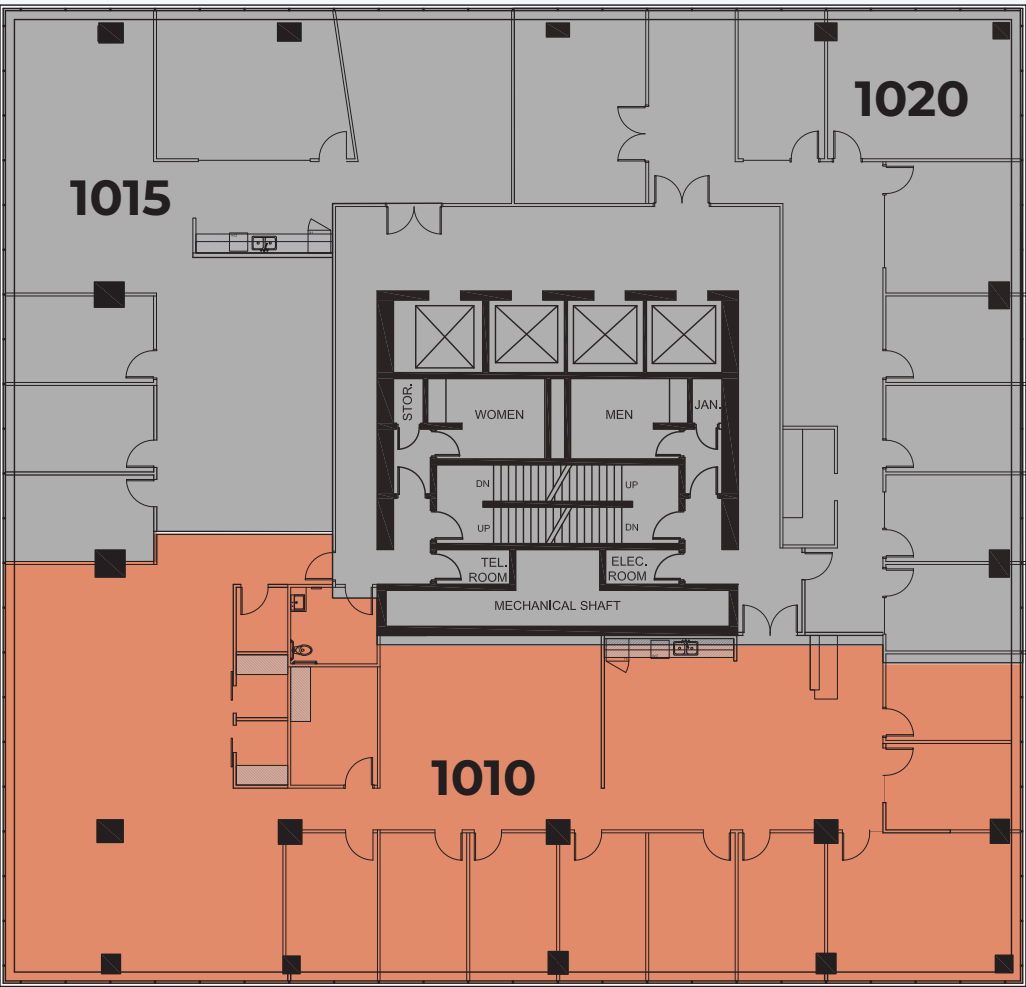
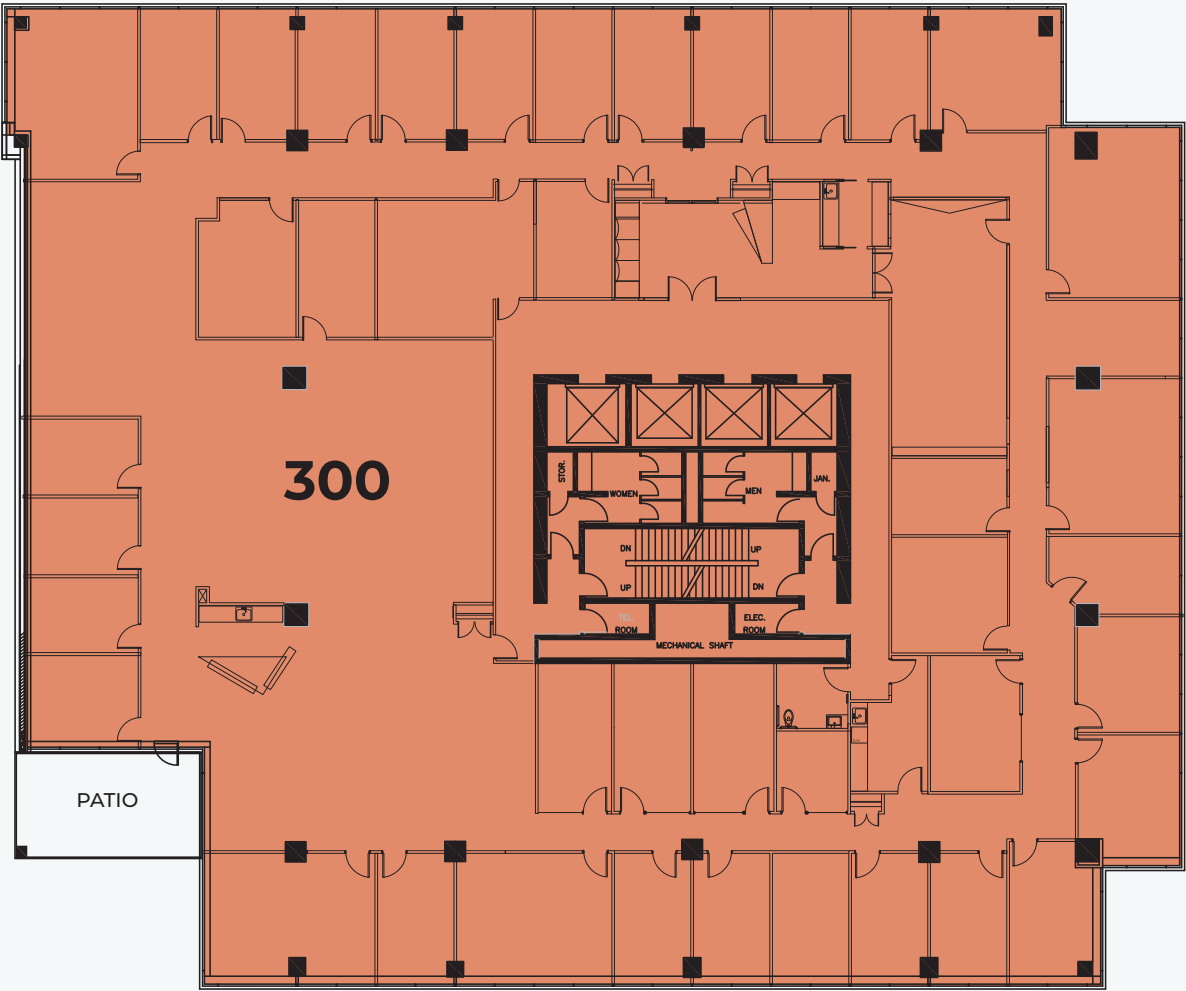
Property Overview

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 | 1:1,400 SF Surface @ \$150/stall/month Underground reserved @ \$225/stall/month | |
| Available Areas | Suite 300 | 17,300 SF (Outdoor Patio) |
| | Suite 1010 | 6,630 SF |
| | Suite 1100 | 12,250 SF |
| | Suite 1420 | 5,800 SF |
| | Suite 1600 | 10,500 SF (Outdoor Patio) |
| | Total | 52,500 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



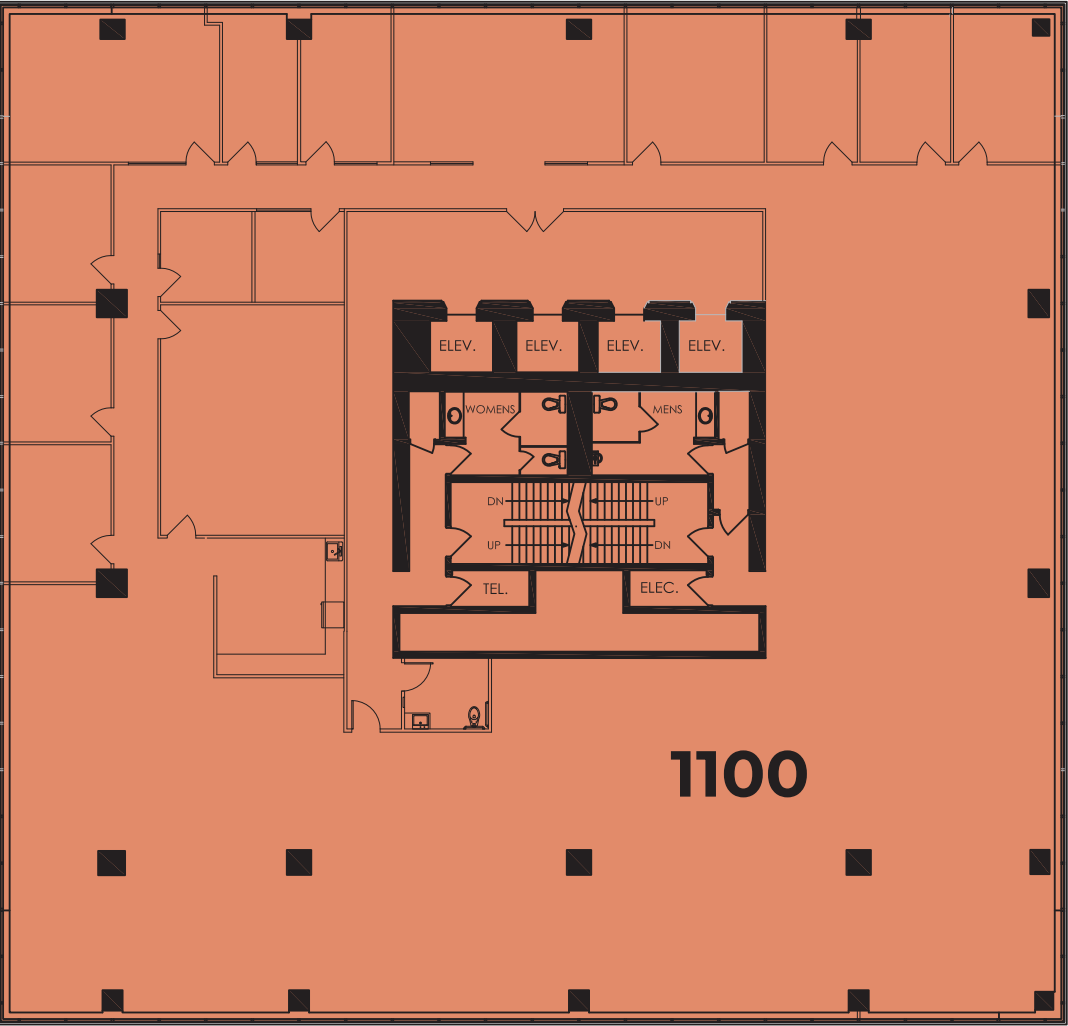
10th Floor
Suite 1010 – 6,630 SF - Turnkey available 2024



■ Space Available

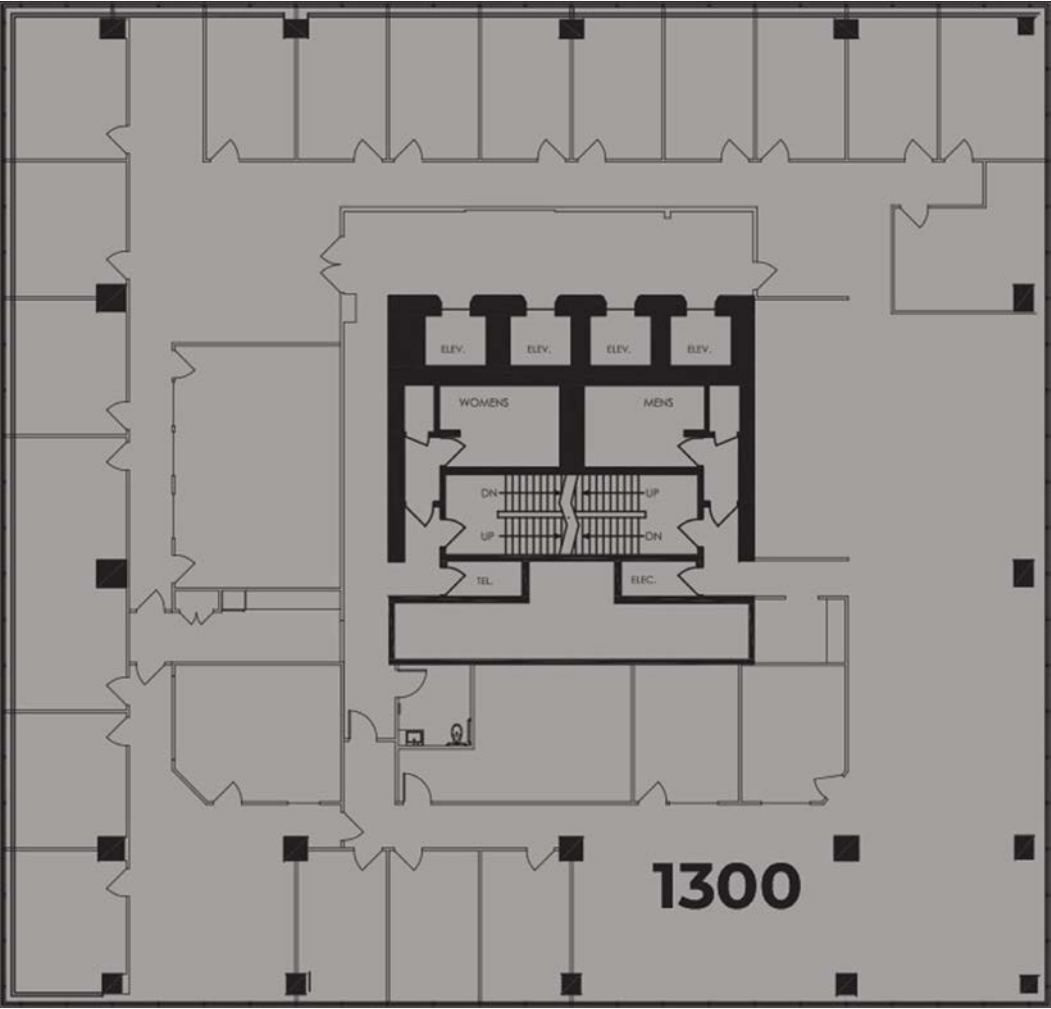
■ Space Available ■ Leased

*All suite sizes are approximate



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

■ Space Available

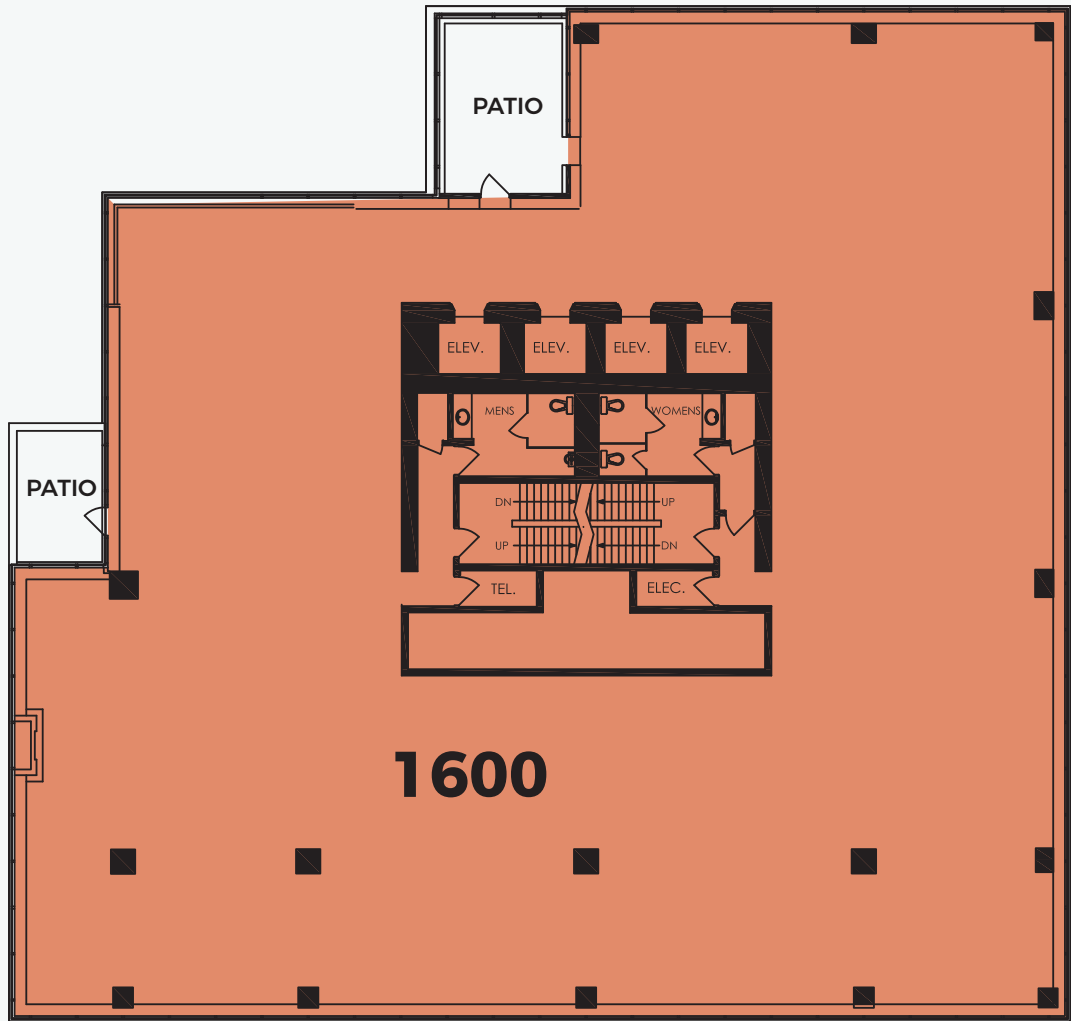
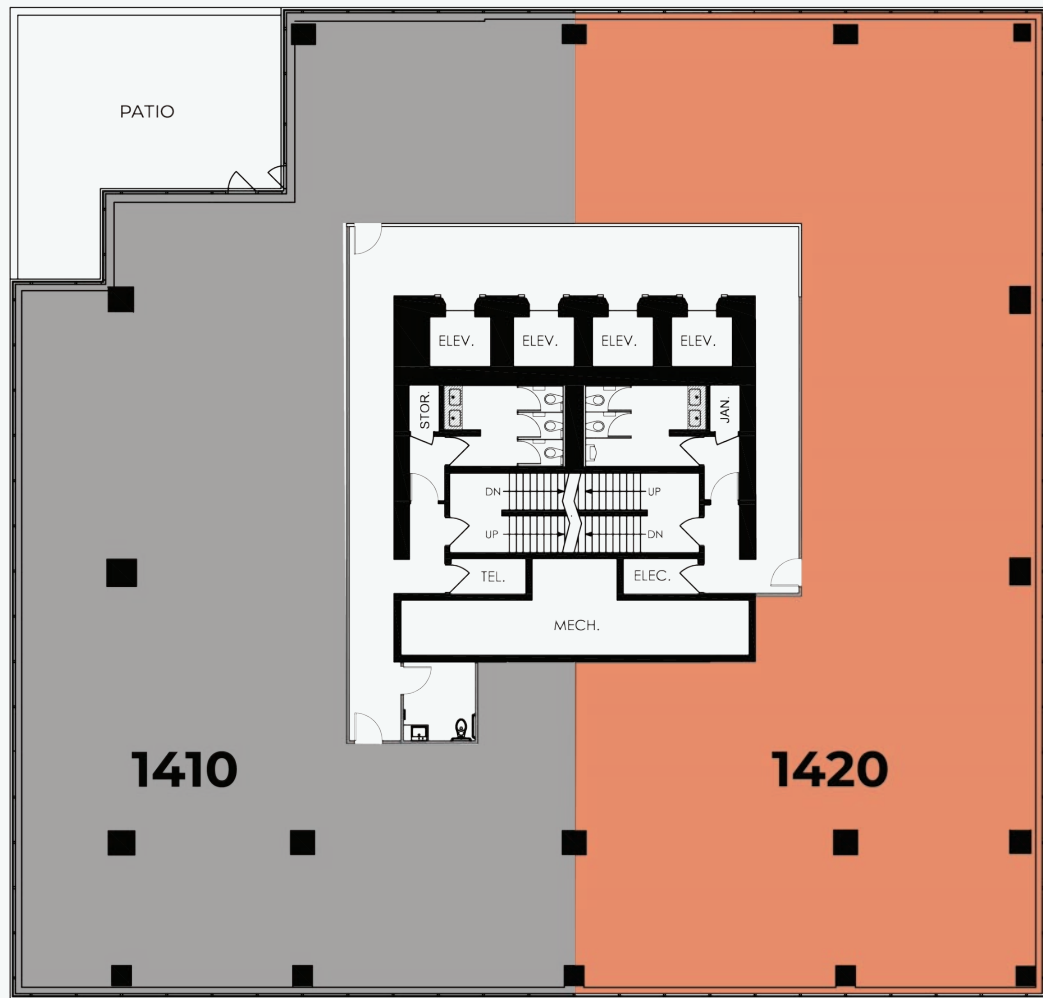


13th Floor
Suite 1300 – LEASED

■ Leased



*All suite sizes are approximate



14th Floor

Suite 1410 – LEASED
Suite 1420 – 5,800 SF - Turnkey Available 2024

Space Available Leased



16th Floor

Suite 1600 – 10,500 SF – Turnkey Available 2024

Space Available



*All suite sizes are approximate

919

NINE ONE NINE



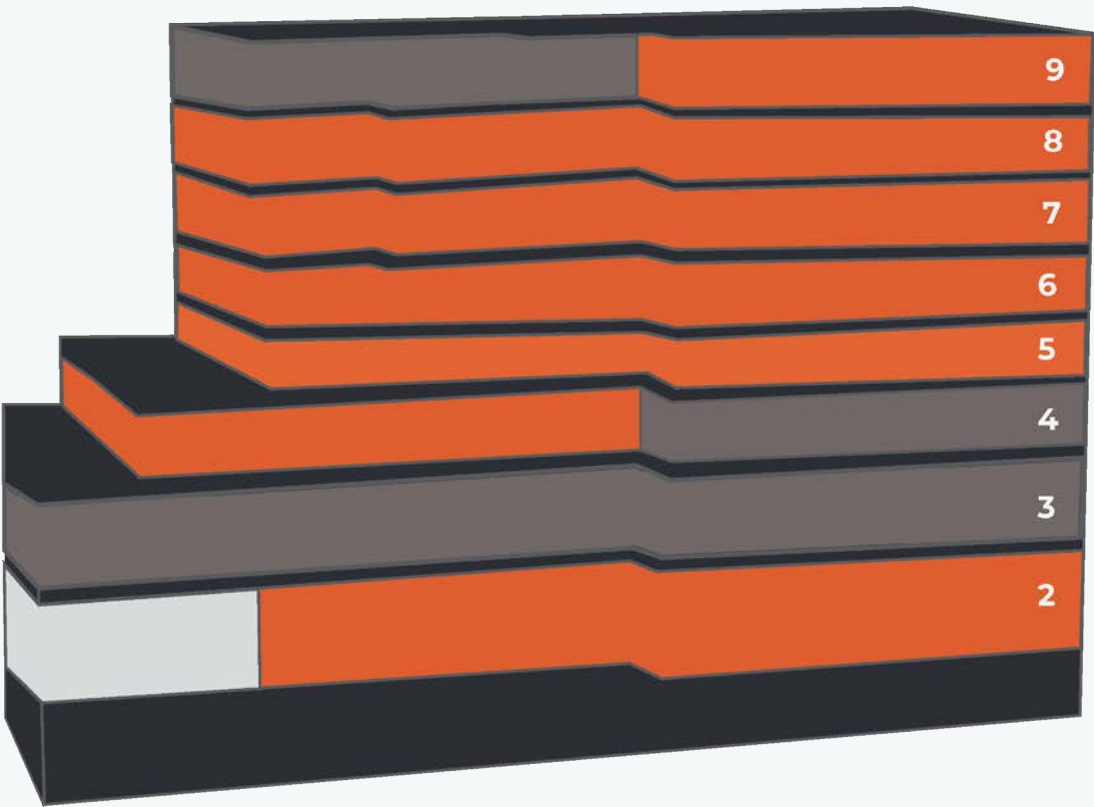
NINE ONE NINE

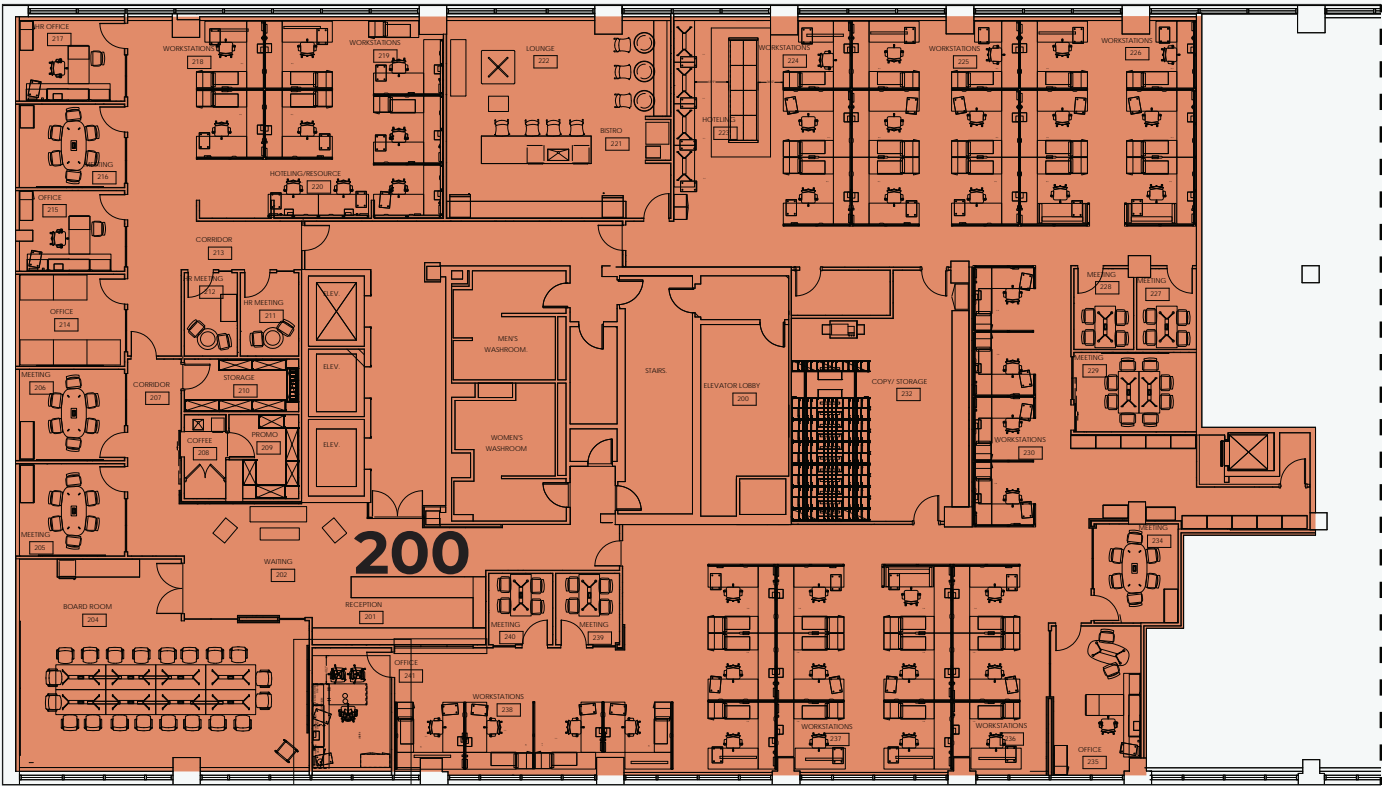
Property Overview

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 | 1:1,400 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 800 | 14,800 SF |
| | Suite 920 | 7,550 SF Virtual Tour |
| | 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

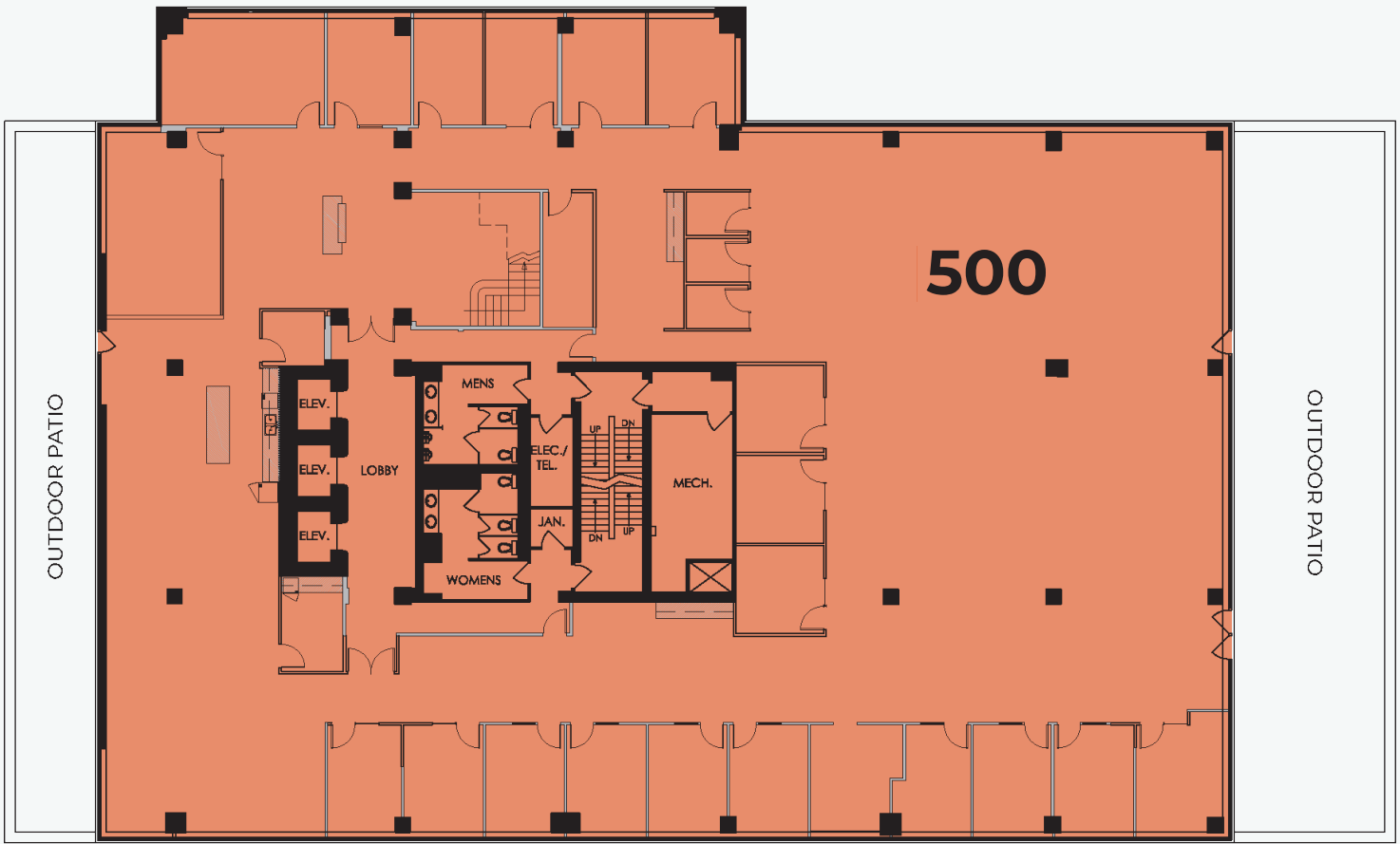


4th Floor
Suite 420 – 11,650 SF - As Is, Furnished



■ Space Available ■ Leased

*All suite sizes are approximate

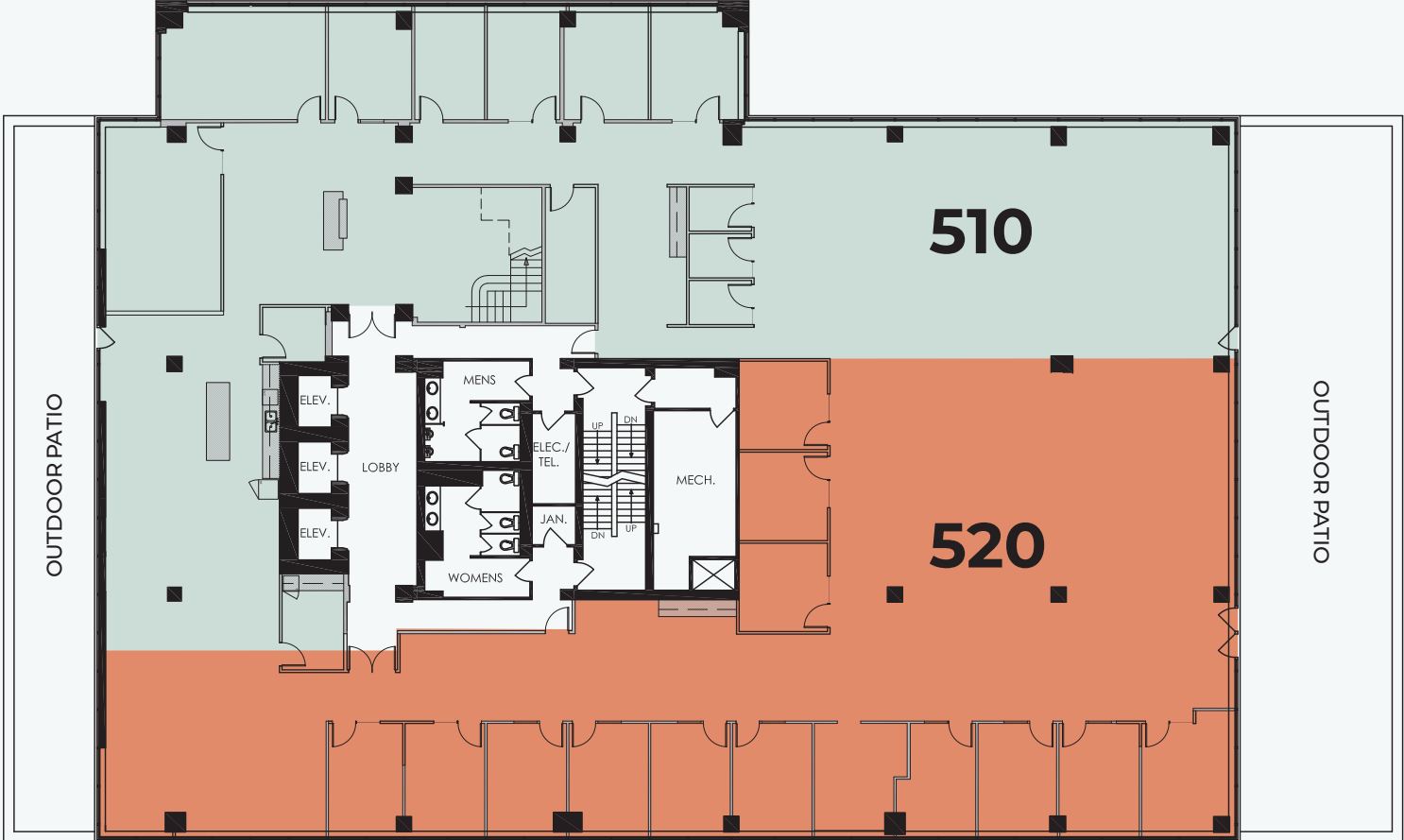


5th Floor Option A: Single Tenant

Suite 500 – 15,300 SF – Showsuite

[Virtual Tour](#)

Space Available



5th Floor Option B: Multi Tenant

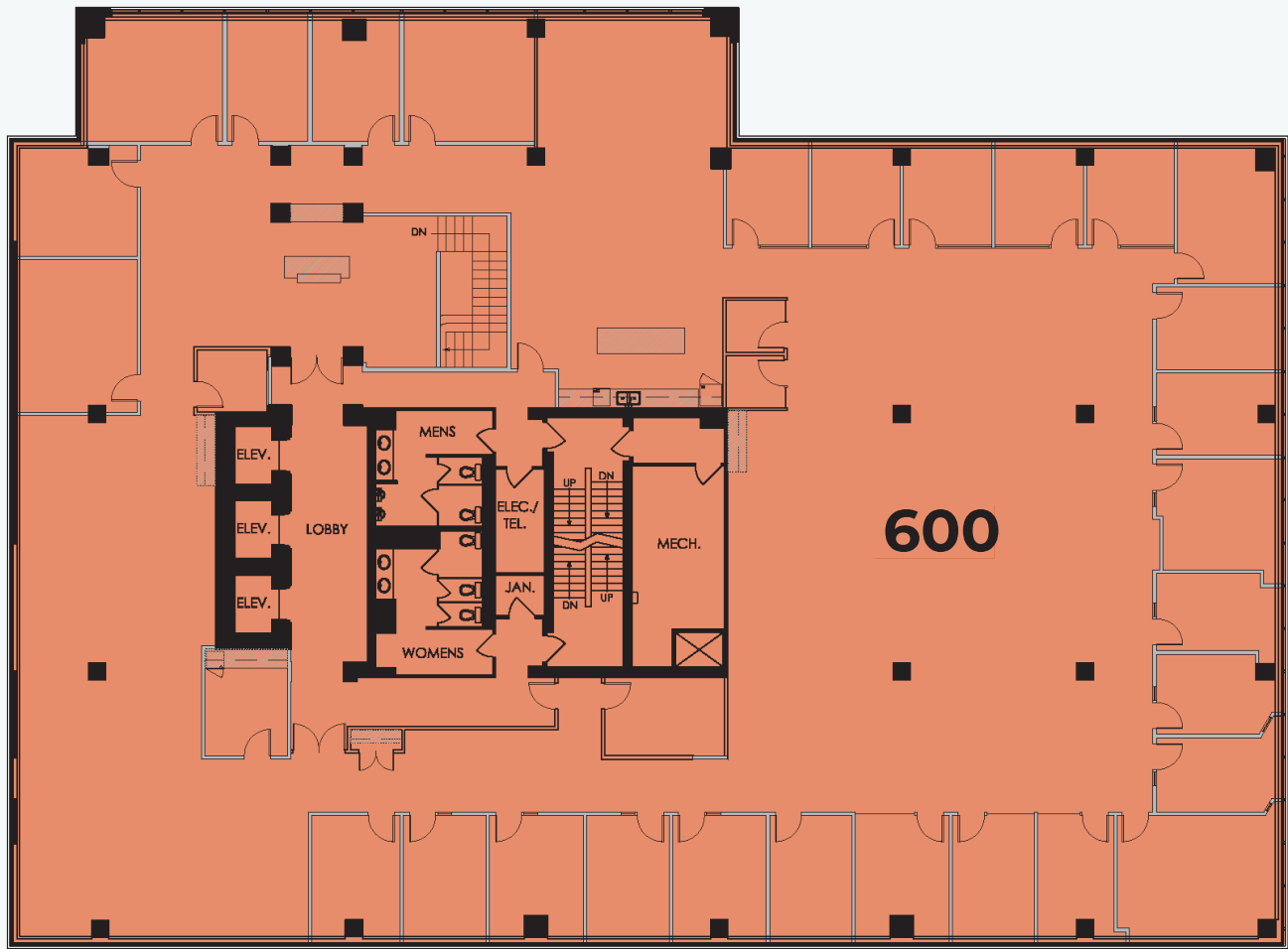
Suite 510 – 8,000 SF – Showsuite

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



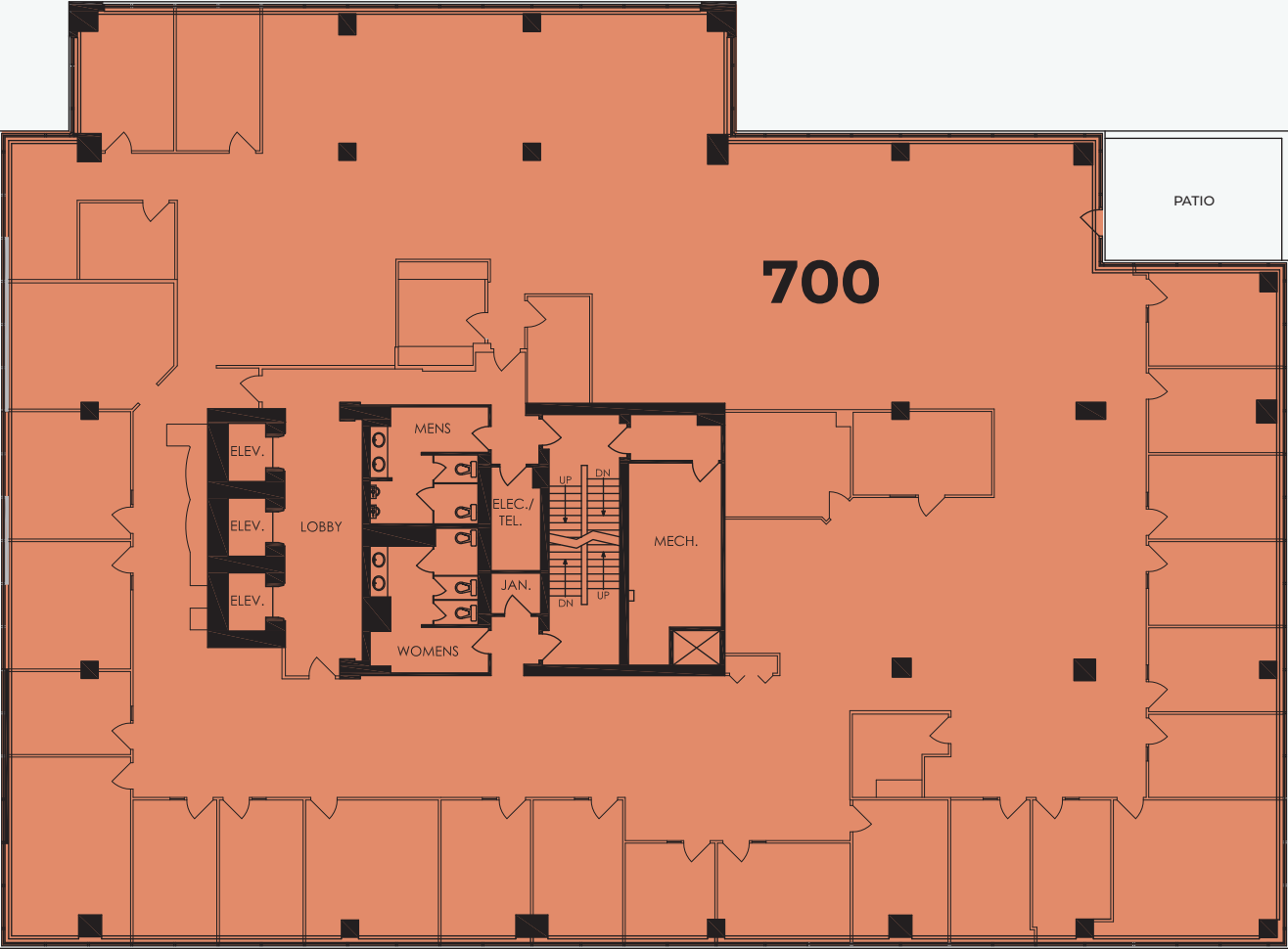
6th Floor Option B: Multi Tenant

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

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



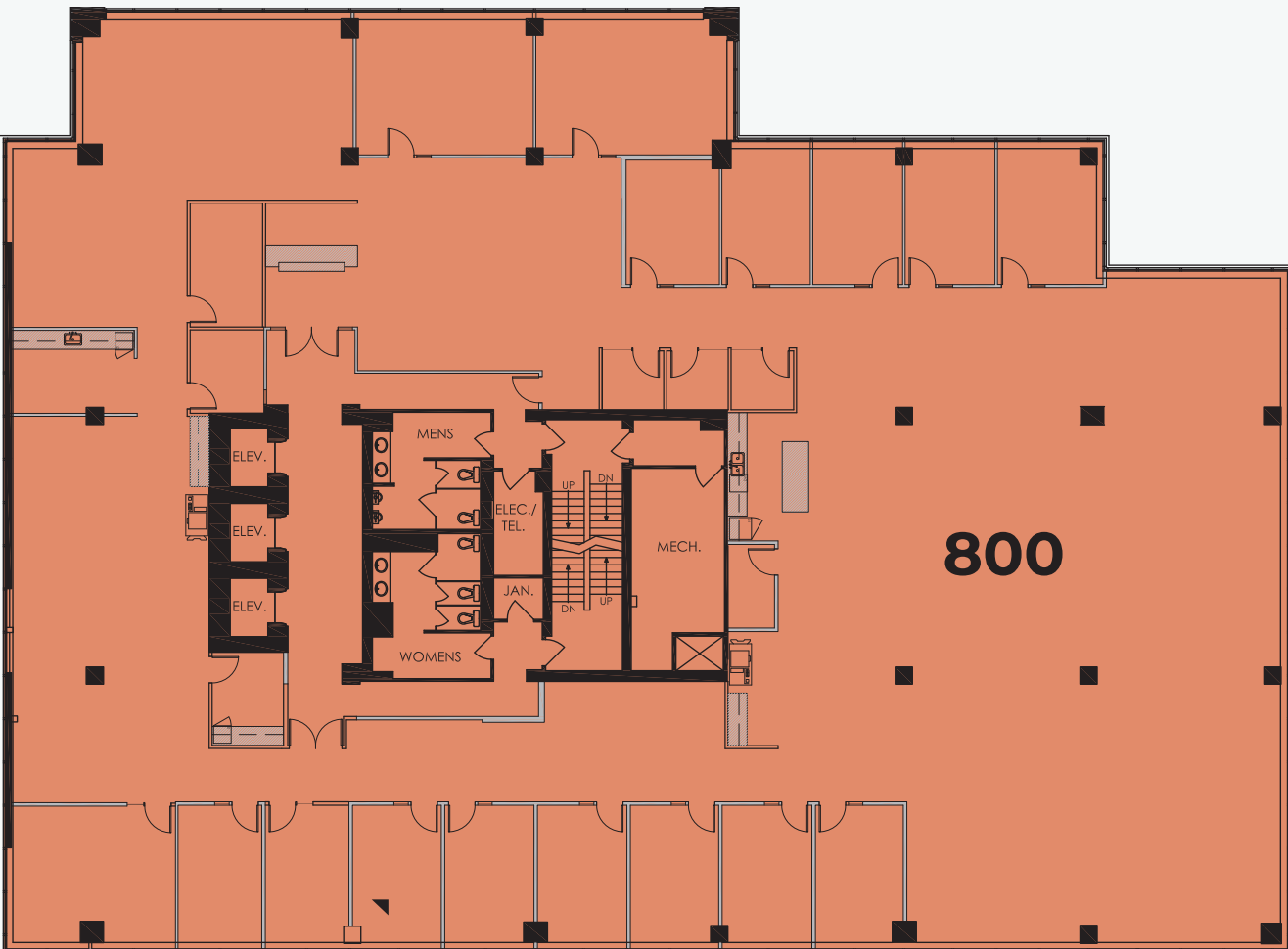
■ Space Available



7th Floor
Suite 700 – 14,800 SF - Turnkey Available 2024



■ Space Available



8th Floor
Suite 800 – 14,800 SF - Turnkey Available 2024



■ Space Available

*All suite sizes are approximate



9th Floor Option B: Multi Tenant

Suite 910 - LEASED

Suite 920 - 7,550 SF - Showsuite - As Is - Turnkey available 2024

[Virtual Tour](#)

■ Space Available
 ■ Leased



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