

# 919

909 & 919 11<sup>th</sup> 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



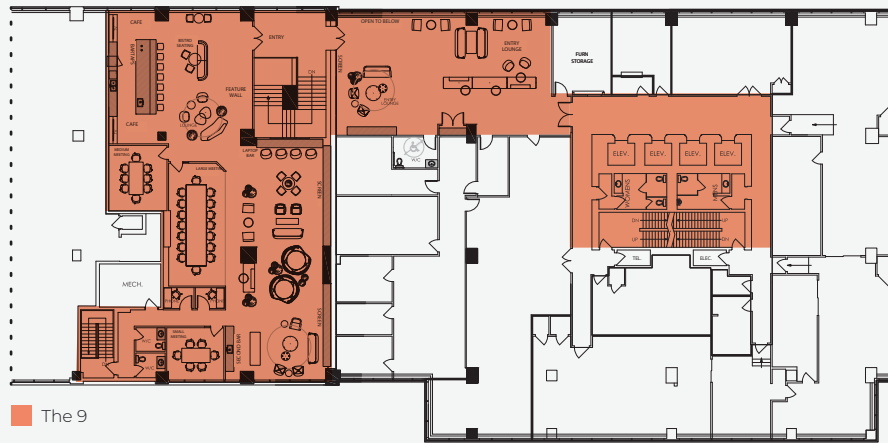
**ATCO**

# 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

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

94

Walker's Paradise

80

Excellent Transit

94

Biker's Paradise



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



Bus Routes

A Bus# 6 & 90

B Bus# 2, 7 & 13

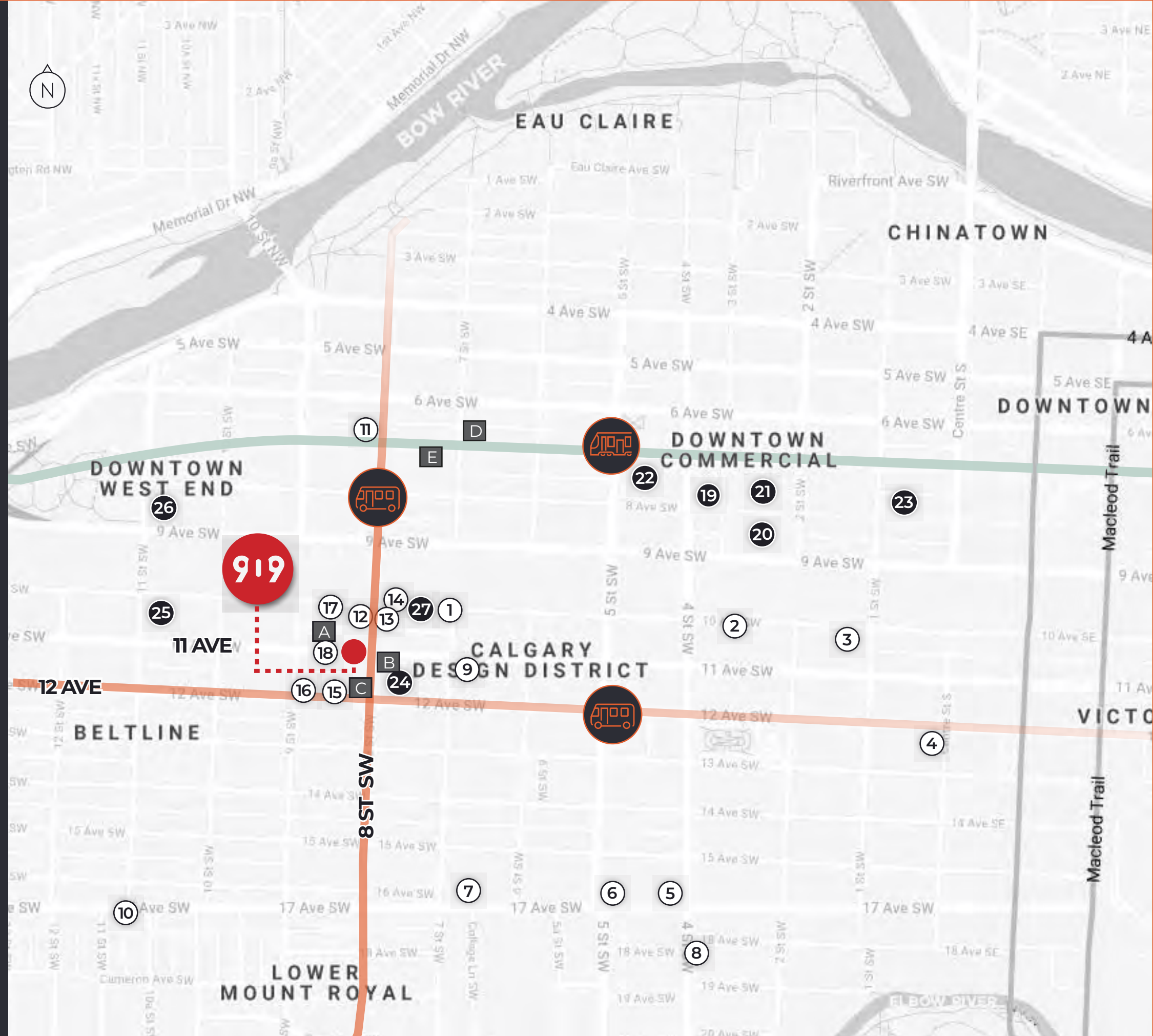
C Bus# 2, & 13



LRT Line

D LRT# 7th Street Station

E LRT# 8th Street Station



909

NINE ZERO NINE



NINE ZERO NINE



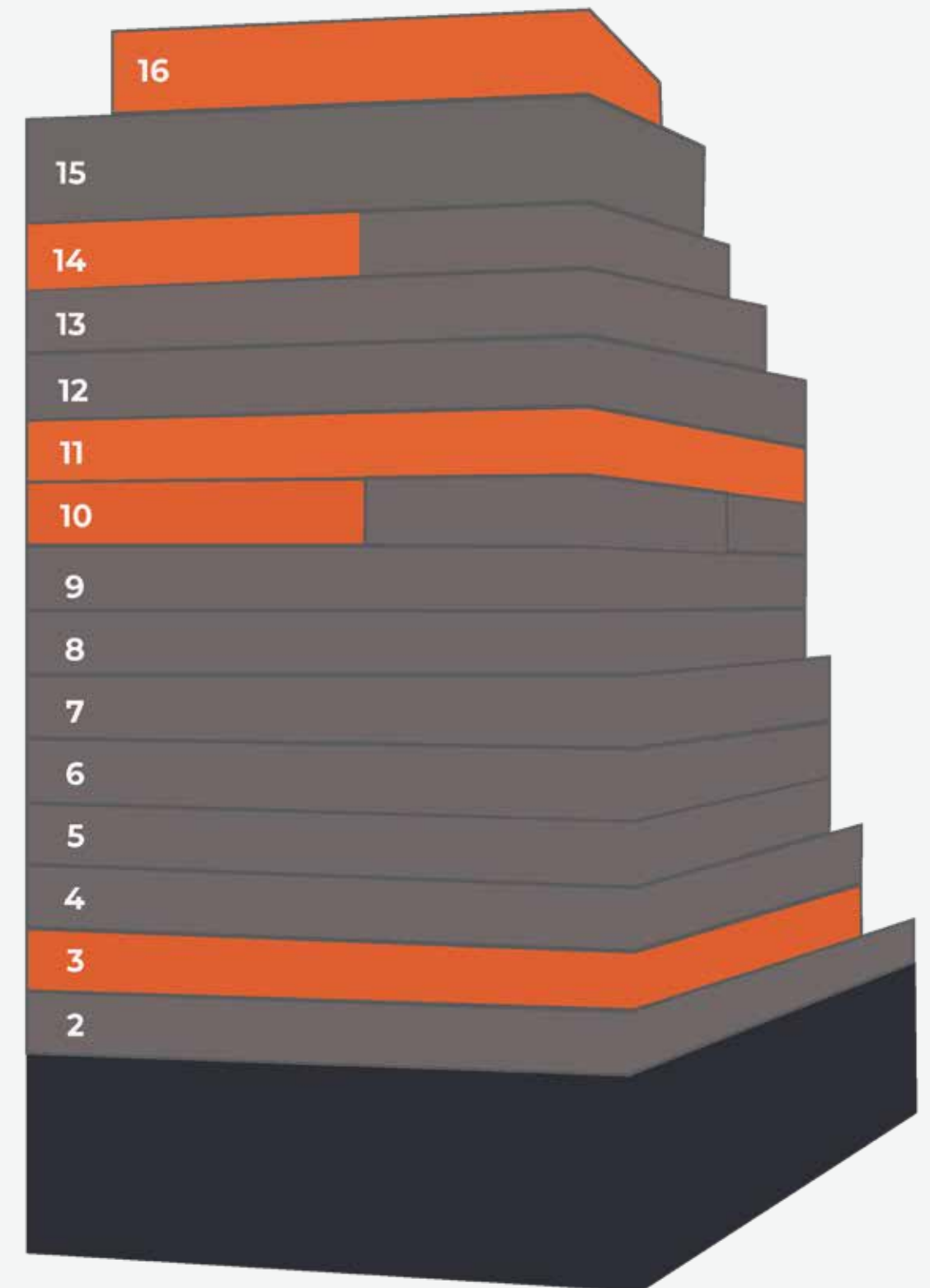
## Property Overview

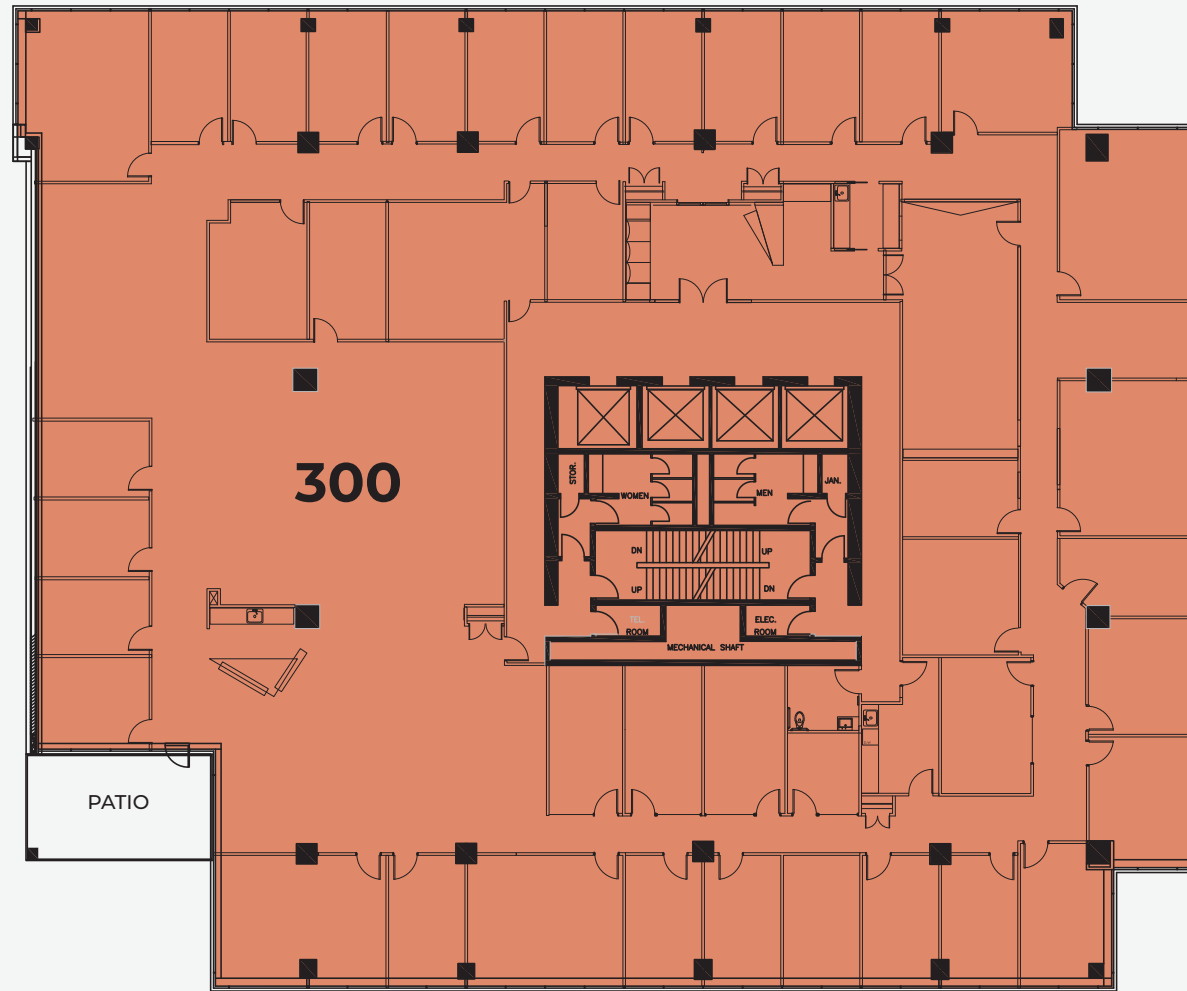
# 909

NINE ZERO NINE

Address	909 11 <sup>th</sup> 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

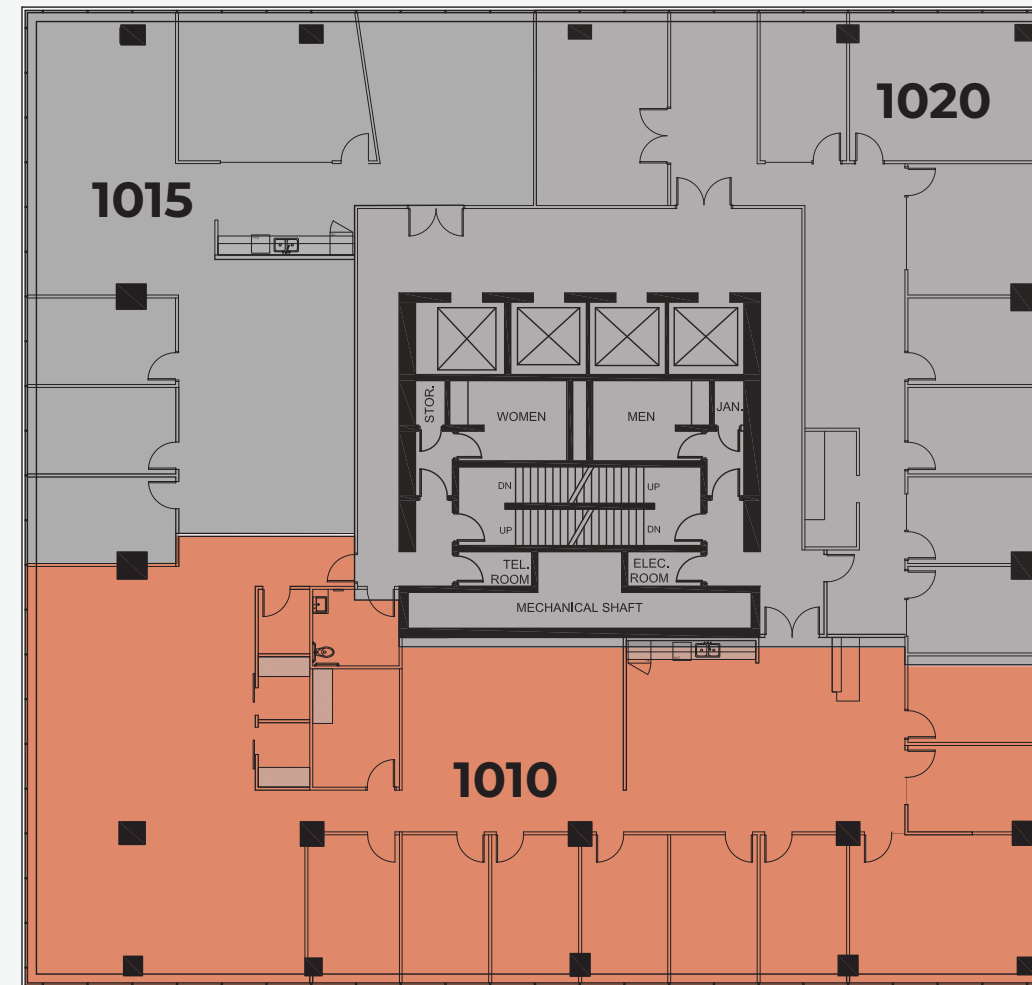




**3rd Floor**  
Suite 300 – 17,300 SF - As Is



■ Space Available

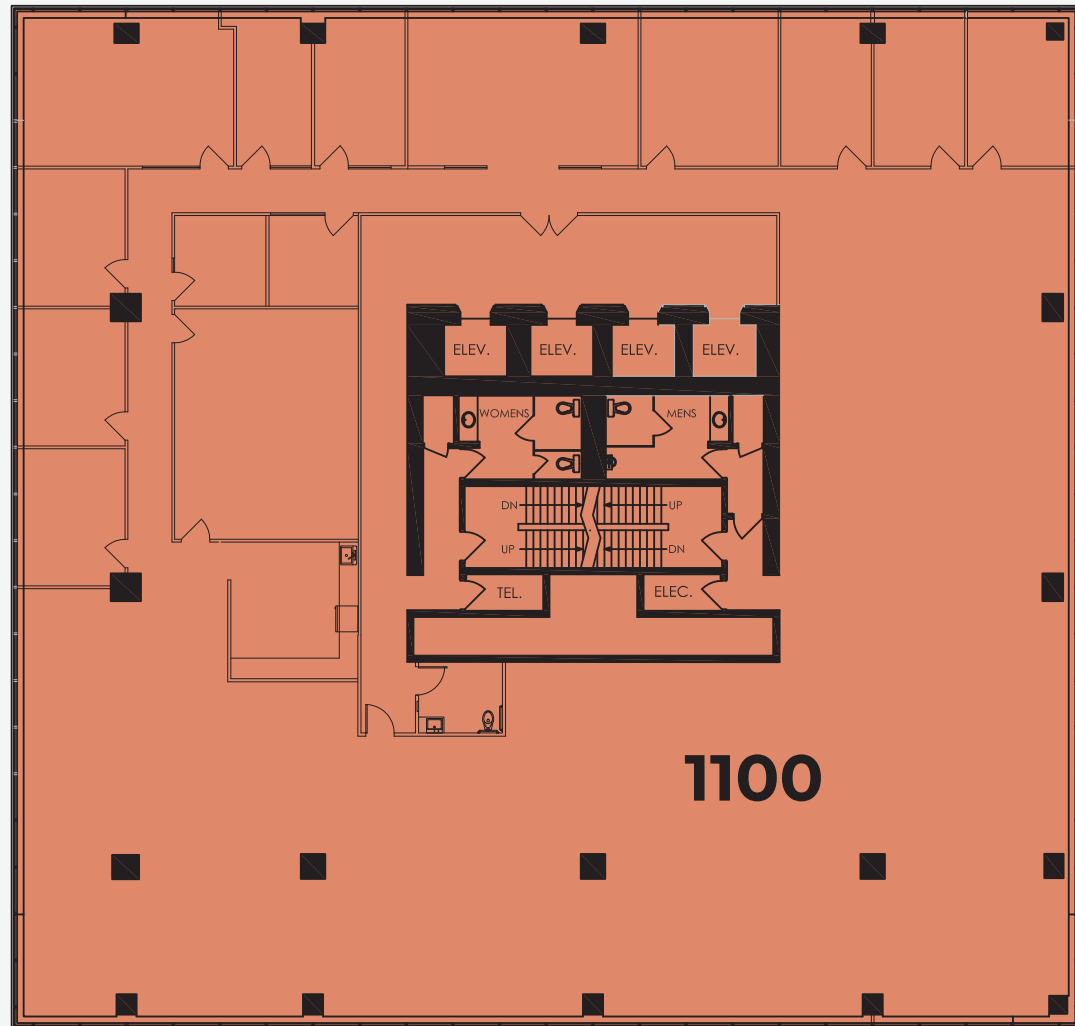


**10th Floor**  
Suite 1010 – 6,630 SF - Turnkey available 2024



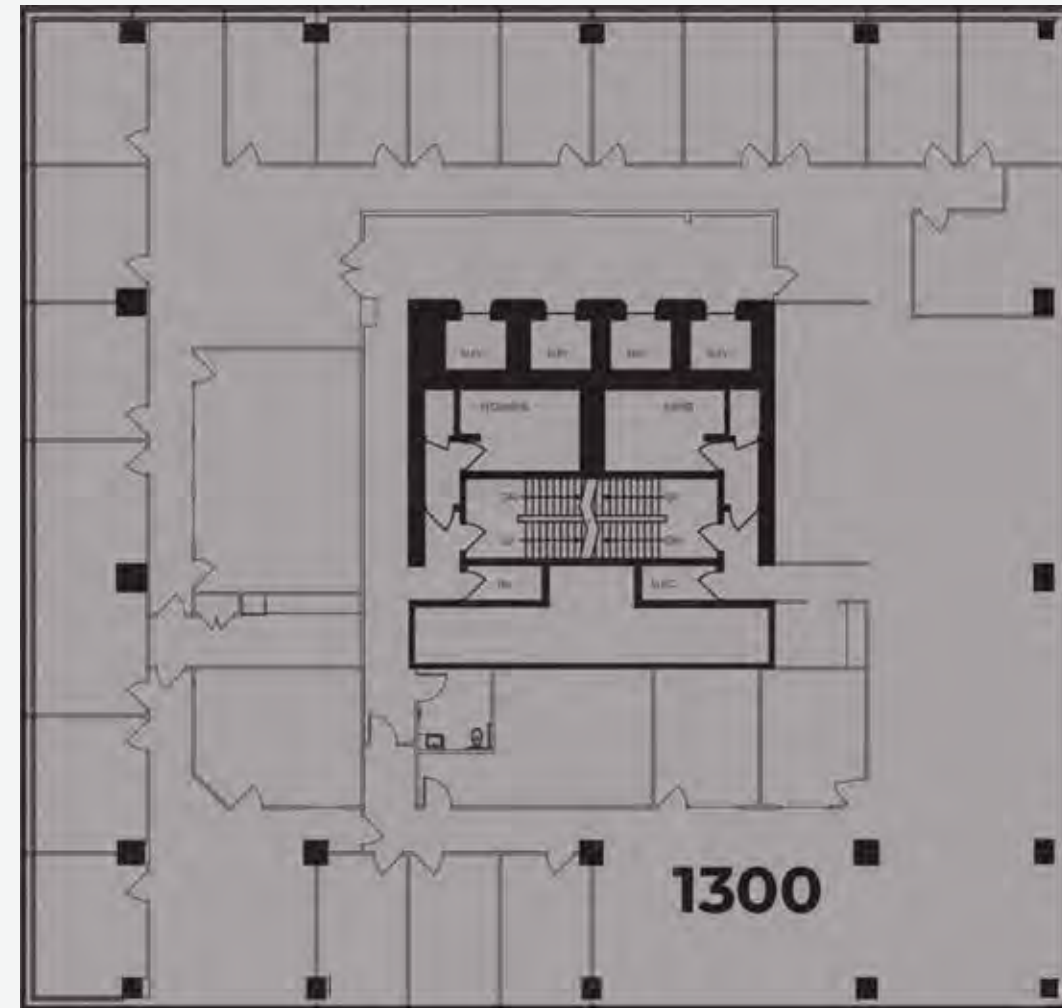
■ Space Available ■ Leased

\*All suite sizes are approximate



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

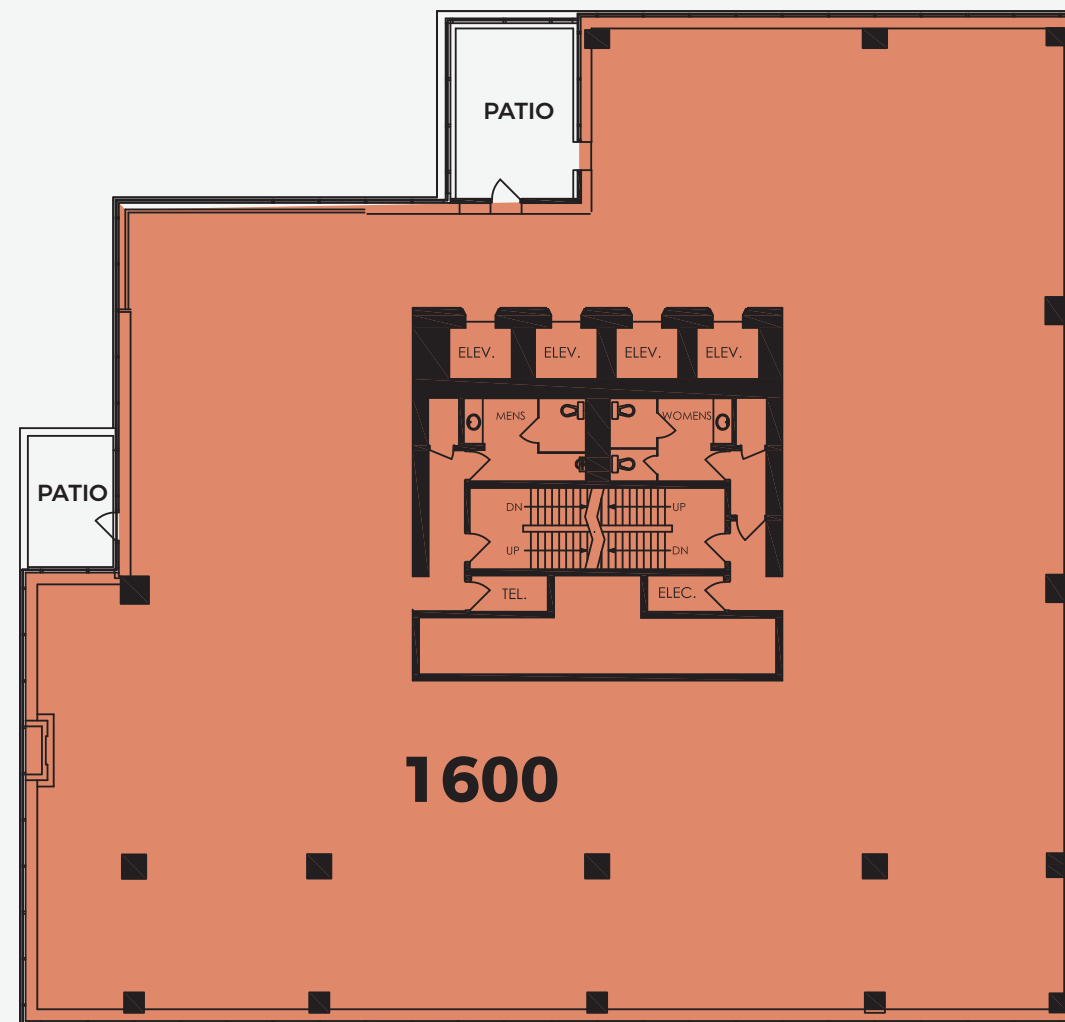
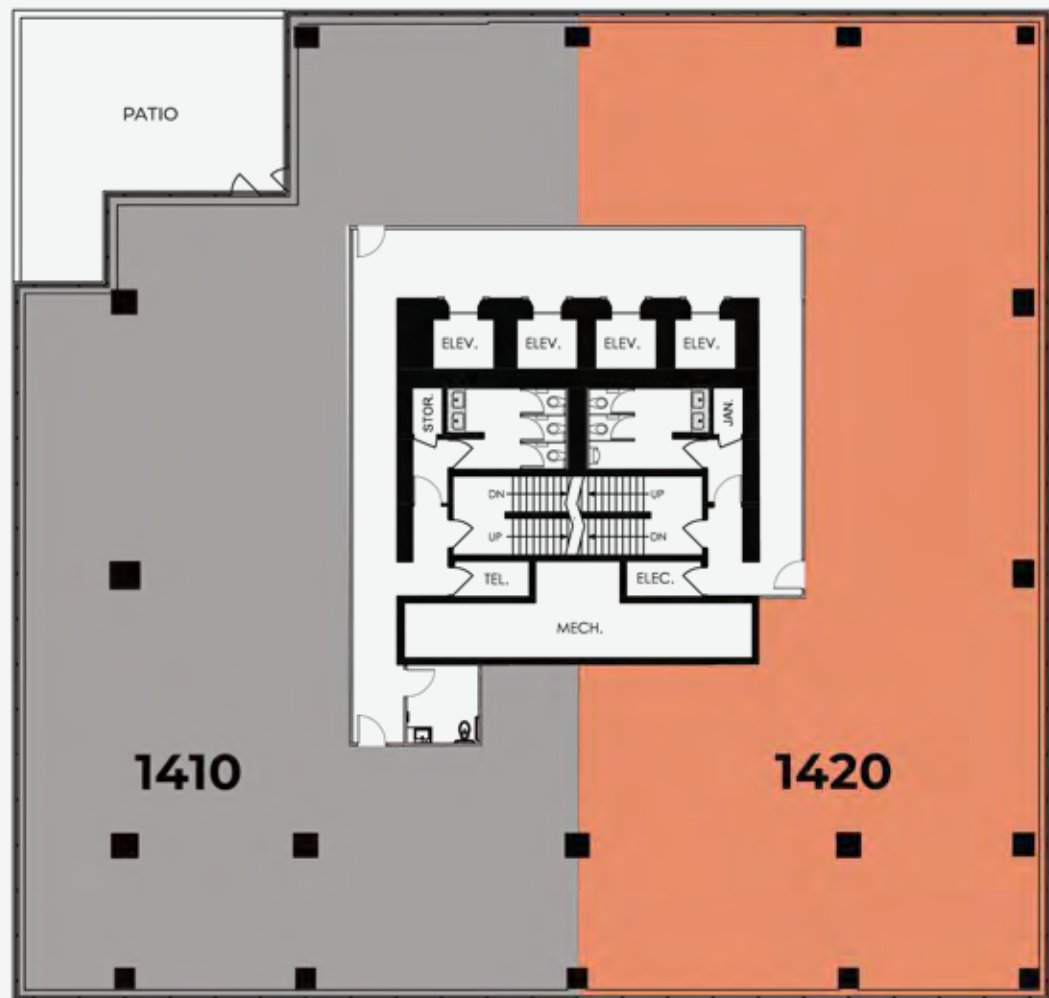
■ Space Available



**13th Floor**  
Suite 1300 – LEASED

■ Leased





**14th Floor**

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



**16th Floor**

Suite 1600 – 10,500 SF – Turnkey Available 2024



■ Space Available   ■ Leased

■ Space Available

\*All suite sizes are approximate

919

NINE ONE NINE



NINE ONE NINE

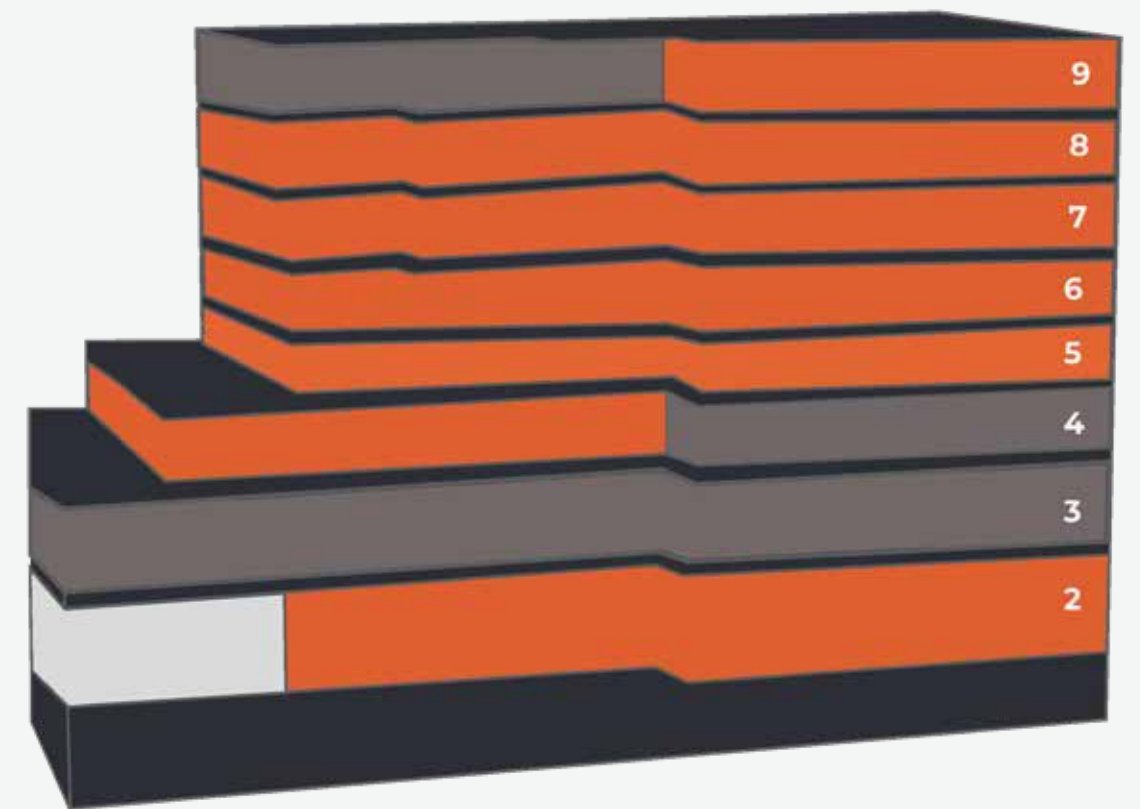
# Property Overview

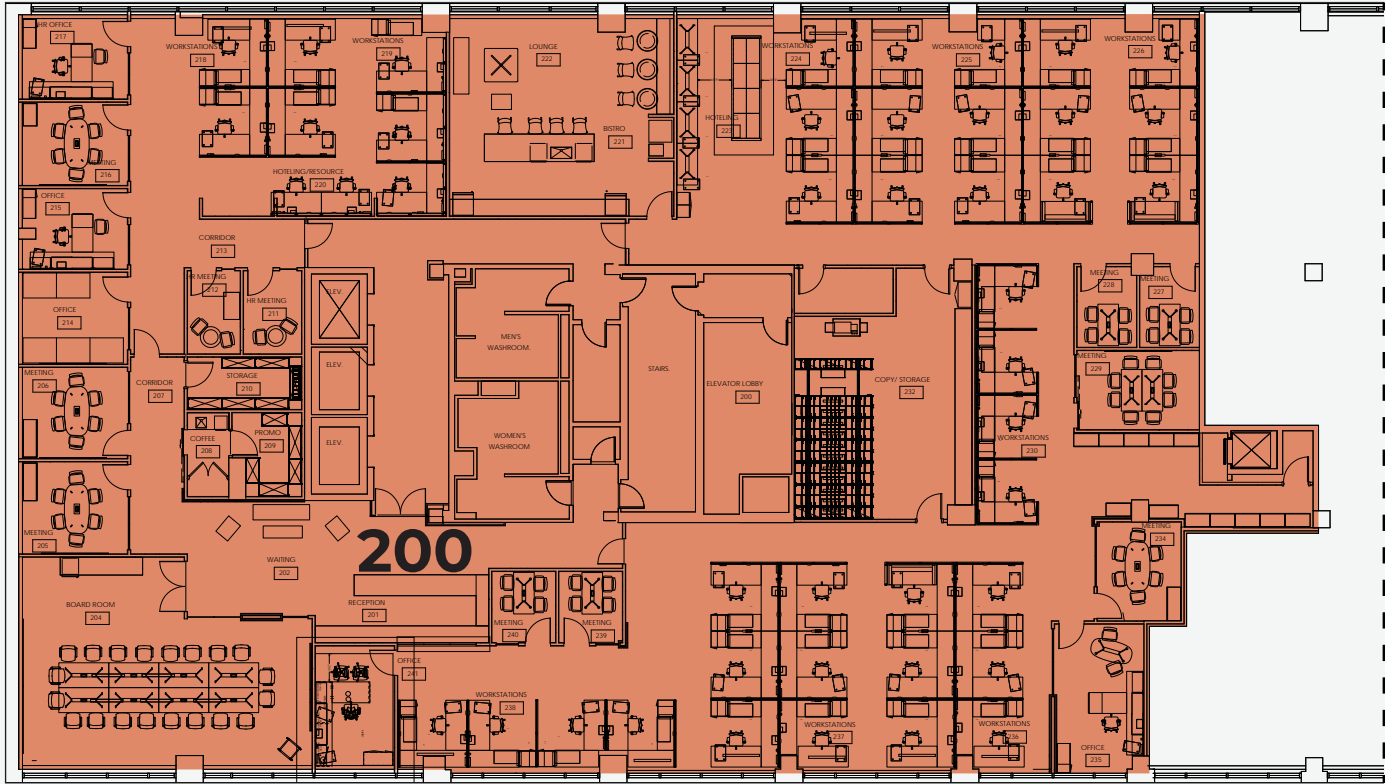
# 919

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	1:1,400 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) <a href="#">Virtual Tour</a>
	Suite 600 Interconnecting Staircase	15,300 SF
	Suite 700	14,800 SF
	Suite 800	14,800 SF
	Suite 920	7,550 SF <a href="#">Virtual Tour</a>
	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



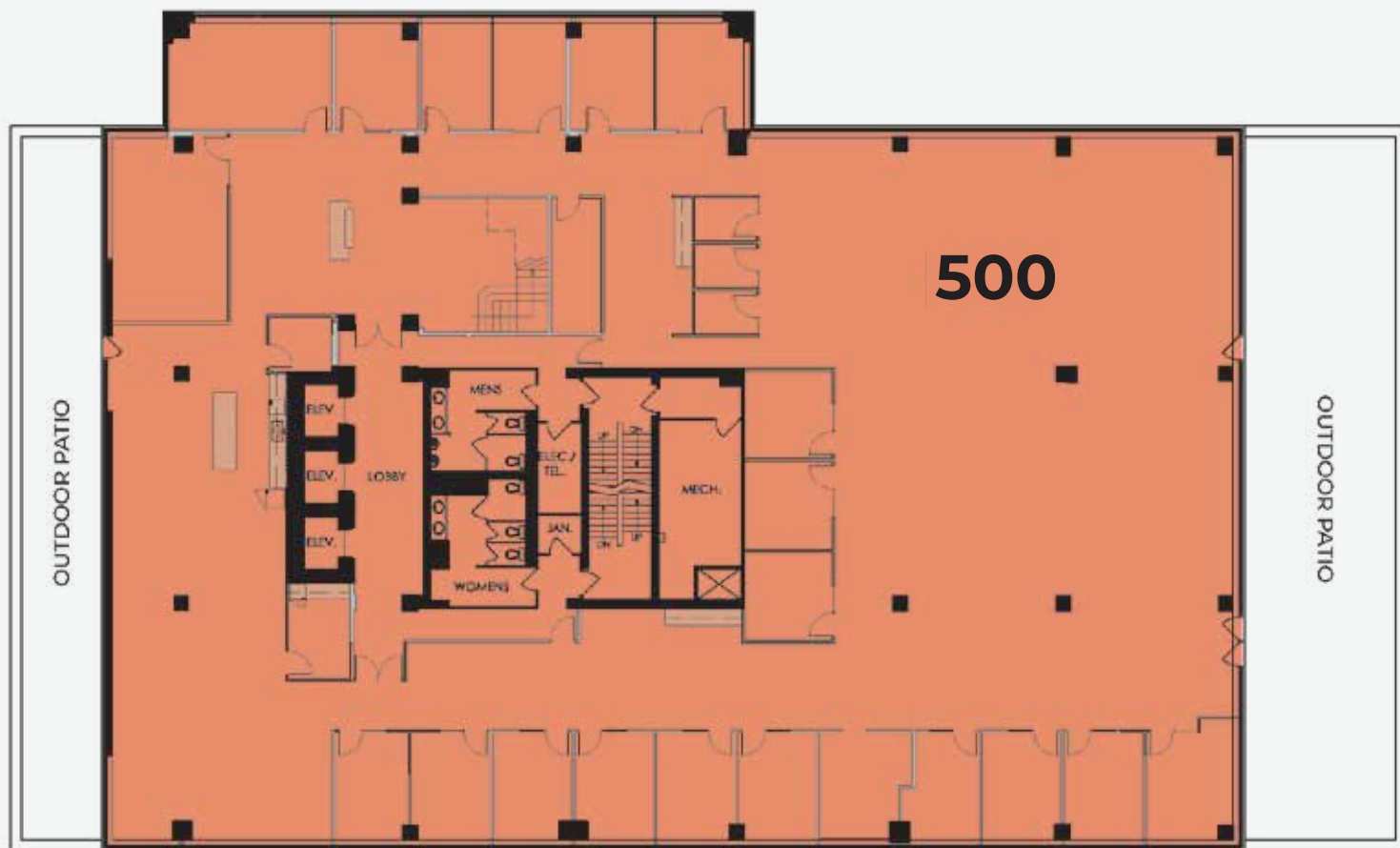
**4th Floor**  
Suite 420 – 11,650 SF - As Is, Furnished



■ Space Available   ■ Leased

\*All suite sizes are approximate



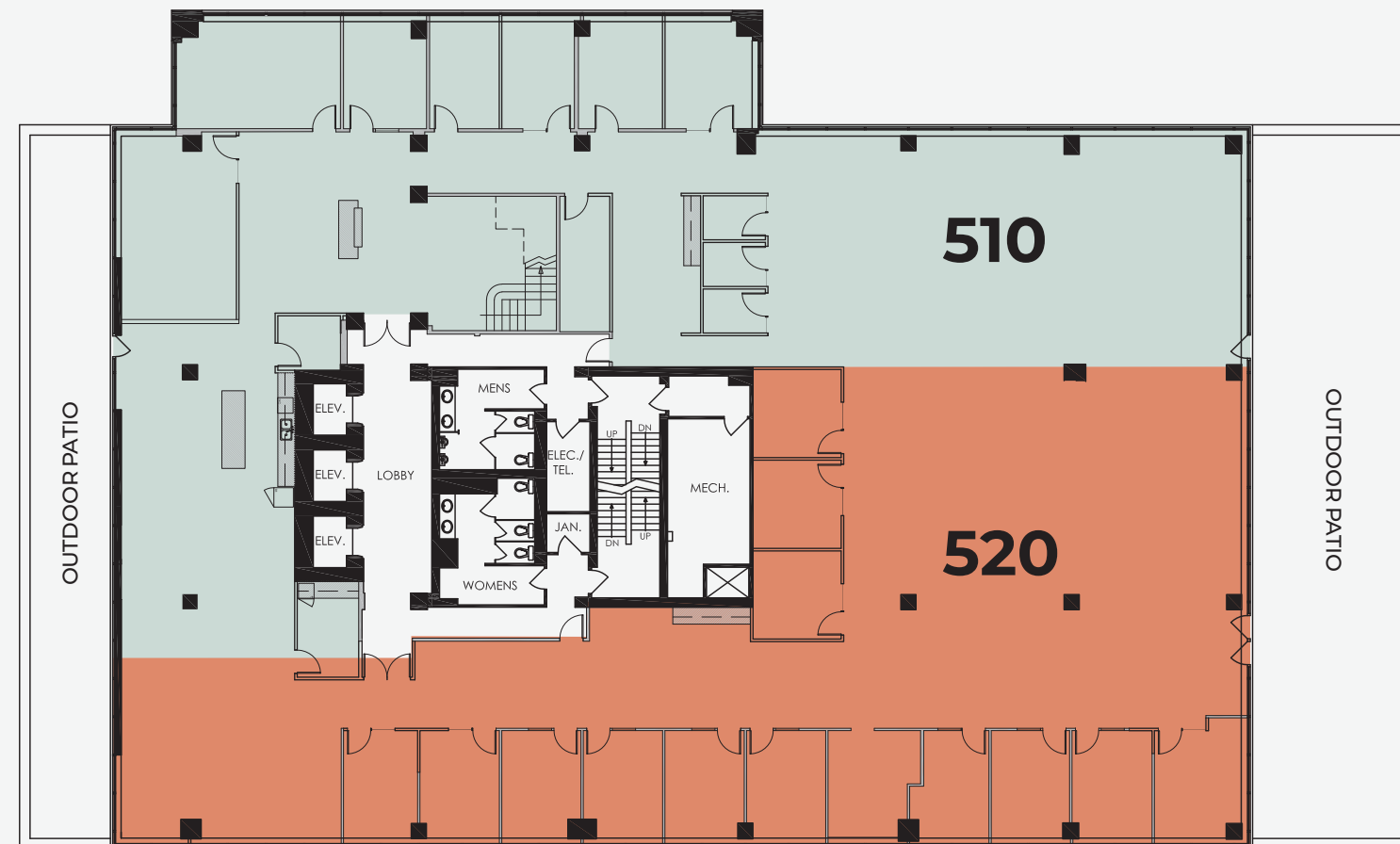


### 5th Floor Option A: Single Tenant

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





**6th Floor Option A: Single Tenant**

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



■ Space Available



**6th Floor Option B: Multi Tenant**

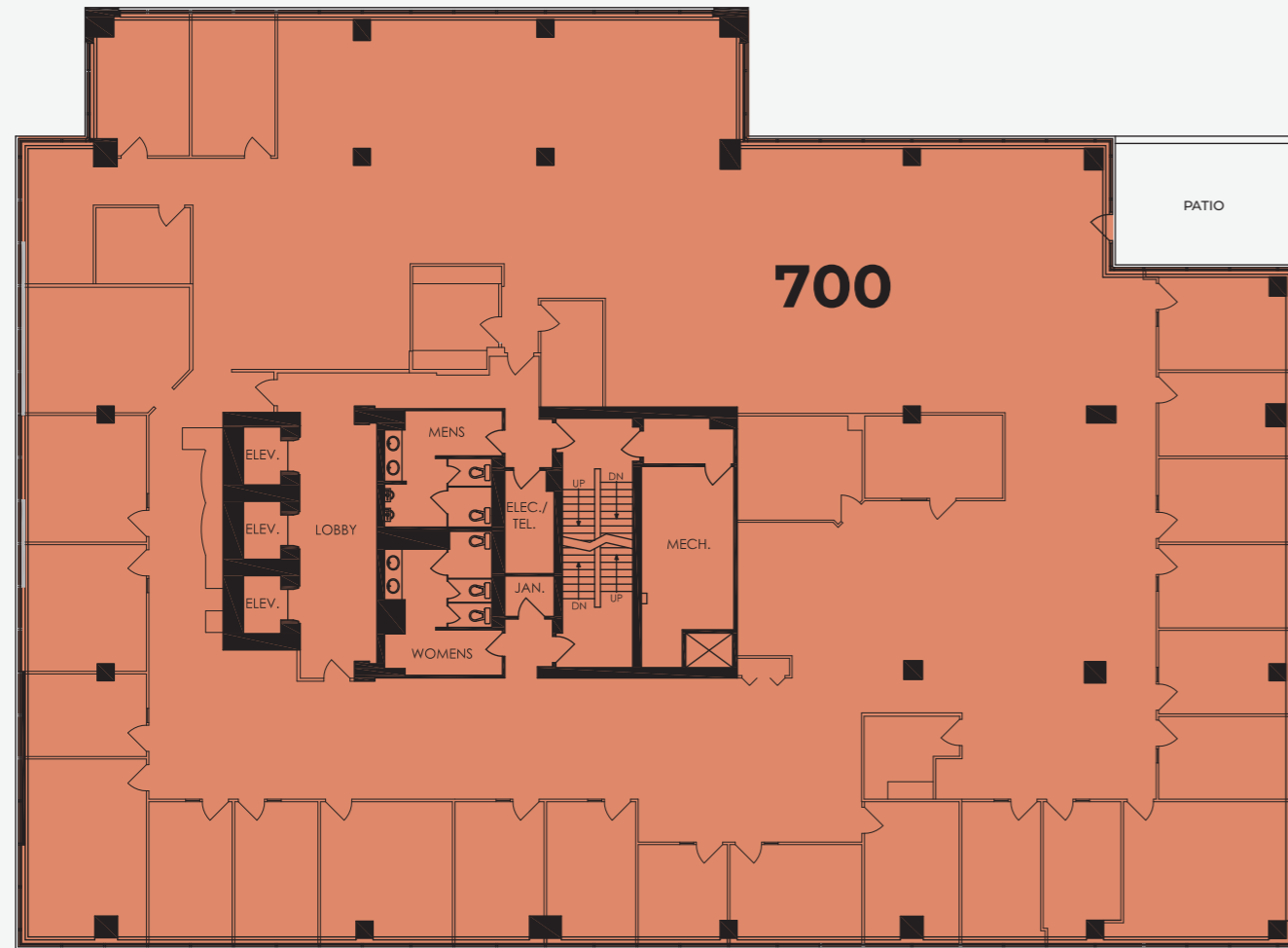
Suite 610 – 7,000 SF – Proposed layout – Turnkey available 2024

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

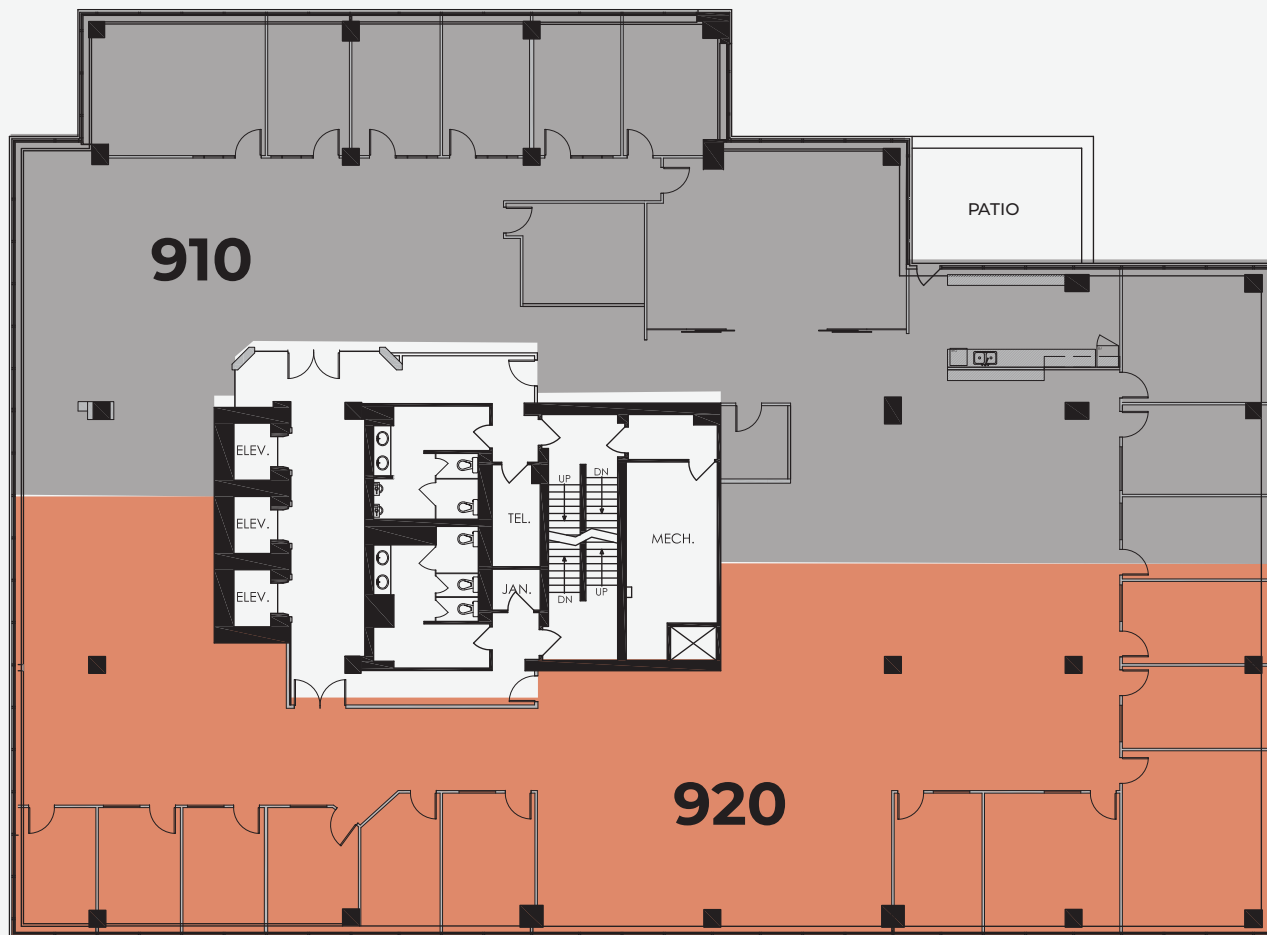


**8th Floor**

Suite 800 – 14,800 SF - Turnkey Available 2024



■ Space Available



**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

\*All suite sizes are approximate

# 919

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