



ATLANTIC AVENUE ART BLOCK

Unit 208 - 1011 9 Avenue SE

Class 'A' Office Space For Lease

Atlantic Avenue Art Block (AAAB) stands at the gateway to historic Inglewood, Calgary's oldest community, named 2014's "The Best Neighbourhood in Canada".

With unique retail shops and premium office spaces, AAAB unites commerce and culture with the spirit of the Inglewood community.

Anchored by a 15,000 SQ Art Gallery on the fourth floor this building is an ultra modern office building with a number of amenities including, Lina's Italian Market, Gravity Coffee, Espy and the many other surrounding retailers in Inglewood.

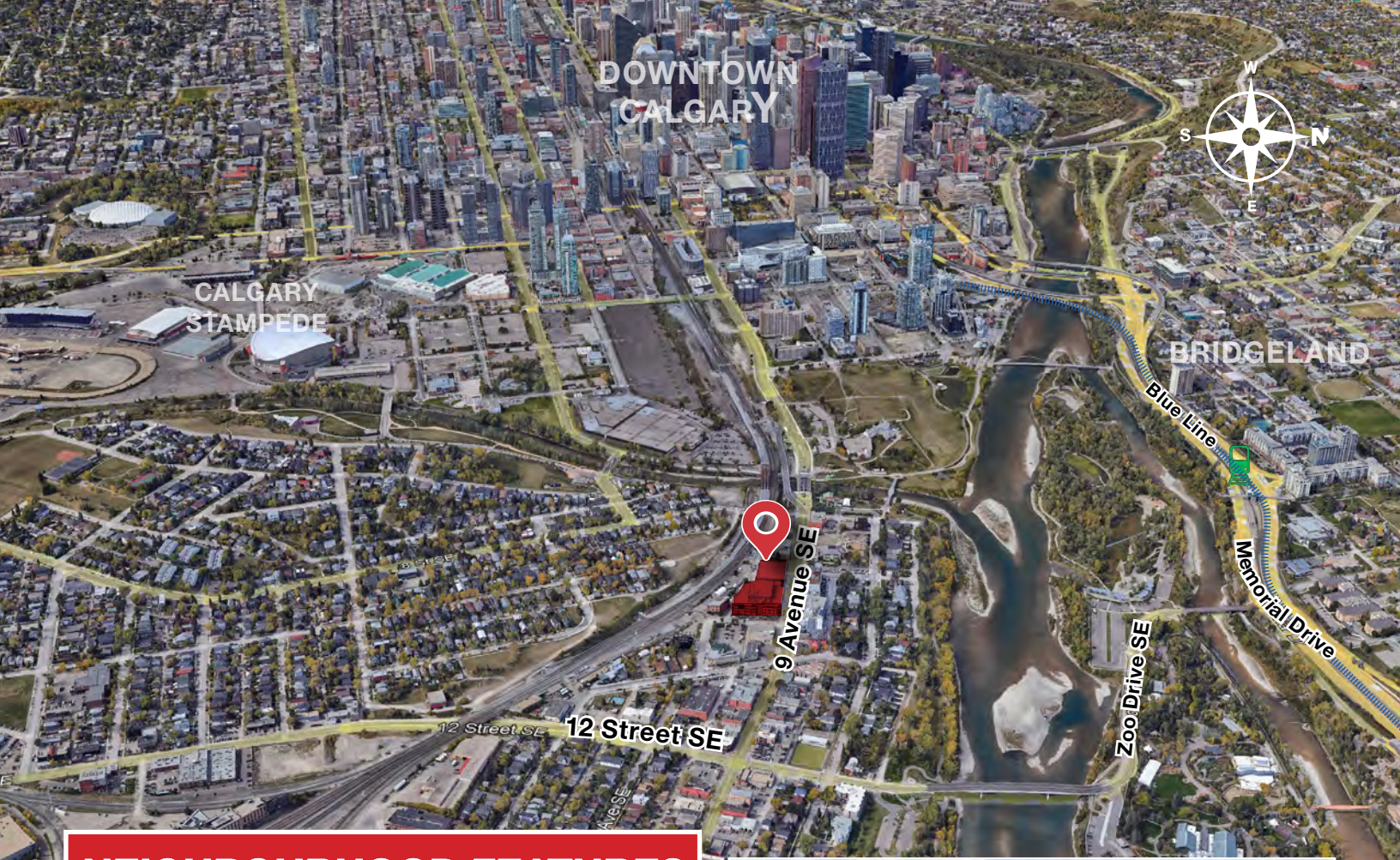
CHRIS HOWARD

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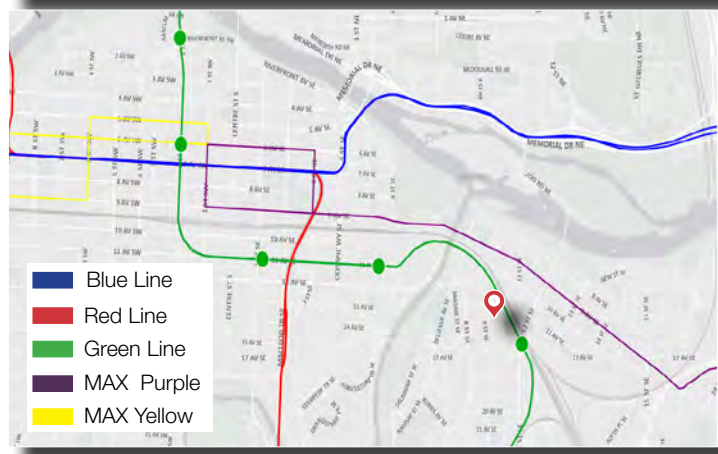
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NEIGHBOURHOOD FEATURES

- Located in Inglewood, one of Calgary's most desirable neighborhoods, known for its vibrant arts and culture scene, trendy restaurants and cafes, and close proximity to downtown.
- Steps away from the bustling 9th Avenue which serves as a gateway to Calgary's Downtown.
- Close proximity to Lina's Italian Market, The Nash, Chin Whiskey Shaving, various neighborhood breweries and eateries.
- Ease of access to Blackfoot, Deerfoot Trail, Memorial Drive & Macleod Trail.
- Close proximity to the Bow river, pathways, and parks.



90 Walk Score
Walker's Paradise
Daily errands do not require a car.



70 Transit Score
Excellent Transit
Transit is covered for most trips

Future LRT-Green Line connecting to Blue and Red lines and MAX BRT

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ATLANTIC AVENUE ART BLOCK

SUITE 208 - 1011 9 AVENUE SE

District	Inglewood
Address	1011 9 Avenue SE
Floors	4 floors
Year built	2011
Total building Size	180,874 SF
Unit 208	6,818 SF
Lease Rate	Market
Available	Contact Agent
Additional Rent Estimate YE May:	
Op Costs & Taxes Est:	\$20.50 PSF *
Management Fee @ 5% GR:	\$2.78 PSF
Total:	\$23.28 PSF
Unlimited Tenant Parking:	\$225 for reserved \$175 for unreserved
Available	Summer 2026

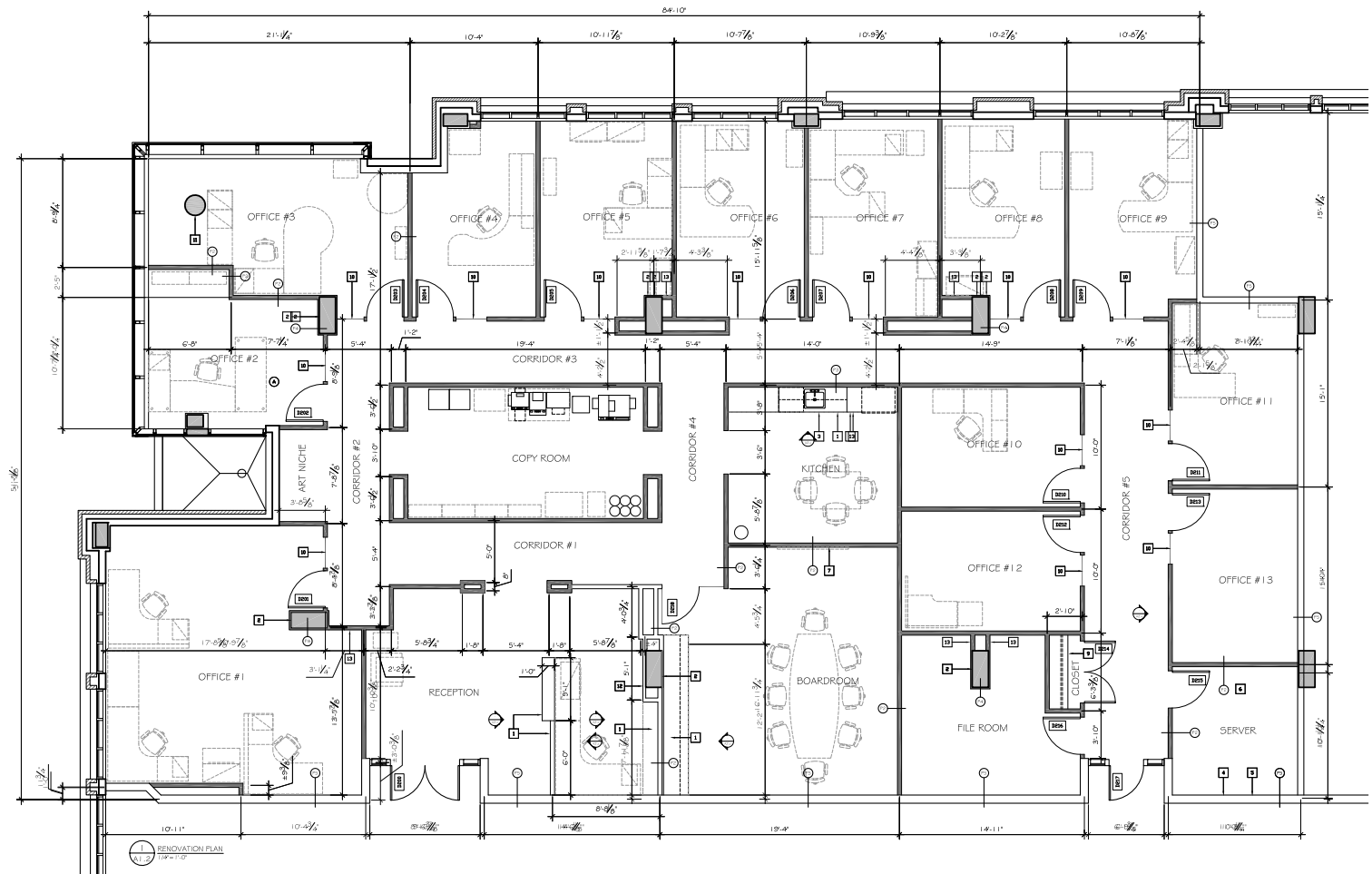
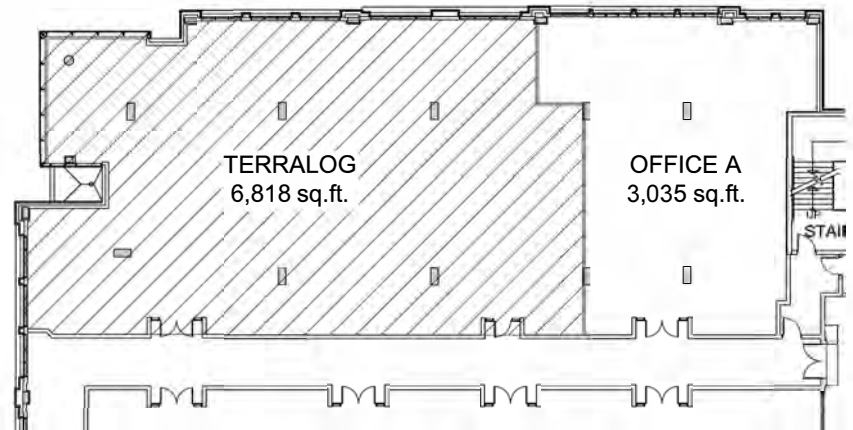


*ELECTRICITY SEPARATELY METERED



Space Highlights:

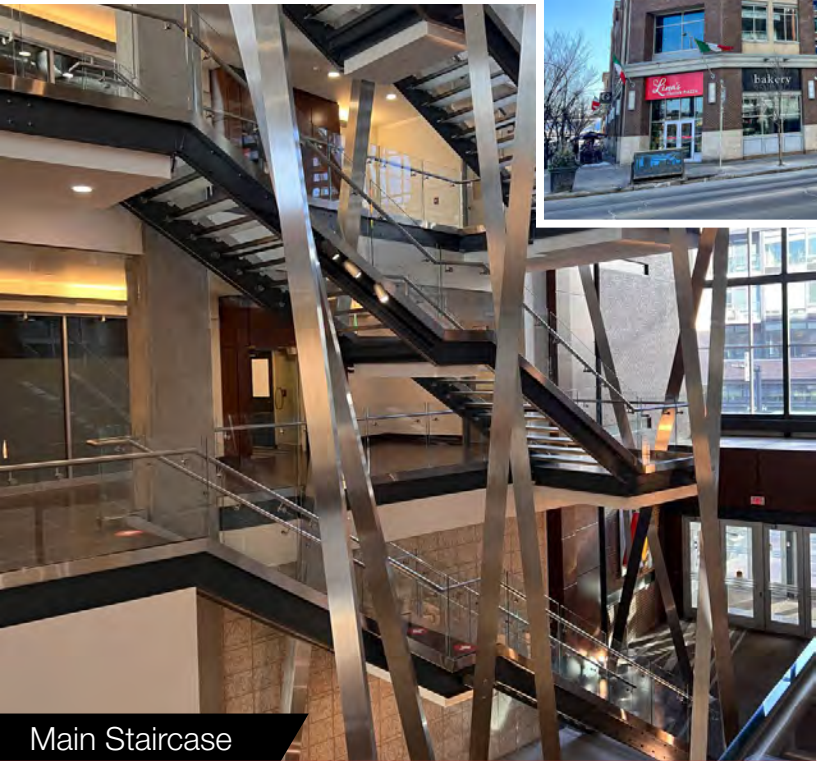
- 13 Executive Offices
- 1 Server Room
- 1 File Room
- 1 Boardroom
- 1 Flex Room
- Reception Area
- Kitchenette Print/Copy Room



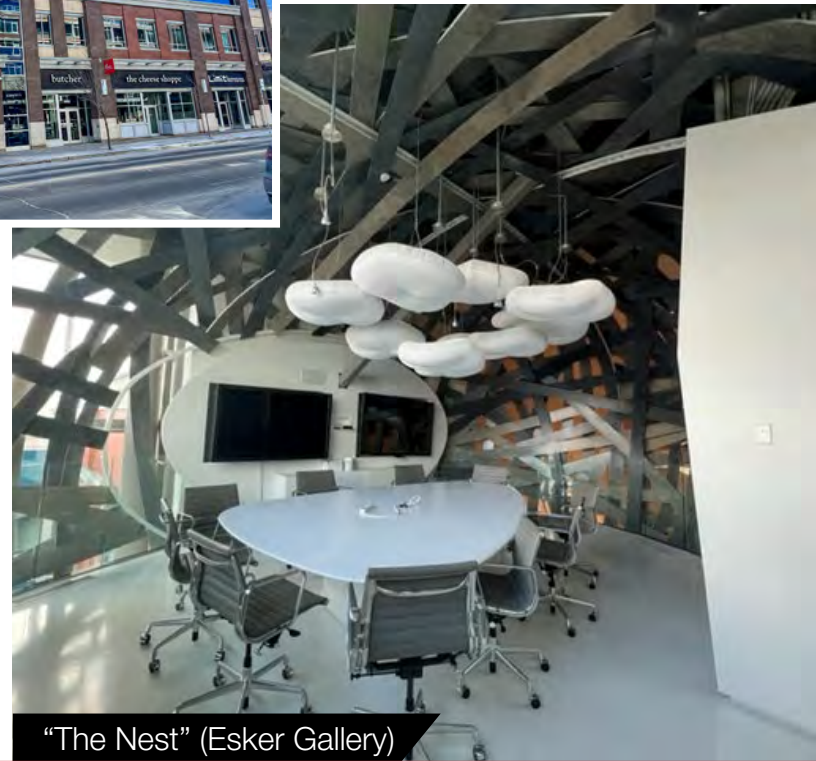


P1
SOUTH

Heated Tenant Underground Parking



Main Staircase



"The Nest" (Esker Gallery)

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