



# ATLANTIC AVENUE ART BLOCK

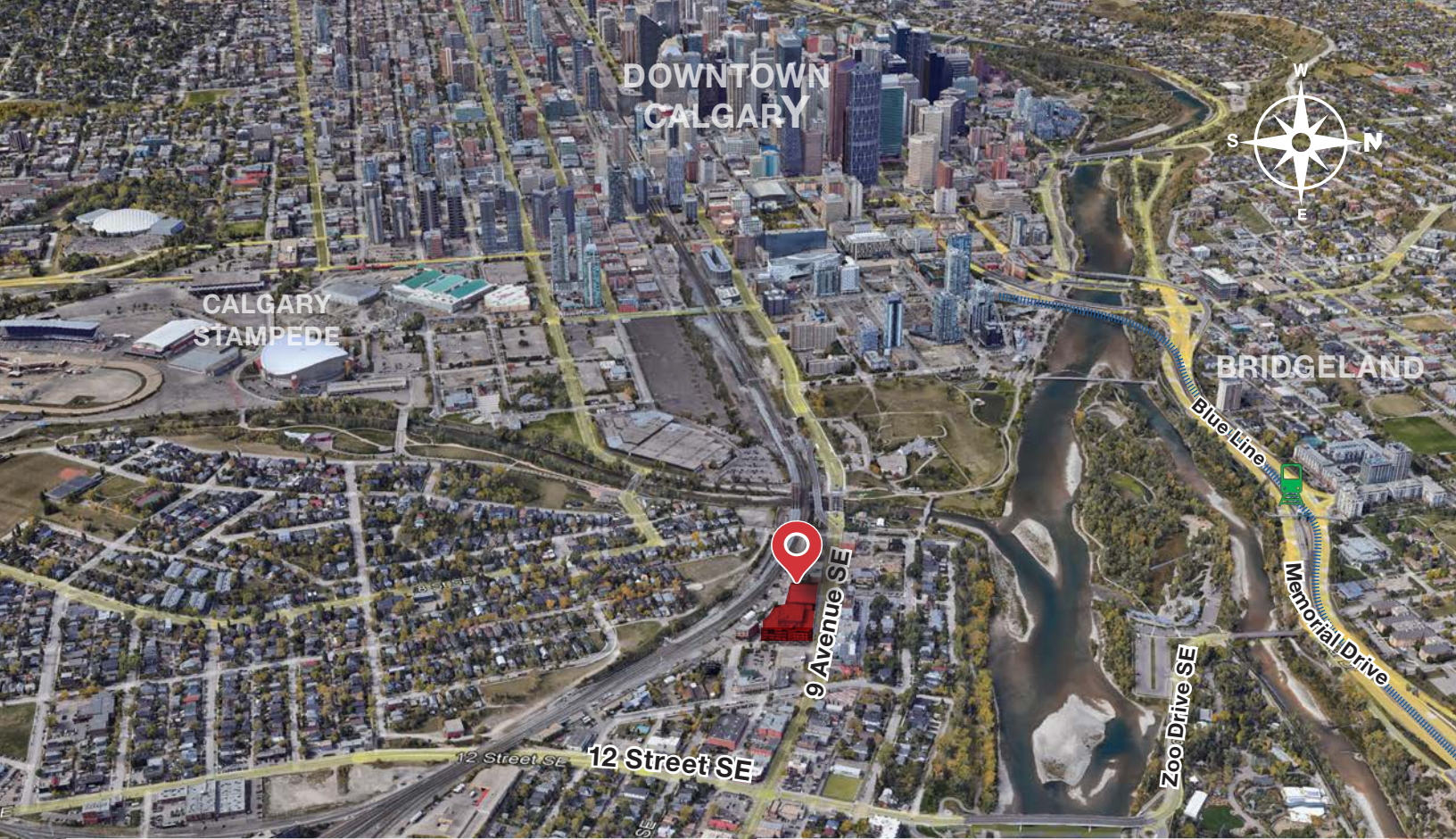
1011 9 Avenue SE

## For Lease - Newly Constructed

*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.*



## 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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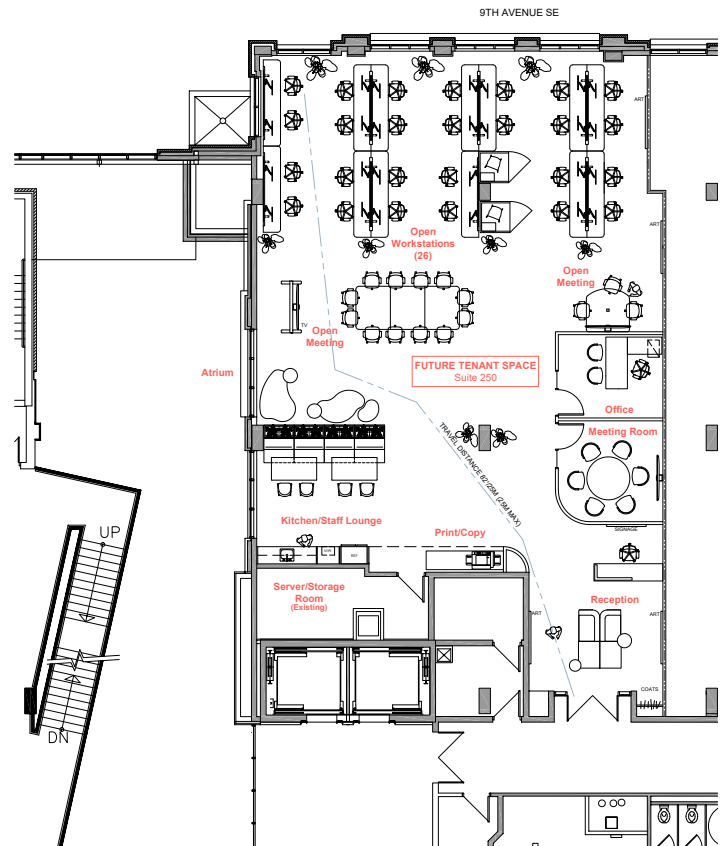
**PROPERTY HIGHLIGHTS**

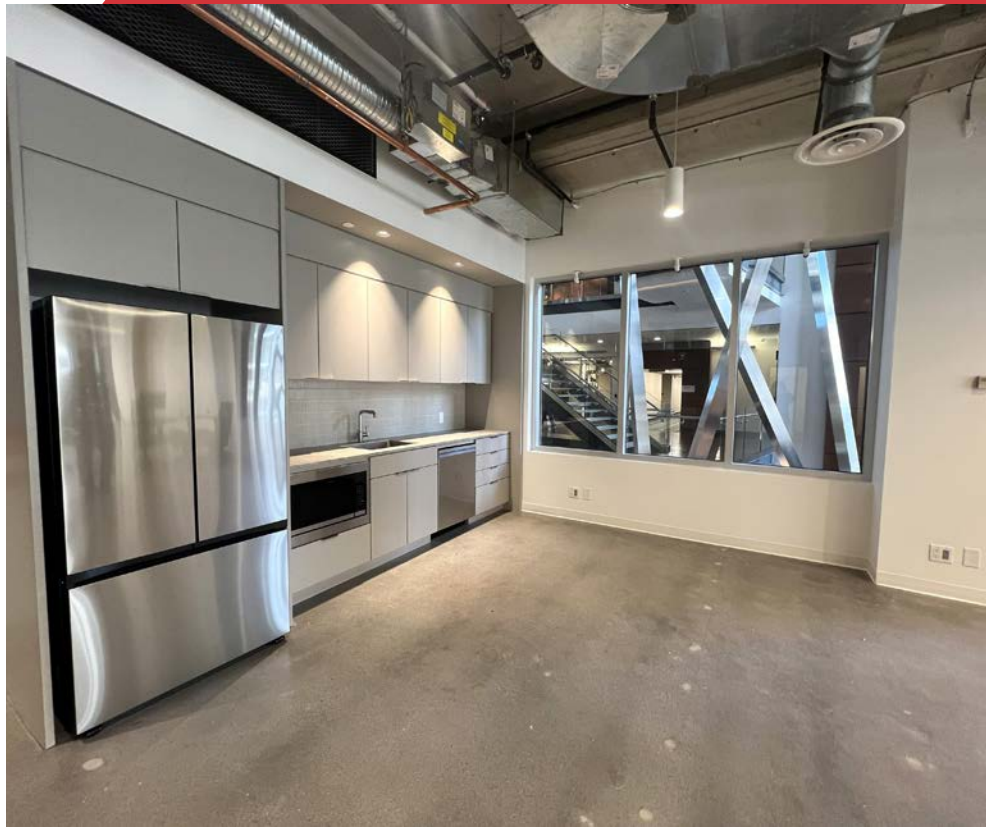
District:	Inglewood
# Stories:	4
Year built:	2011
Building size:	180,874 Sq Ft
Office Area:	4,499 SF
Lease Rate:	Market
Additional Rent Estimate YE May:	
Op Costs & Taxes Est:	\$20.50 PSF *
Management Fee @ 5% GR:	\$2.78 PSF
Total:	\$23.28 PSF
Occupancy:	Immediately
Parking:	400 underground parking stalls available for tenants and visitors hourly \$225 Reserved   \$175 Unreserved Monthly
Security:	24/7

\*ELECTRICITY SEPARATELY METERED

**PREMISES HIGHLIGHTS**

- Polished concrete floor
- Ideal open concept
- Kitchen plus staff gathering area
- Print / Copy Room
- Overlooking 9th Avenue SE
- High exposed ceilings
- Key FOB access
- Abundance of natural light
- 2 Offices / Meeting Rooms





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