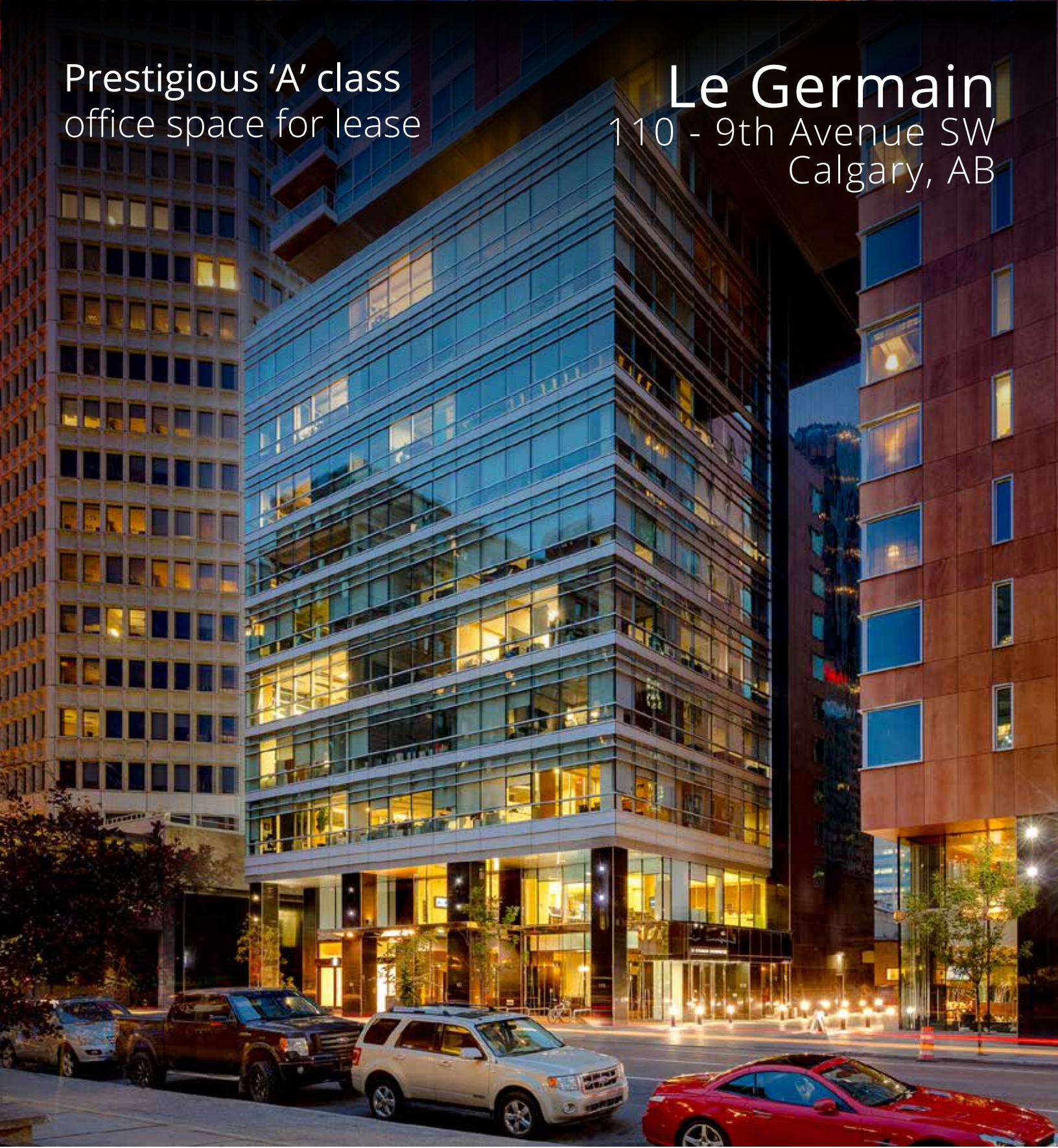


Prestigious 'A' class
office space for lease

Le Germain
110 - 9th Avenue SW
Calgary, AB



Eric Horne

Executive Vice President, Principal
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eric.horne@avisonyoung.com

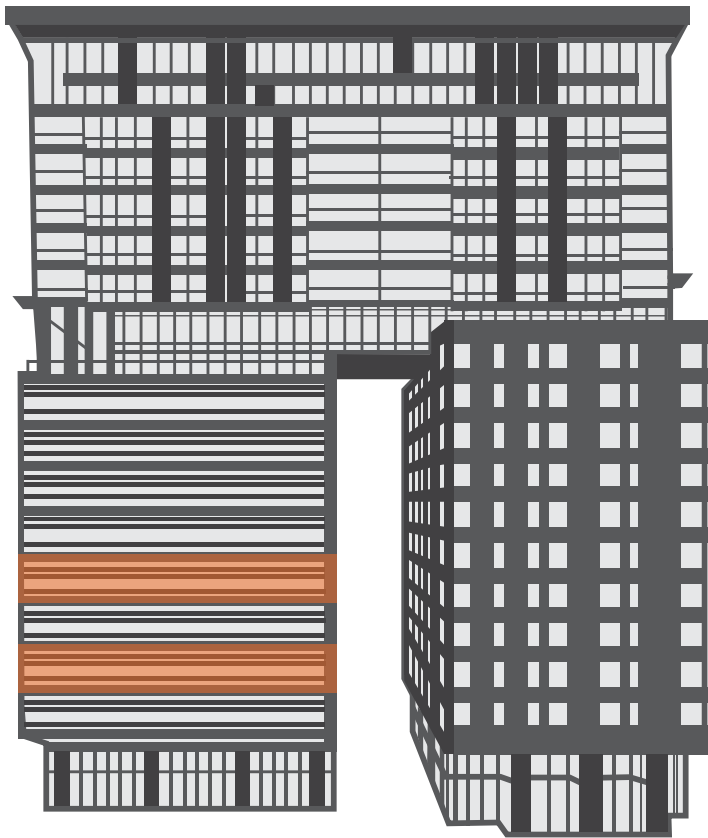
Jason Kopchia

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**AVISON
YOUNG**

Available space

Suite	Square feet	Availability
Suite 300	Leased	
Suite 303	Leased	
Suite 520	Leased	



Property overview

Building details

Building Size:	95,500 SF
Average Floorplate:	10,000 SF
Number of Floors:	11
Landlord:	Germain Residences Ltd.

Leasing information

Op. Costs & Taxes:	\$20.03 (2024 est.)
Annual Net Rent:	Market Rates
Parking:	1:1,900 sf Ample parking available at \$630/stall/month

Highlights



Ability to open windows for increased air flow and circulation



Numerous Green building features including geothermal heating and cooling systems



High-end leasehold improvements throughout



Fitness and Spa facilities available for tenant use on the 12th floor



Located adjacent to Stephen Avenue and numerous amenities



Excellent access/egress along 9th Avenue SW



Access to boutique Hotel amenities/services including a recessed cocktail lounge





On-site amenities

- Modern high quality fitness room with panoramic views of the City
- Open 24 / 7
- Equipped with Dry Sauna and high- end locker facilities
- Ten separate and unique meeting facilities.
- All meeting spaces are soundproof and feature architectural acoustic ceilings
- Modern lighting systems and audiovisual equipment are always available
- Abundance of natural lighting throughout all meeting rooms





CHARCUT ROAST HOUSE

The Charcut Roast House Restaurant

Led by co-chefs and co-owners John Jackson and Connie DeSousa, CHARCUT Roast House is one of Canada's most lauded restaurants. Upon opening CHARCUT was named to Canada's top 10 new restaurants by enRoute Magazine.



RnR Wellness spa LE GERMAIN

RnR Wellness Spa is a recognized leader in the Canadian spa industry. RnR Wellness Spa at Hôtel Le Germain Calgary is the ultimate urban sanctuary, a perfect balance to the adrenaline-fuelled pace of modern life.



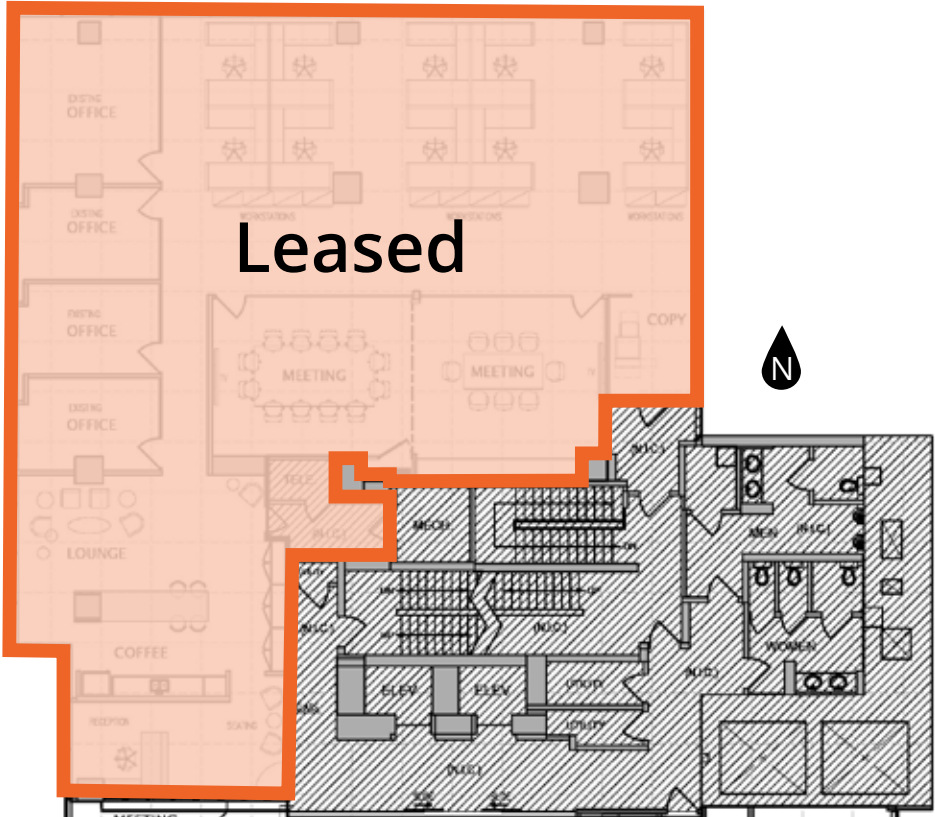
Floor plan

3rd Floor Suite 303 | Leased

**Partially furnished*

Office Layout

- 4 Offices
- 2 Large Combinable
- Boardrooms
- Kitchen/Lounge
- Copy Area
- Large Open Area
- Reception



Virtual Tour

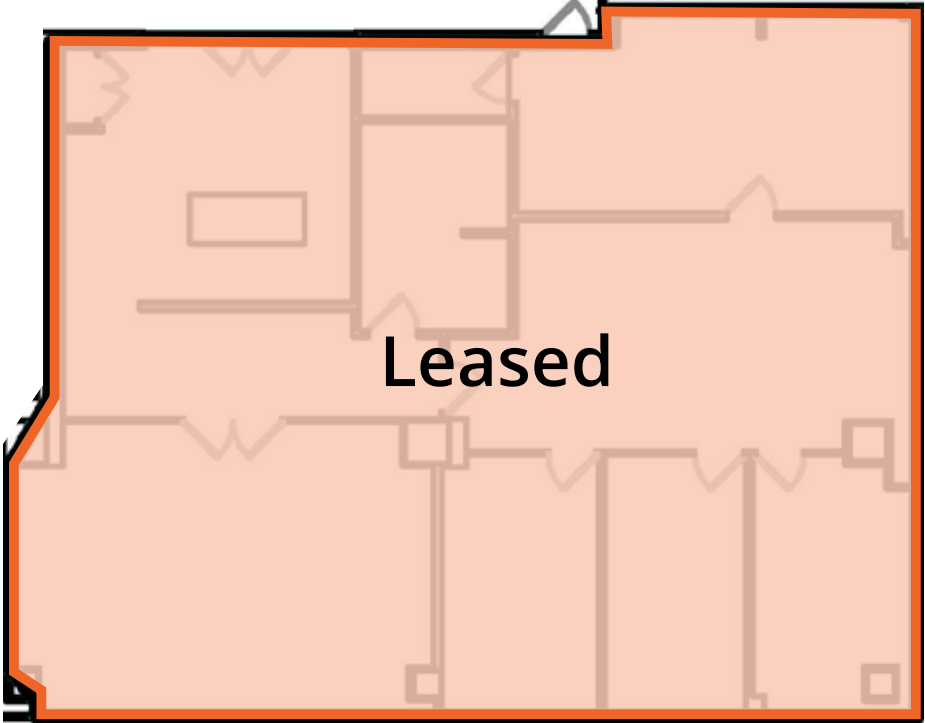


Floor plan

5th Floor Suite 520 | Leased

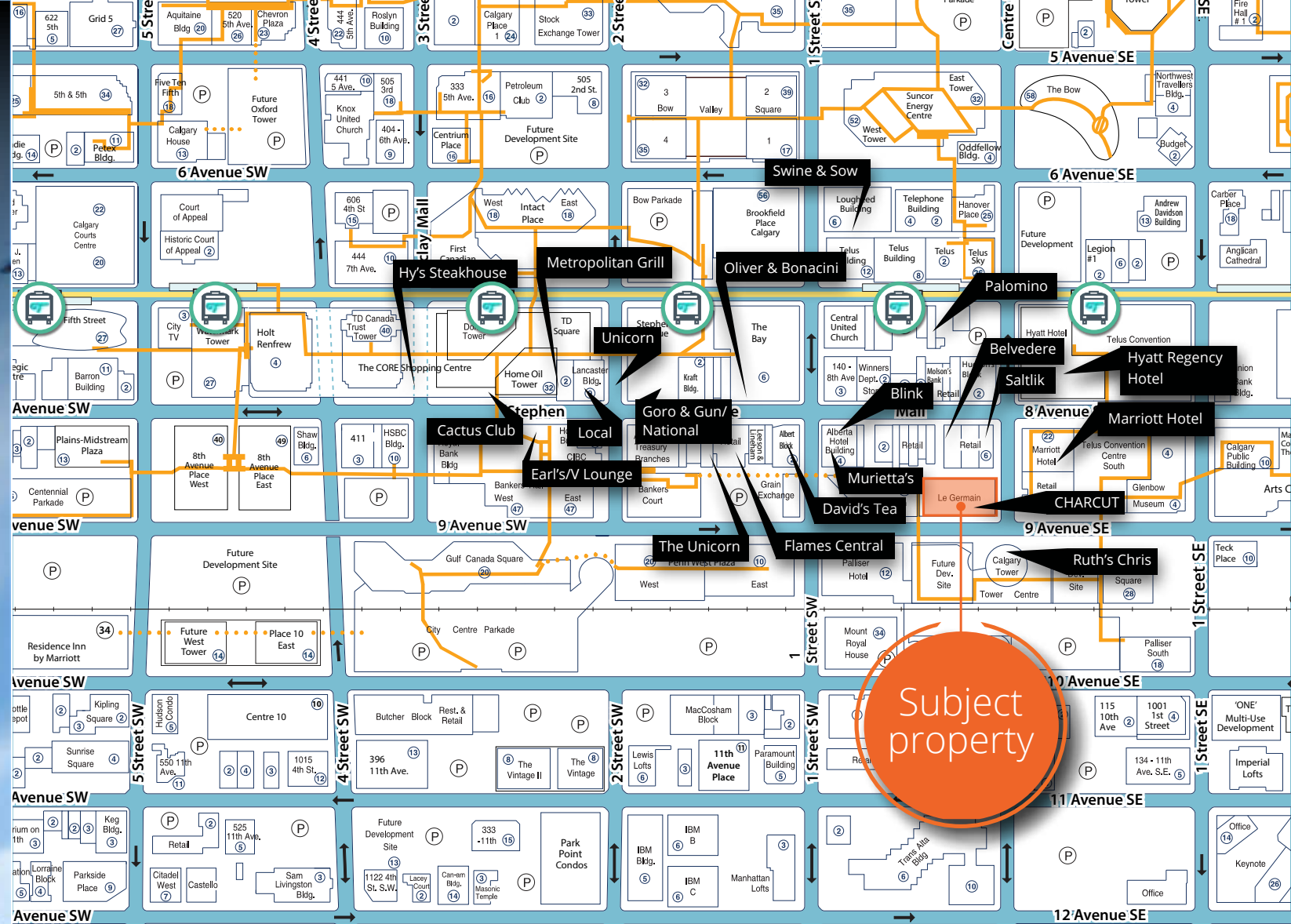
Office Layout

- 3 Offices
- Large Boardroom
- Meeting Room
- Kitchen/Copy Area
- Large Open Area
- Reception



Virtual Tour





Nearby amenities

1. Hy's Steakhouse
2. Cactus Club
3. Metropolitan Grill
4. The Unicorn
5. Local
6. Earl's/V Lounge
7. Goro & Gun/National
8. Oliver & Bonacini
9. Blink
10. Murietta's
11. David's Tea
12. Flames Central
13. Palomino
14. Belvedere
15. Saltlik
16. Charcut
17. Ruth's Chris
18. Hyatt Regency/Marriott Hotel

Le Germain

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If you would like more
information on any of our
services, please call or visit us
online.

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