



Office Space For Lease

Place 9-6

940 - 6th Avenue SW
Calgary, AB

Eric Horne

Executive Vice President, Principal
403 606 7577
eric.horne@avisonyoung.com

Jason Kopchia

Associate Vice President
403 700 8095
jason.kopchia@avisonyoung.com

**AVISON
YOUNG**

PROUDLY MANAGED BY:

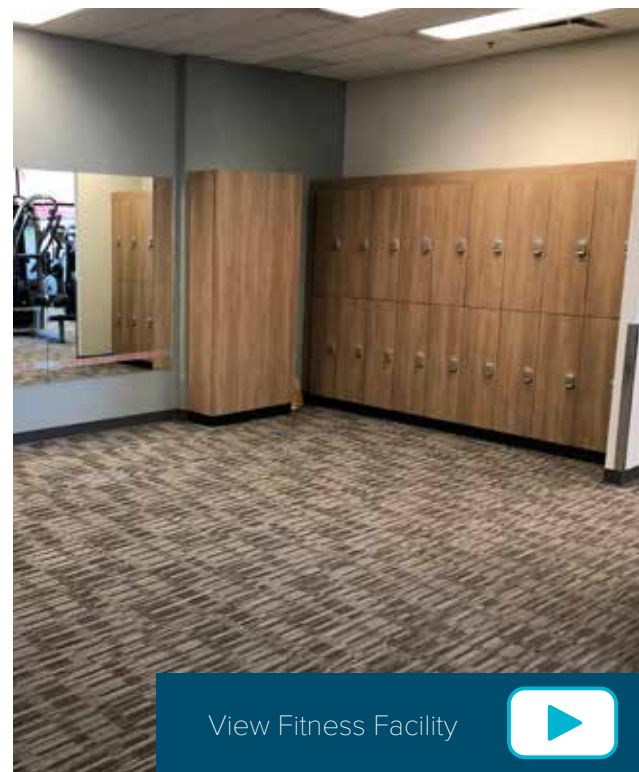
Epic
Investment
Services



Place 9-6

Place 9-6 is in an ideal location to support an active lifestyle; enjoy the Bow River pathway system with a walk along the river at lunch time or a run or bike through the vibrant Kensington area.

Place 9-6 is a secure building with experienced, responsive management. The main floor lobby has undergone recent modern upgrades. The common areas and washrooms on floors three, four, six, eight, nine and ten were upgraded in 2008. The HVAC system is conveniently controlled on a floor-by-floor basis.



Overview

Details	
Address:	940 - 6th Avenue SW, Calgary, AB
Floors:	11
Average Floor Plate:	14,500 sf
Building Area:	151,404 sf
Parking:	1 stall per 1,233 sf 136 underground stalls \$250/stall/month
Lease Rate:	Market
Op. Costs:	\$15.69 psf (2025 est.)
Lease Term(s):	Negotiable term
Occupancy:	Immediate



Suite	Size (sf)	Availability
200	11,970	Immediately
700	10,364	June 1, 2025
720	2,042	June 1, 2025
800	5,583	Immediately
1000	6,000	Immediately

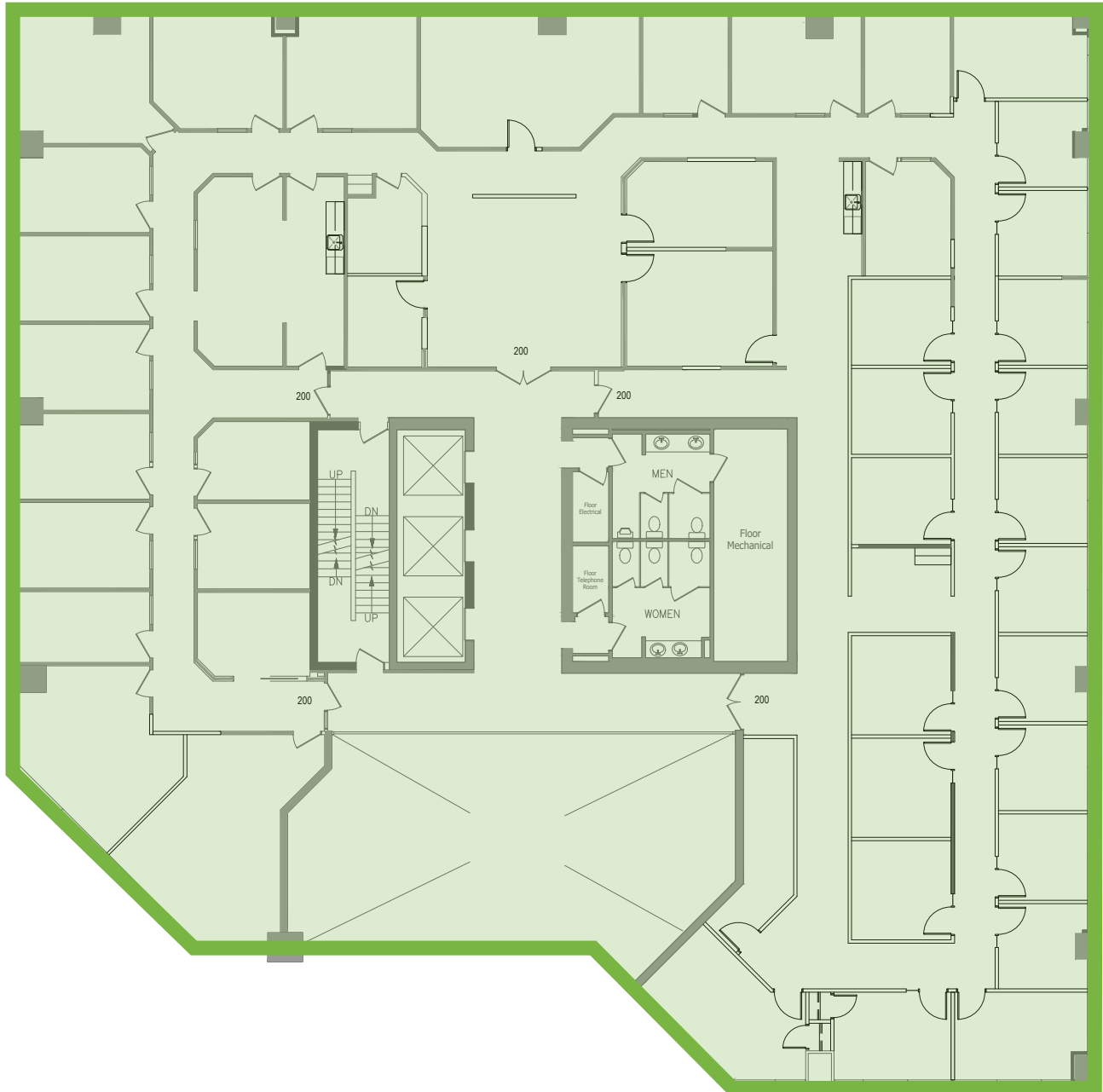
Highlights

- Close proximity to Kensington & Bow River Pathway System
- High parking ratio
- Excellent access via 5th Avenue and egress via 6th Avenue
- Five minute walk to the +15 System
- Open plan and office intensive options
- Surrounded by upscale restaurants, shopping and trendy cafés
- New Fitness Centre Now open!

Floor Plan

Suite 200 | 11,907 sf

*Furnished





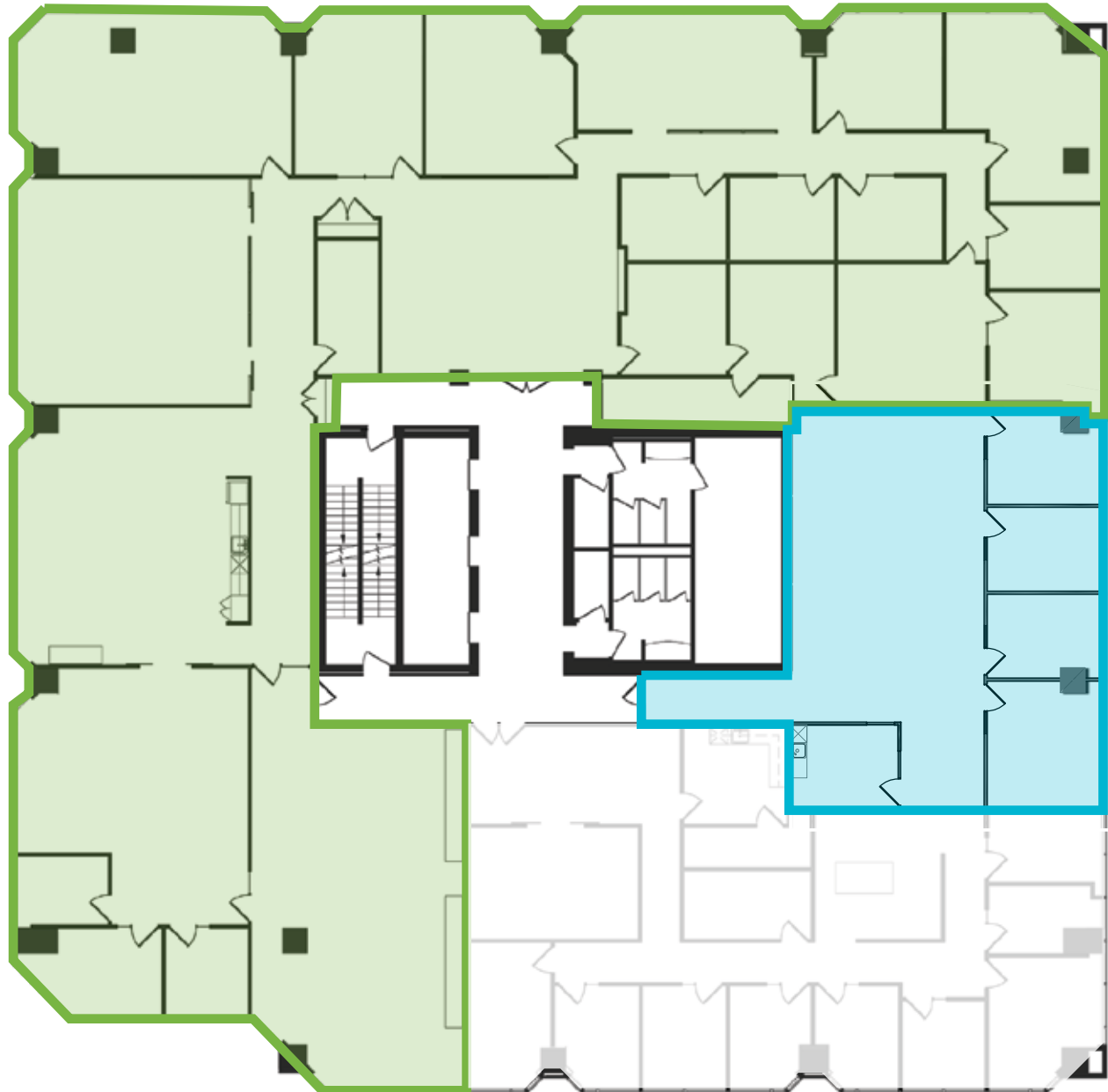
Floor Plan

Suite 700 | 10,364 sf

Available June 1, 2025

Suite 720 | 2,042 sf

Available June 1, 2025

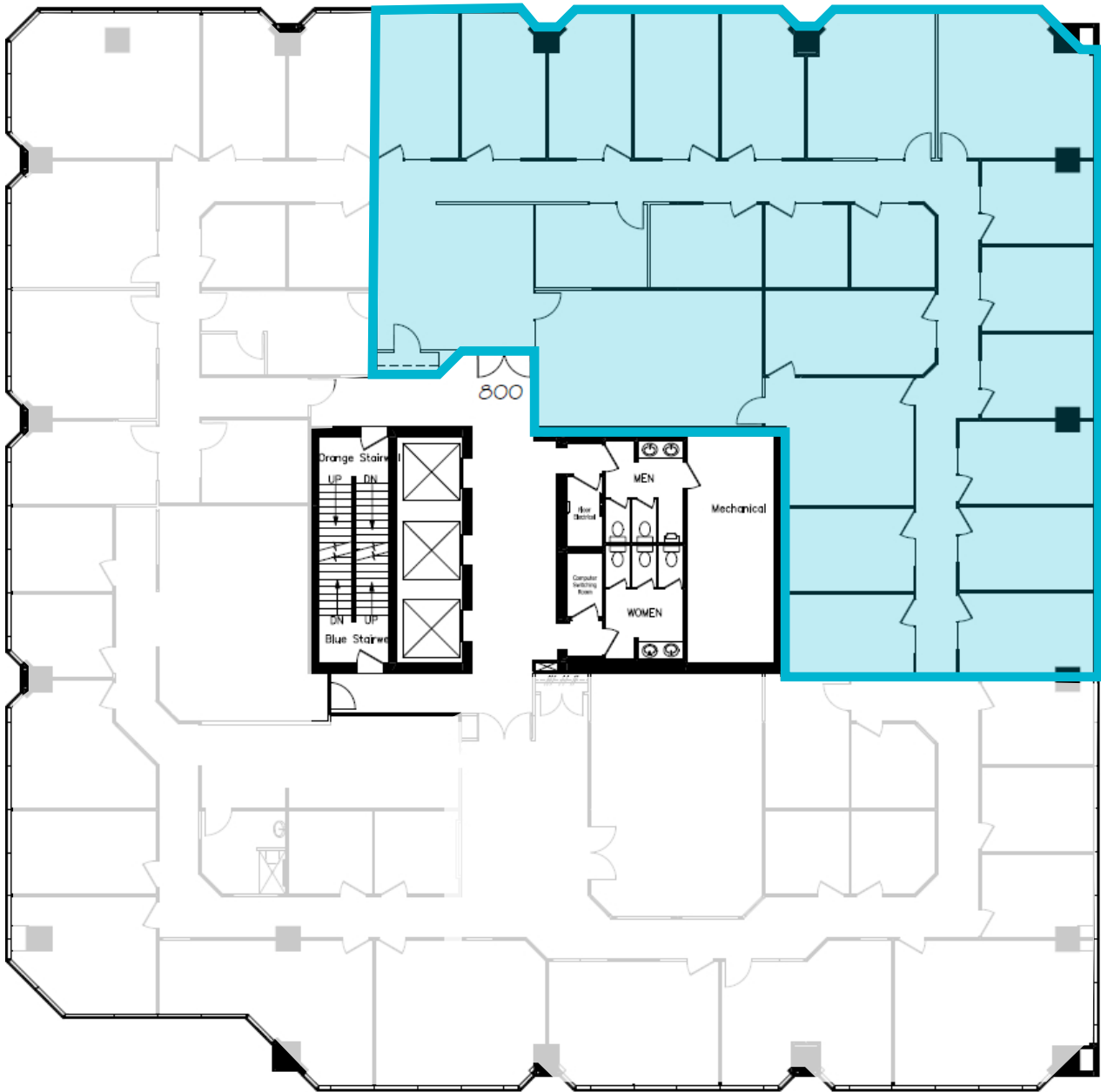


 **Suite 700** | 10,364 sf

 **Suite 720** | 2,042 sf

Floor Plan

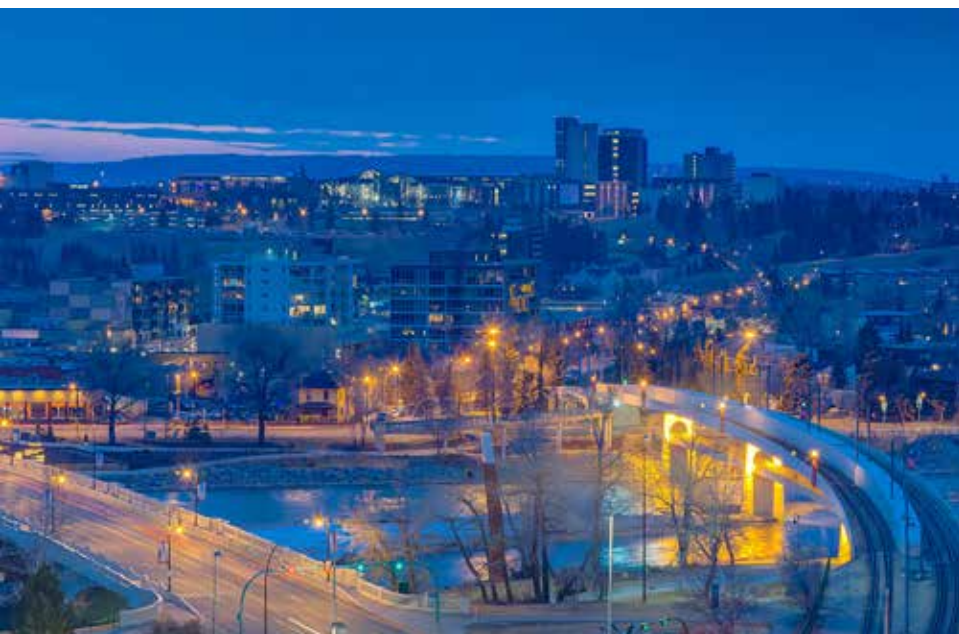
Suite 800 | 5,583 sf



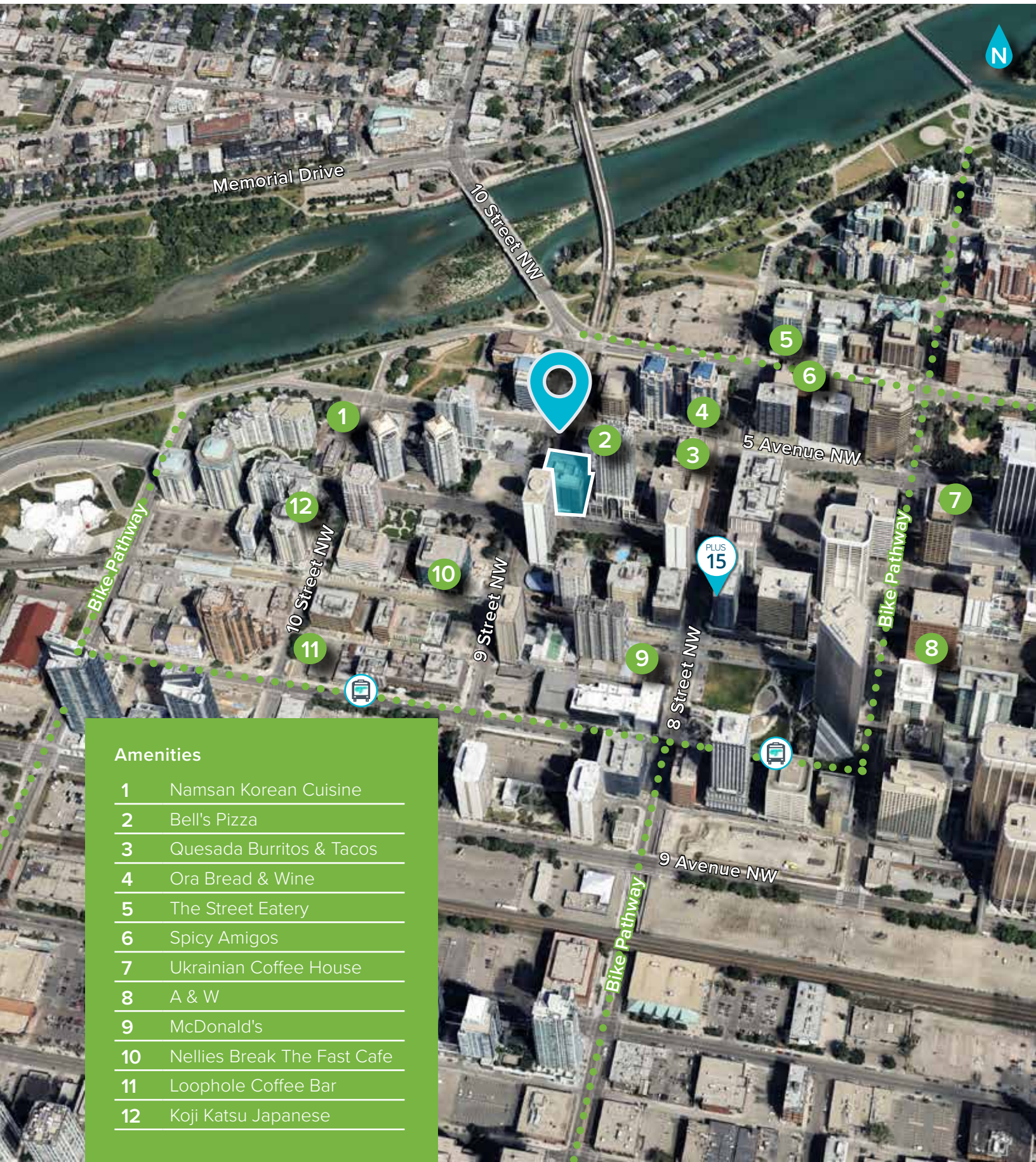
Floor Plan

Suite 1000 | 6,000 sf





Location & Amenities



Amenities

- | | |
|----|-----------------------------|
| 1 | Namsan Korean Cuisine |
| 2 | Bell's Pizza |
| 3 | Quesada Burritos & Tacos |
| 4 | Ora Bread & Wine |
| 5 | The Street Eatery |
| 6 | Spicy Amigos |
| 7 | Ukrainian Coffee House |
| 8 | A & W |
| 9 | McDonald's |
| 10 | Nellies Break The Fast Cafe |
| 11 | Loophole Coffee Bar |
| 12 | Koji Katsu Japanese |

Epic Investment Services

Epic Investment Services is a fully integrated Canadian real estate platform with deep experience in every aspect of commercial real estate. For over two decades, we have been a trusted partner in property operation and management proven by our approach in creating value for our customers:

- **Proactively Responding to Customers' Needs:** We leverage the latest market insights and maintain open, productive dialogues with our tenants so we can anticipate market shifts and proactively respond to tenants' needs with best-in-class services and amenities.
- **Optimizing for Operational Excellence:** We focus on operational excellence to ensure that every property we manage becomes more sustainable, efficient, and profitable.
- **Create a Welcoming and Healthy Environment for all Tenants and Guests:** We focus on the customer experience and integrating sustainability initiatives into how we operate.

As a core pillar of our organization, we have a long-standing history with operating and managing properties for a variety of tenants including large, multinational companies to small, new businesses.

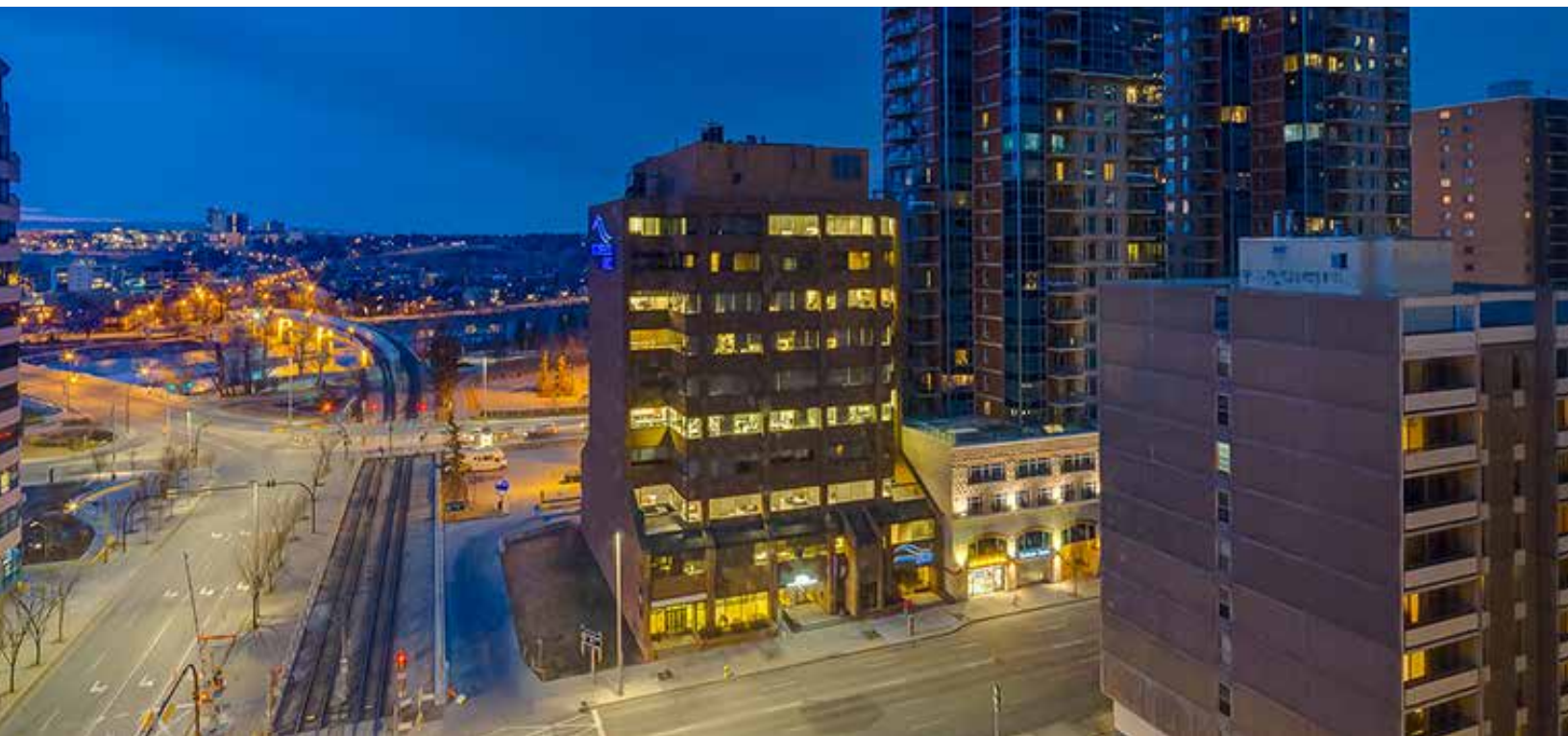
Right across Canada, we provide the highest level of service for our tenants.

Tenant Service Requests: 310-Epic (3742)

Property management is not just a daytime job. If our tenants have an issue with the building, we're here to help 24/7.

310-EPIC is a service platform which we onboard and promote to all our tenants and buildings as the one stop contact centre for their needs.

The platform is available through phone at 310-EPIC or via web at www.310epic.com.



Leasing Inquiries

**AVISON
YOUNG**

Eric Horne

Executive Vice President, Principal
403 606 7577
eric.horne@avisonyoung.com

Jason Kopchia

Associate Vice President
403 700 8095
jason.kopchia@avisonyoung.com

Epic
Investment
Services

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082