



ATLANTIC AVENUE ART BLOCK

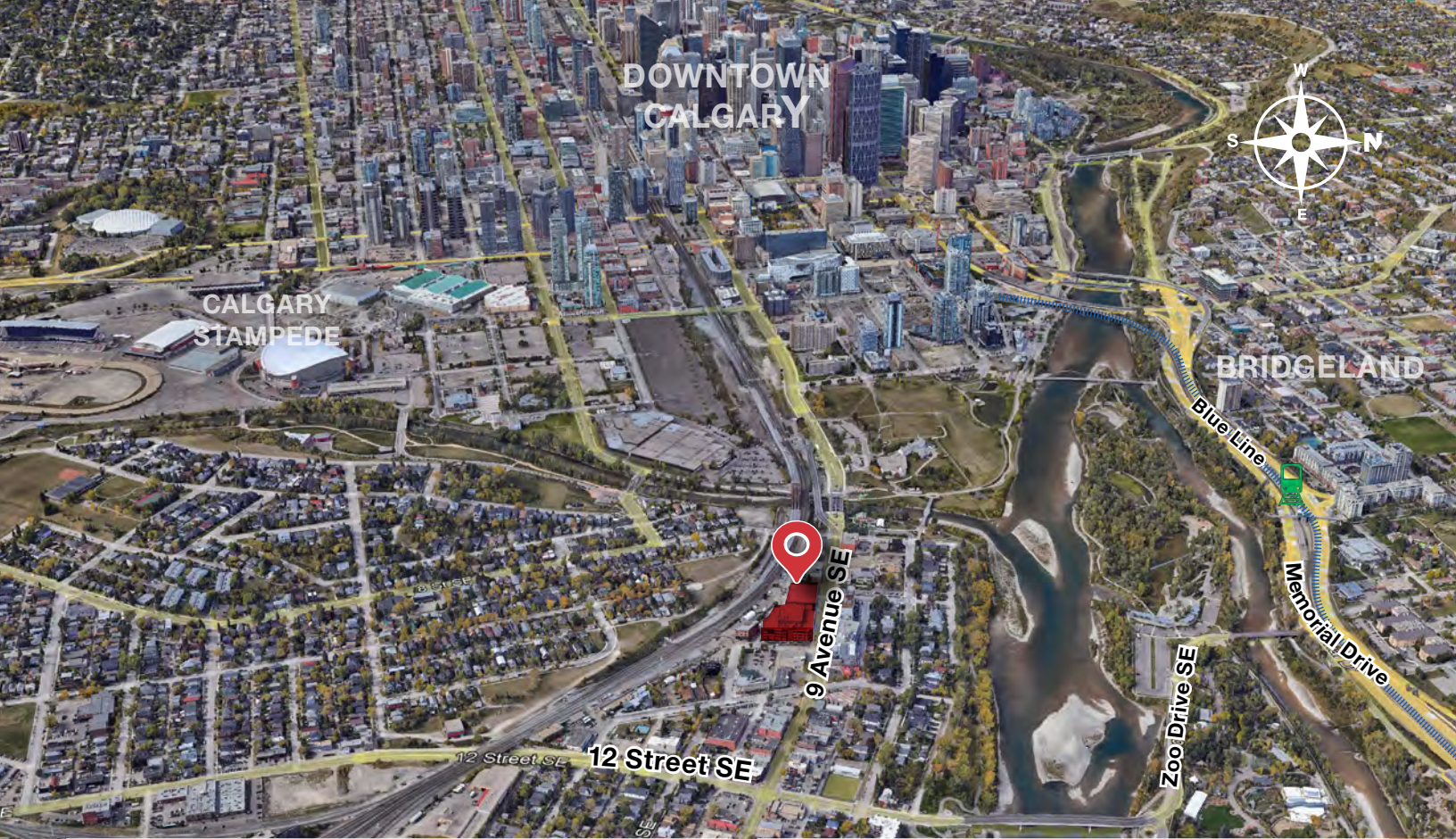
1011 9 Avenue SE

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".

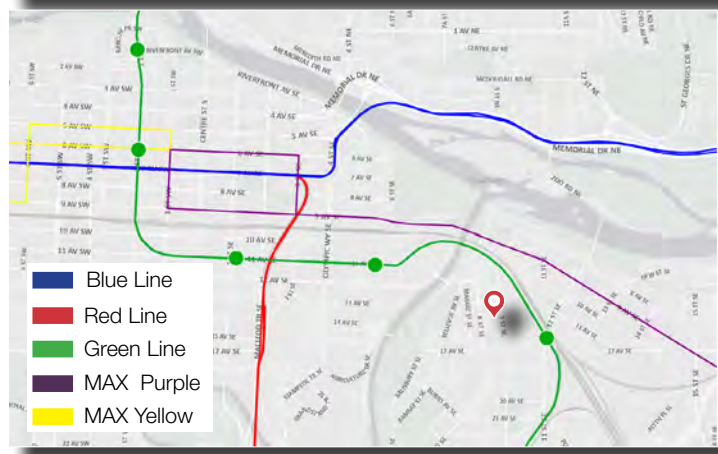
With unique retail shops and premium office spaces, AAAB unites commerce and culture with the spirit of the Inglewood community.

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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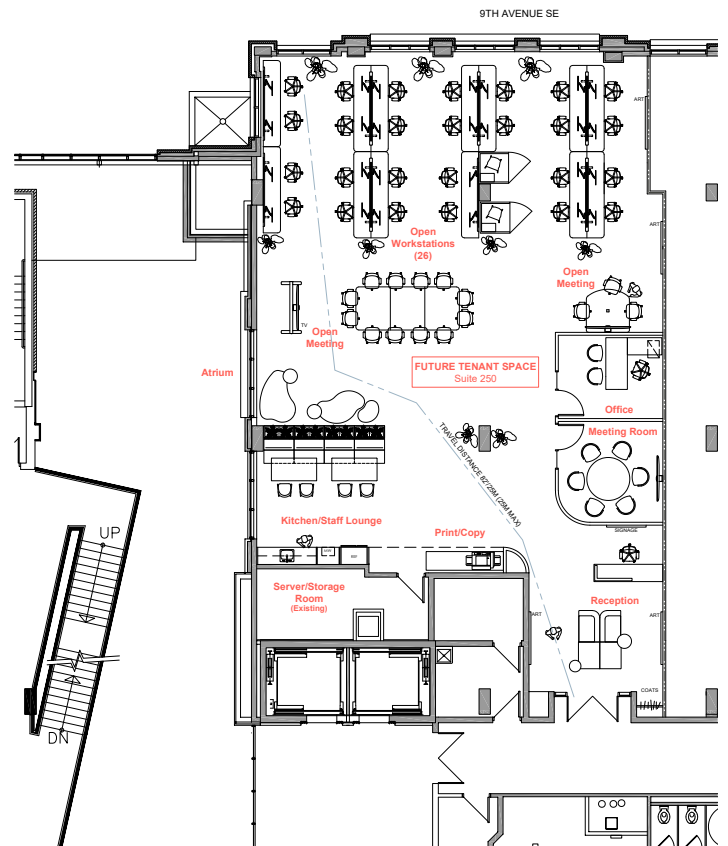
PROPERTY HIGHLIGHTS

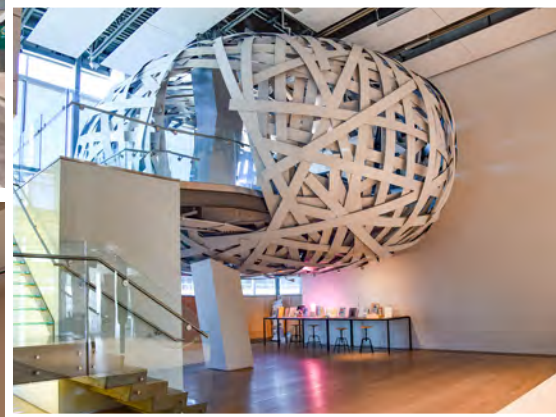
District:	Inglewood
# Stories:	4
Year built:	2011
Building size:	180,874 Sq Ft
Office Area:	4,499 SF
Lease Rate:	Market
Additional Rent Estimate YE May:	
Op Costs & Taxes Est:	\$20.50 PSF *
Management Fee @ 5% GR:	\$2.78 PSF
Total:	\$23.28 PSF
Occupancy:	Immediately
Parking:	400 underground parking stalls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



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





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