

**OPERATING
COSTS
ONLY**

**CLASS 'A' OFFICE SPACE
IN INGLEWOOD FOR SUBLEASE**

Atlantic Avenue Art Block

1011 9 Avenue SE, Calgary

- Inglewood's state-of-the-art office and retail building.
- Several upscale retailers on the main floor, including Bite, Gravity Espresso + Wine Bar and 500 Cucina.
- Major tenants in the building: Esker Foundation and Critical Mass.

SECOND FLOOR

11,137 sf

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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**BARCLAY
STREET**
REAL ESTATE



**Local
Businesses
Matter**

SUBLEASE INFORMATION

MUNICIPAL ADDRESS:

1011 – 9th Avenue SE, Calgary

SUBLANDLORD: Absorb Software Inc.

AVAILABLE FOR SUBLEASE:

11,137 sq. ft. – 2nd floor

AVAILABILITY: Immediately

TERM: May 30, 2022

PARKING:

- 2 reserved u/g stalls. \$200/mo per stall;
- 14 unreserved u/g stalls \$160/mo per stall

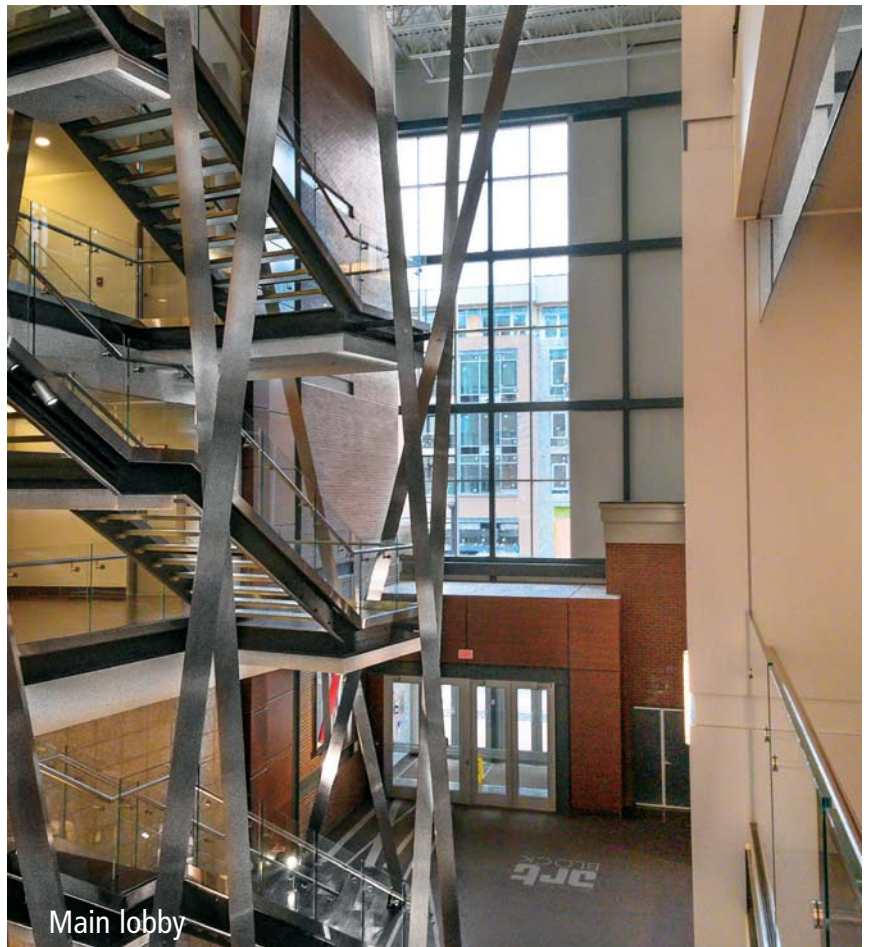
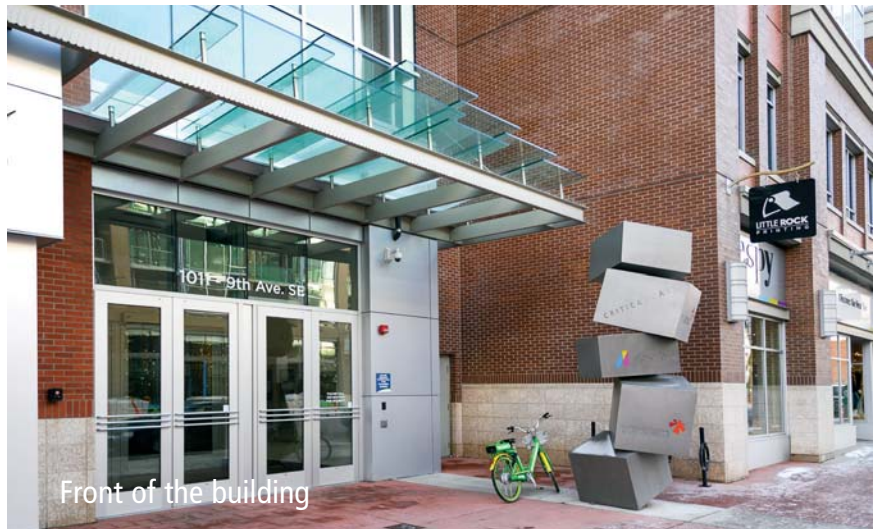
T.I.: As Is.

FURNITURE: Available

RENT:

Operating Costs only

\$15.68 per sq. ft. (est.)



BUILDING INFORMATION

BUILDING CLASS: A

YEAR BUILT: 2011

NUMBER OF FLOORS: 4

BUILDING SIZE: 162,524 sq. ft.

FLOOR PLATE: 47,818 sq. ft.

MAIN FLOOR RETAIL



500
CUCINA



GRAVITY
ESPRESSO
& WINE
BAR



2ND FLOOR
11,137 SQ.FT.
AVAILABLE IMMEDIATELY



Reception

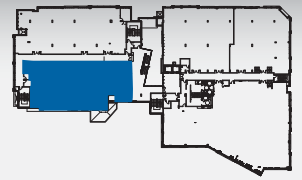


Open area



Kitchen

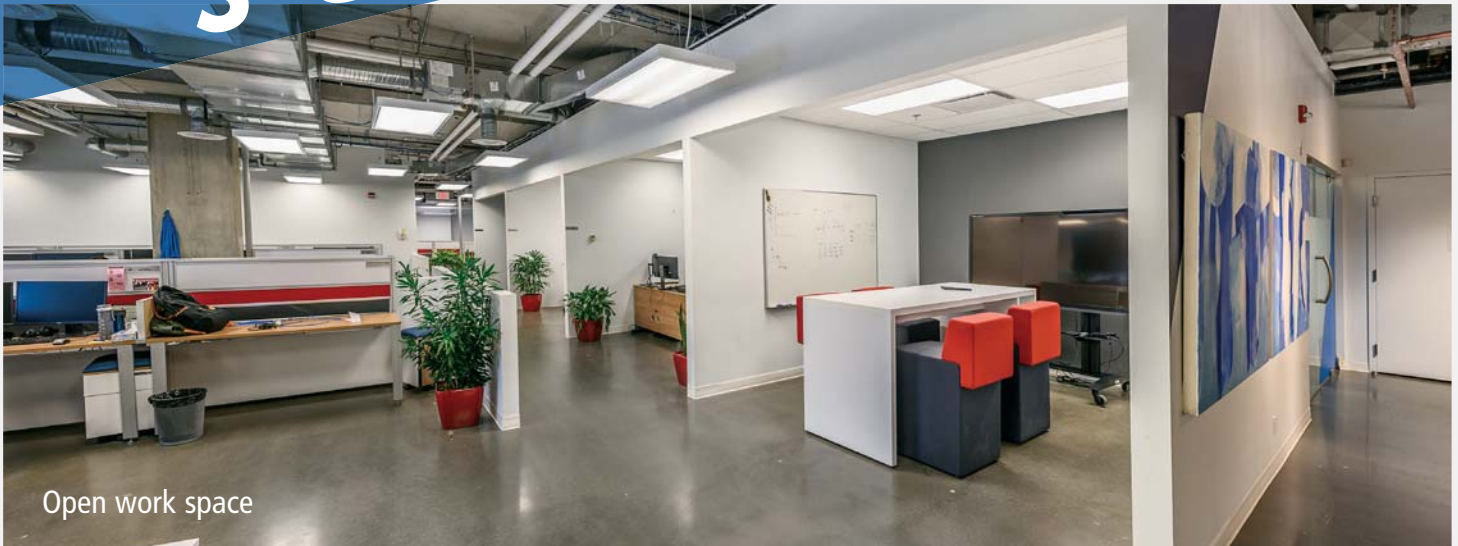
2ND FLOOR
8,451 SQ.FT.



ELEVATORS

FUSS BALL
9'X7.5'

SUBLEASED



Open work space



Kitchen



Open work space