

ATLANTIC
AVENUE
art
BLOCK



6,818 +/- SQUARE FEET

1011 9 Avenue SE, Unit 208 Calgary, AB

- Atlantic Avenue Art Block (AAAB) stands at the gateway to historic Inglewood, Calgary's oldest community, named 2014's "The Best Neighbourhood in Canada".
- Anchored by a 15,000 SF 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.
- Unit 208 features 13 executive offices, 1 server room, 1 file room, 1 Boardroom, 1 flex room, reception area, kitchenette and Print/Copy Room.
- Daily traffic count ~ 64,000 vehicles per day.
- Ease of access to Blackfoot, Deerfoot Trail, Memorial Drive & Macleod Trail. Close proximity to the Bow river, pathways, and parks.



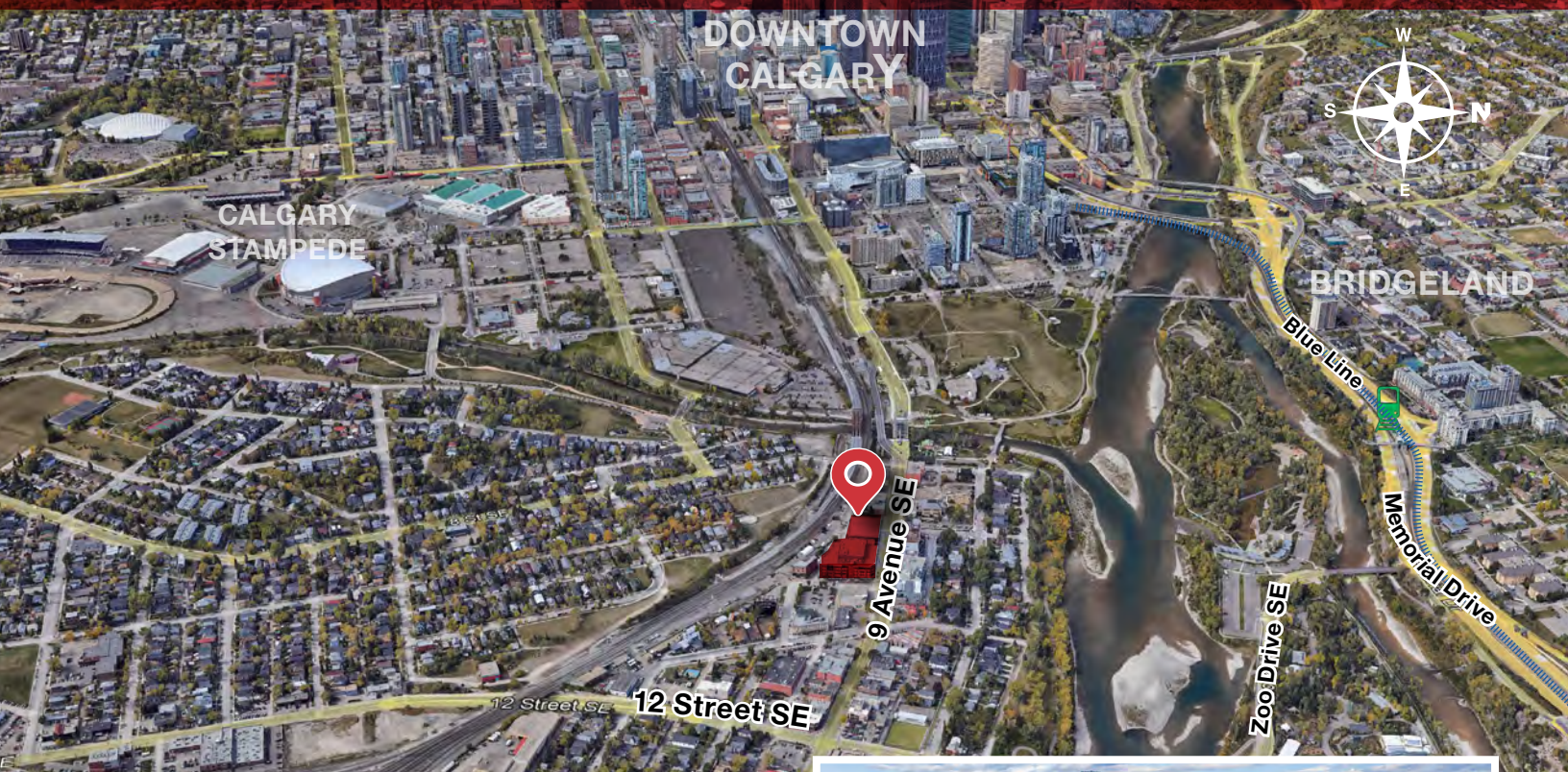
Larry Gurtler, Vice President | Associate Broker

403- 830-4326

lgurtler@naiadvent.com

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3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com



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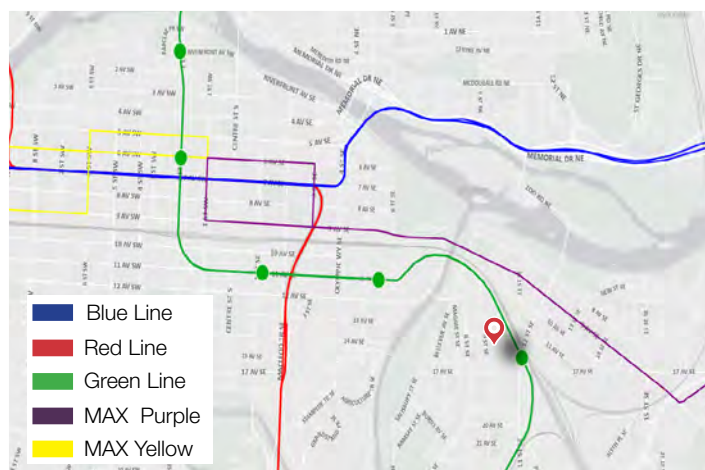
Calgary, AB

Building Information

District	Inglewood
Address	1011 9 Avenue SE
Legal Description	0813789;11;12
Zoning	C-COR1f3.0h20
Floors	4 floors
Year built	2011
Total building Size	180,874 SF

Suite Information

Unit 208	6,818± Sq.Ft
Lease Rate	Market
Op.Costs	\$23.28 PSF (2025 est.) Incl. Prop. Tax
On-site Parking	11 unreserved parking at \$175 per month
Available	Immediately
Sublease expires	August 31, 2026



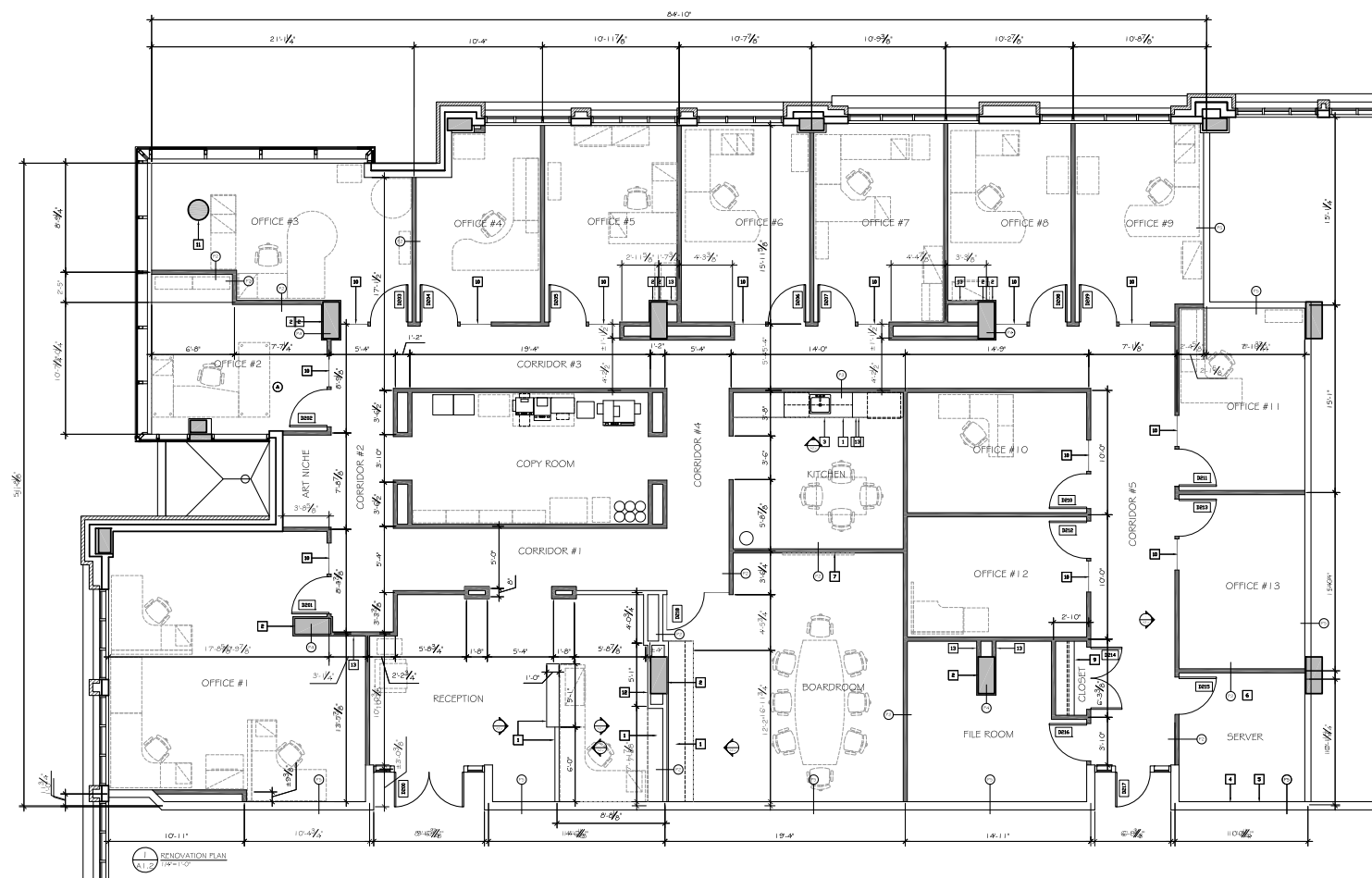
Future LRT-Green Line connecting to Blue and Red lines and MAX BRT

The floor plan shows two main areas: TERRALOG, which is a large rectangular space with diagonal hatching and a red border, and OFFICE A, which is an adjacent rectangular space. A staircase labeled 'STAIR' is located to the right of OFFICE A. The plan also shows various smaller rooms, corridors, and structural elements like walls and doors.

TERRALOG
6,625 sq.ft

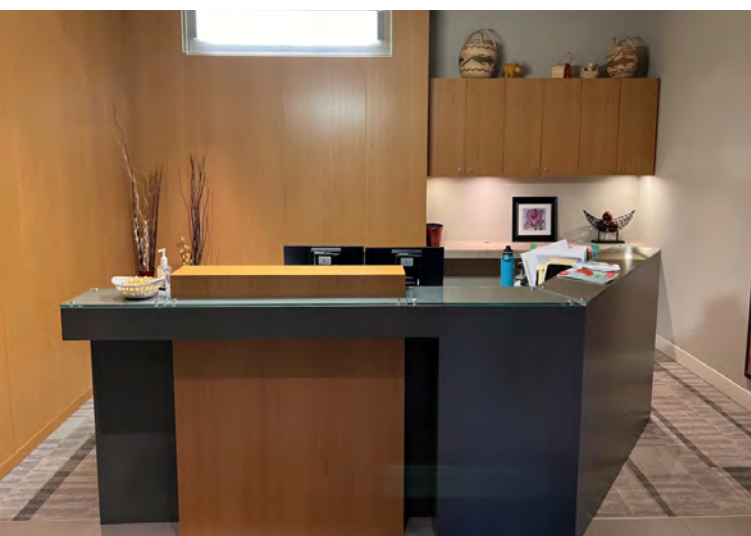
OFFICE A
2,856 sq.ft

STAIR



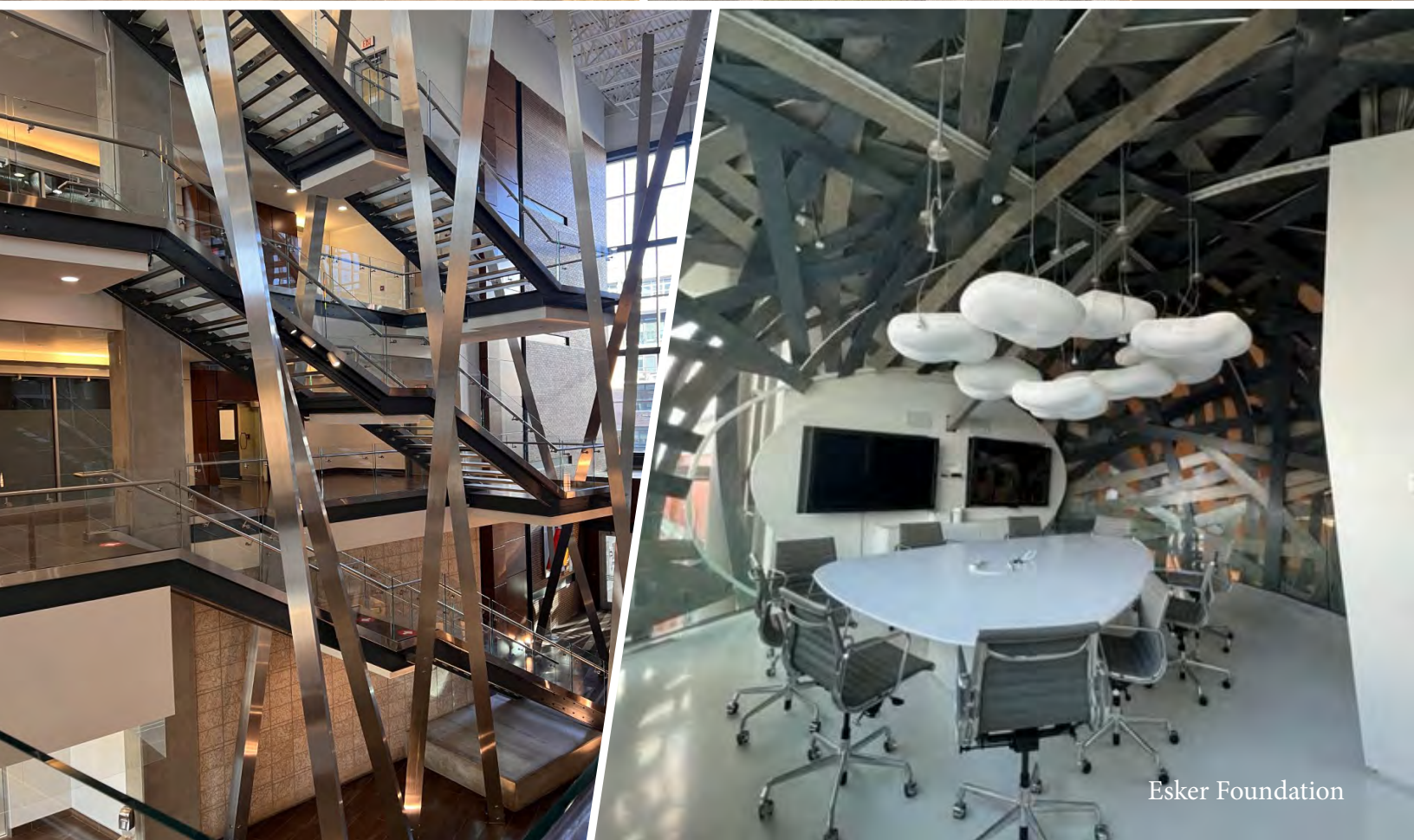
FOR SUBLEASE - 2ND FLOOR OFFICE SPACE ➤

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