

**AVISON
YOUNG**

Office Space For Lease In Inglewood

1218 - 9 Avenue SE
2nd Floor
Calgary, AB

Opportunity to lease a bright, character-rich office space in the heart of Inglewood. This is an ideal space for creative or professional firms seeking a distinctive, open-concept environment with modern finishes, polished concrete floors, natural lighting and high open ceilings.

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1218 9th Avenue SE

Suite features



Boutique 2nd floor office space within a charming character building located in the heart of Inglewood, directly along vibrant 9th Avenue SE



Creative and functional workspace ideal for professional service firms, creative studios, and local businesses



Bright, open-concept layout featuring high ceilings, exposed steel beams, large windows, and skylights providing abundant natural light throughout



Polished concrete floors create a modern, industrial aesthetic



Private in-suite washroom and kitchenette with storage and appliances



Surrounded by amenities including boutique shops, cafés, cocktail bars, breweries, restaurants, and personal services



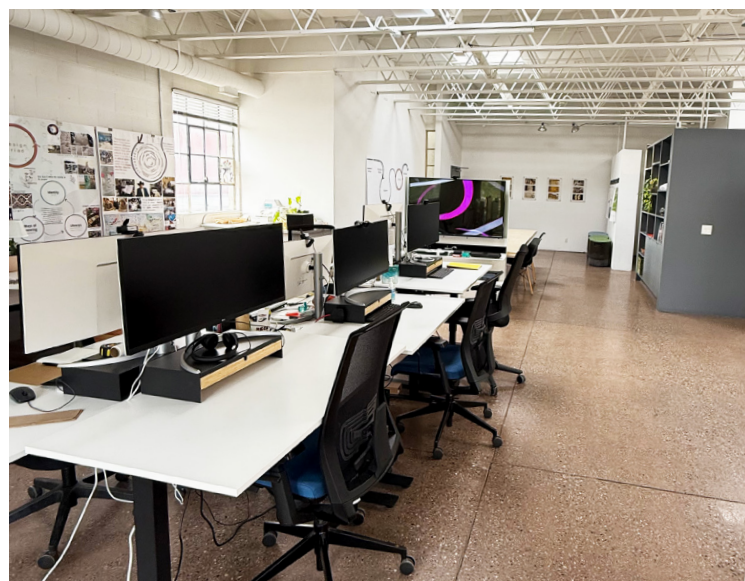
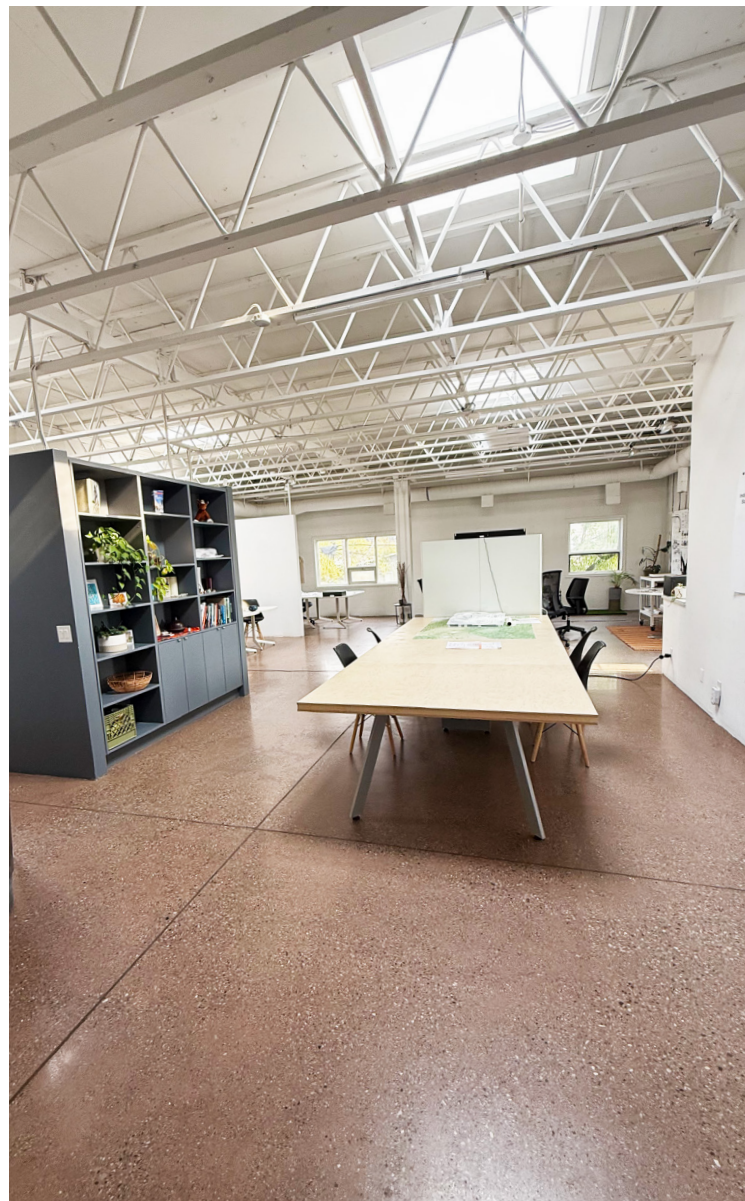
Steps from the Bow River Pathway and just minutes from downtown

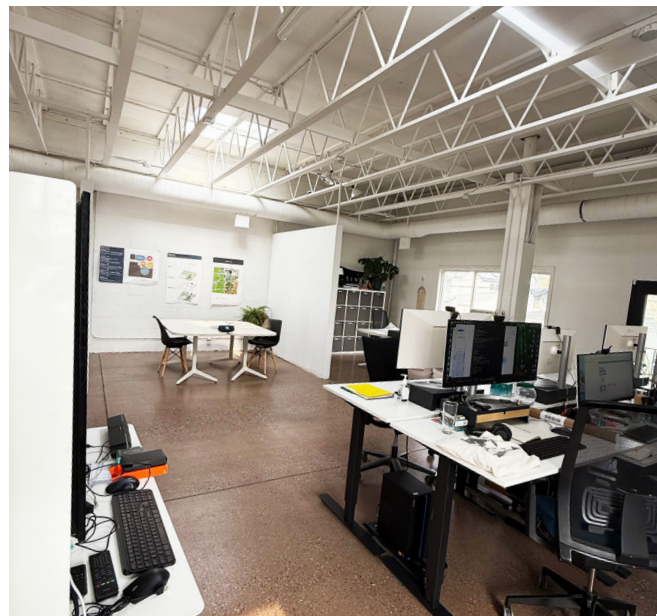


Exceptional walkability for staff and clients in one of Calgary's most dynamic and desirable communities



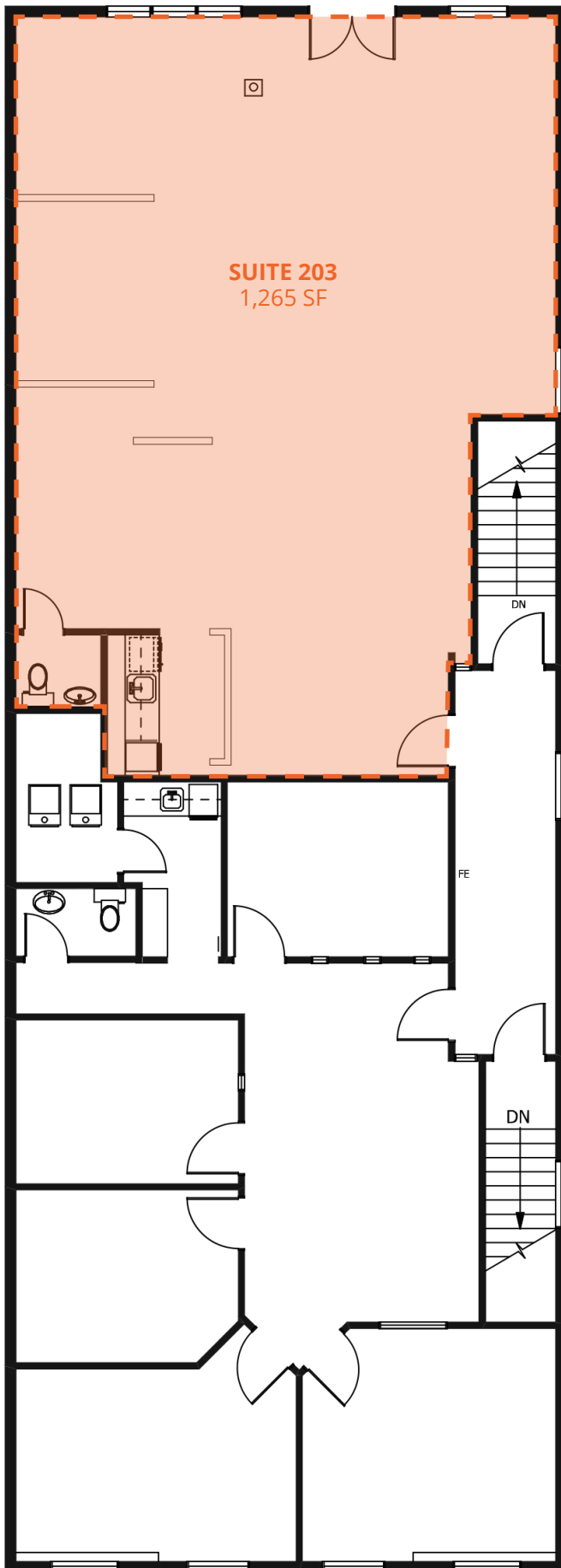
A rare opportunity to secure a distinctive office space in the heart of Inglewood





2nd floor

Suite 203



SIZE

1,265 sf

AVAILABILITY

February 1, 2026

NET RENT

Market

ADDITIONAL RENT (EST. 2025)

\$18.76 PSF (includes utilities)

PARKING

1 dedicated stall @ \$100/month



Location

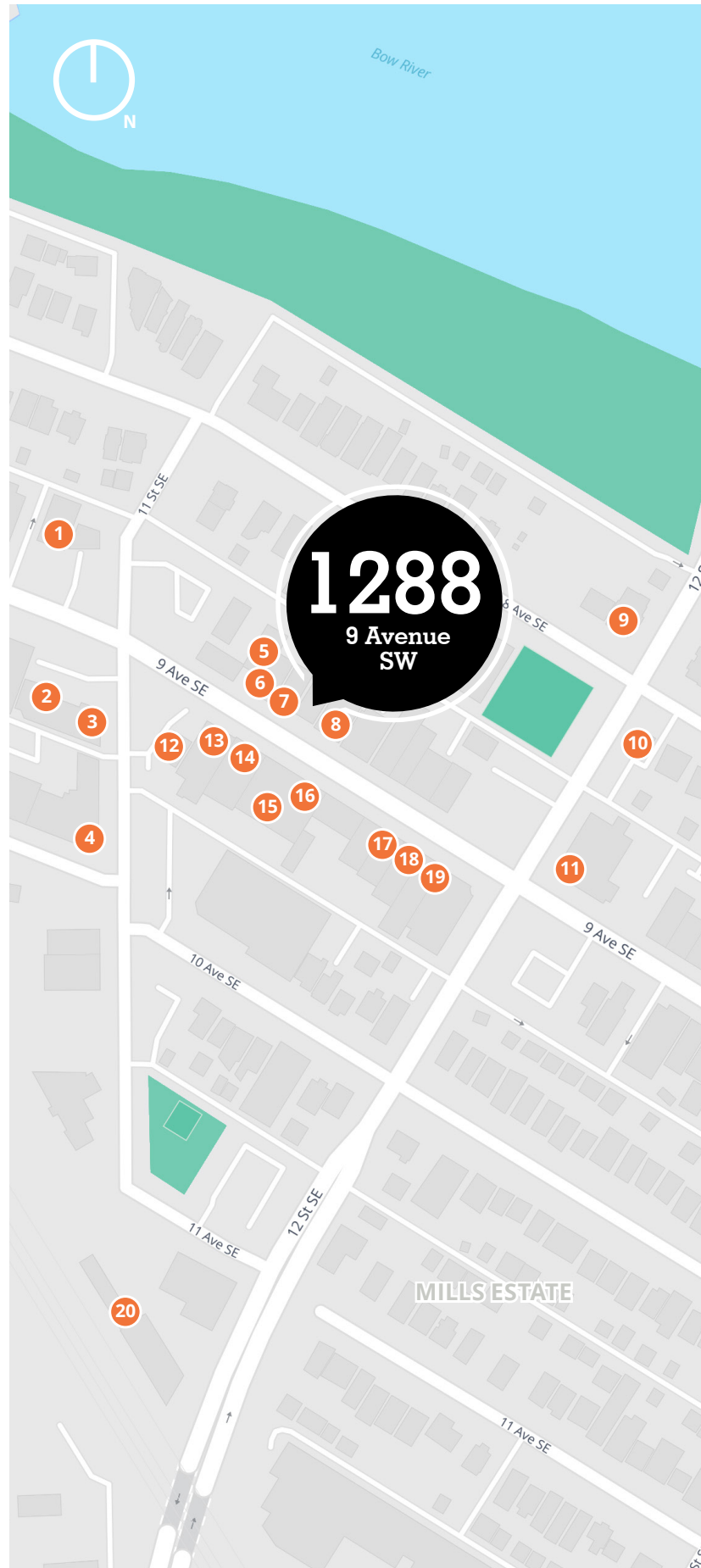
- 1 The Hose and Hound
- 2 Doughnut Party Inglewood
- 3 Analog Coffee Inglewood
- 4 The Nash Restaurant & Off Cut Bar
- 5 Madi's 12|12
- 6 Mumbai Bites
- 7 SOT Korean Food
- 8 Domino's Pizza
- 9 Rouge
- 10 Inglewood Drive-In
- 11 Spolumbo's Fine Foods & Deli
- 12 Ari Sushi
- 13 Ninja Tiger Regional Indian Cuisine
- 14 The Potion Room Bar
- 15 Burn Block Social Club
- 16 The Eden
- 17 Dragon Pearl Restaurant
- 18 Inglewood Pizza
- 19 Ironwood Stage & Grill
- 20 Cold Garden Beverage Company

79 **TRANSIT SCORE**
Excellent transit

96 **WALK SCORE**
Walker's paradise

97 **CYCLING SCORE**
Biker's paradise

Source: WalkScore.com



Contact for more information

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**AVISON
YOUNG**

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MANAGED
COMPANIES**
Platinum member