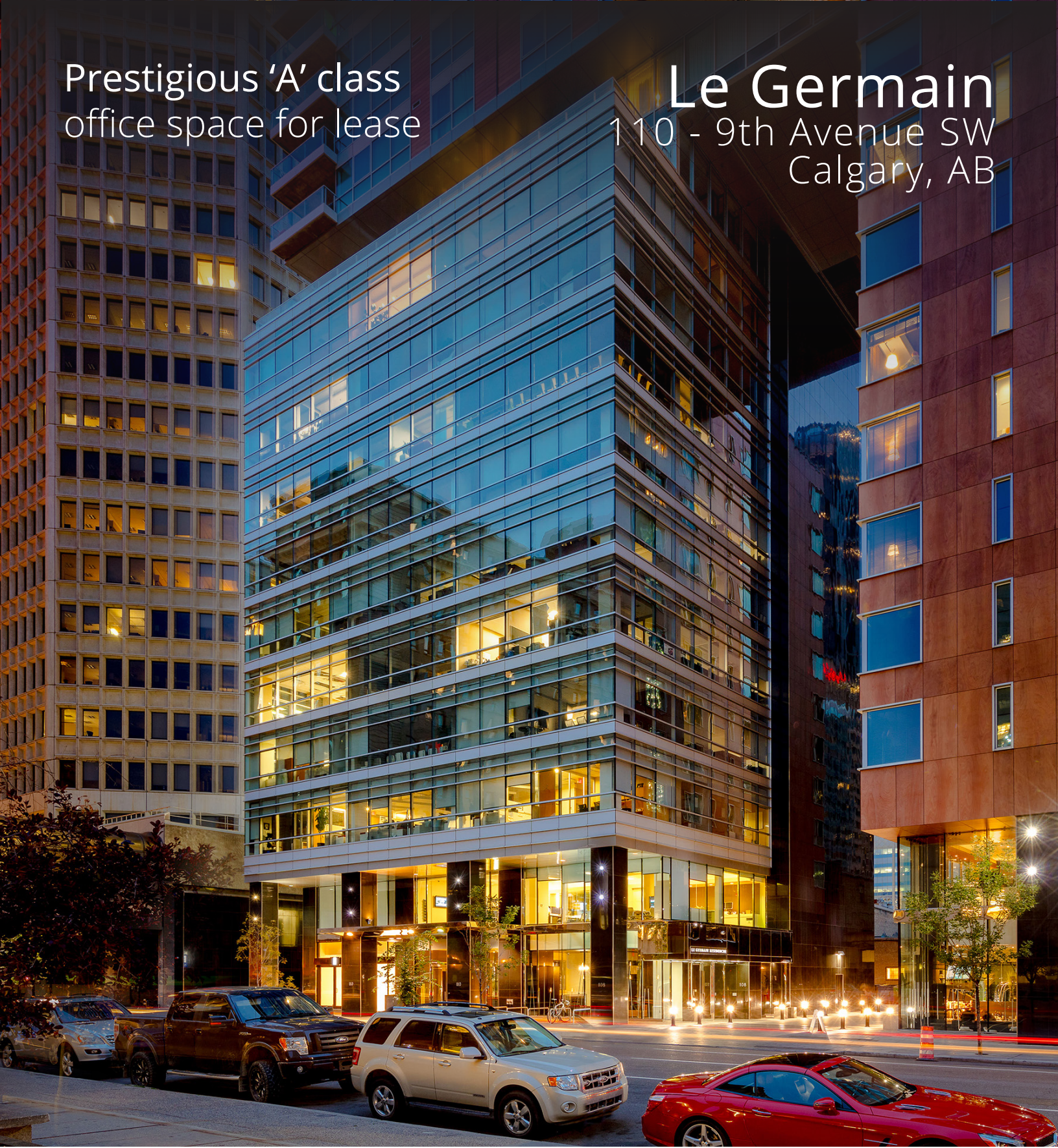


Prestigious 'A' class
office space for lease

Le Germain
110 - 9th Avenue SW
Calgary, AB



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YOUNG**

Property overview

Building details

Building Size:	95,500 SF
Average Floorplate:	10,000 SF
Number of Floors:	11
Landlord:	Germain Residences Ltd.

Leasing information

Op. Costs & Taxes:	\$20.03 (2025 est.)
Annual Net Rent:	Market Rates
Parking:	1:1,900 sf Ample parking available at \$630/stall/month

Highlights



Ability to open windows for increased air flow and circulation



Numerous Green building features including geothermal heating and cooling systems



High-end leasehold improvements throughout



Fitness and Spa facilities available for tenant use on the 12th floor



Located adjacent to Stephen Avenue and numerous amenities



Excellent access/egress along 9th Avenue SW



Access to boutique Hotel amenities/services including a recessed cocktail lounge

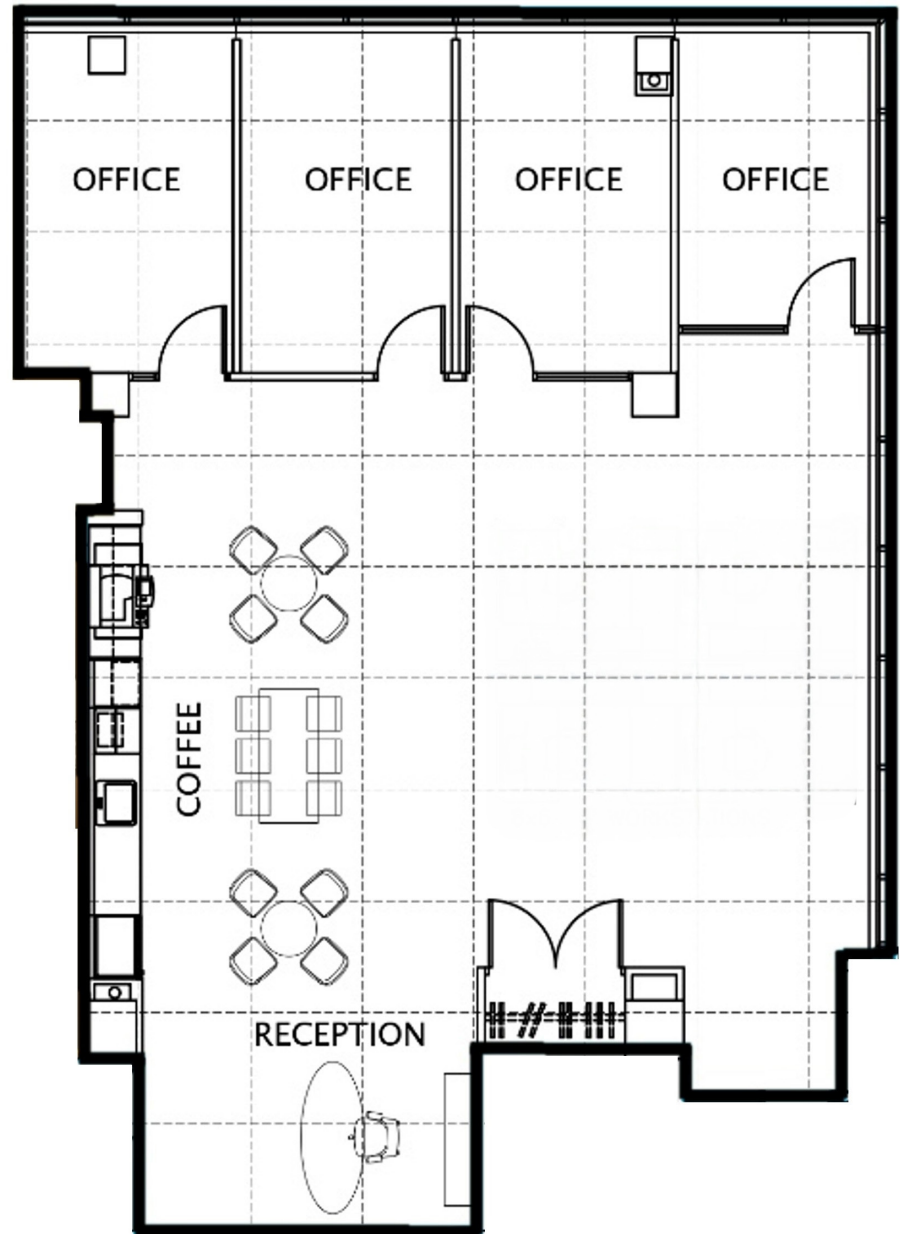
Available space

6th Floor | Suite 602 | 2,152 sf



Office Layout

- 4 Offices
- Open area
- Coffee bar/lounge
- Copy Area
- Reception



Le Germain

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Calgary, AB

If you would like more information on any of our services, please call or visit us online.

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