

902 11 Avenue SW

*CONTROL YOUR WORKSPACE WITH
A STAND ALONE BUILDING*

Calgary, AB



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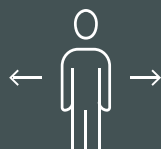
Property Information



Building signage and naming rights



Walking distance to Calgary Downtown Core



Third party patrolling security



Fully furnished and move-in ready



Outdoor patio



Secure bicycle storage on-site



Showers and lockers on-site



Access to gym facilities at 999 8 Street SW



Located directly along the bike path

Year Built	1922
Operating Costs	\$17.75 PSF
Base Rent	Market
Space Available	First Floor: 12,459 SF Second Floor: 15,164 SF Third Floor: 15,156 SF Total: 42,779 SF
Availability	Immediately
Power	1,600 amps, three phase 120/208 volts
Security	Third party patrolling security, electronic card readers & locks and CCTV video cameras
Parking	77 Surface parking stalls

The History

902 11th Avenue was built in 1922 and was the home of the Ford Motor Company from 1922 until the late 1950's with only a brief shutdown in the early 1930's due to the Great Depression. The building was served by Canadian Pacific Railway with a spur line that ran the length of the alleyway. Evidence of the tracks can still be seen today in the alleyway between 10th and 11th Avenue.

Originally the building featured a 2nd floor showroom of Ford's cars and trucks with the balance of the building being used as a warehouse. Ford vacated the building in the early 1960's and the building became the home of the Glenbow Museum, where they stored various artifacts.

In 1976 the building was converted to an office building with the addition of copper accented windows, new mechanical and electrical equipment, and a copper accented canopy over the front door as seen today. Since 1976 the building has had several upgrades to its mechanical and electrical systems along with improvements to its interior. The most recent improvements include replaced windows, new boiler and security system and an attractive outdoor patio.

902 11th Avenue SW is a landmark building offering timeless architectural appeal and character office space with open ceilings and exposed red brick; a unique opportunity to make 902 your next home for your corporate office.



The Systems

The heating system is a twin boiler and circulation pump system providing a redundant system with one system in operation and the other system on standby. The building cooling is controlled by Variable Air Volume (VAV) boxes designed to supply a constant 60 F degree air to each Zone. The system was modernized and upgraded in 2011.

The VAV boxes are supplied by two large roof top mounted packaged heat / cool units, manufactured locally by Engineered Air. This type of system provides excellent and flexible zoning for the space and allows for 100% fresh air intake keeping offices at the perfect temperature with excellent air quality.

The Space

Exclusive Tenant Patio



Showers and Locker Room for Tenant Use



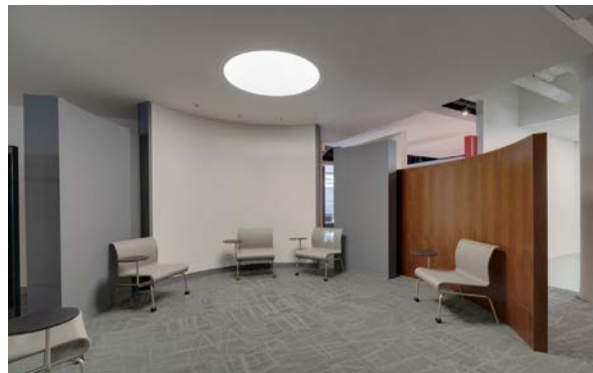
Building Signage and Naming Rights



The Space



The Space



Main Floor

12,459 SF *Virtual Tour* 



+ 4 offices

+ 51 workstations

+ 19 flex stations

+ 1 meeting room

+ 1 training room

+ 2 phone stations

+ 2 staff rooms

+ 1 kitchen

+ 1 copy/ print room

+ 1 locker room

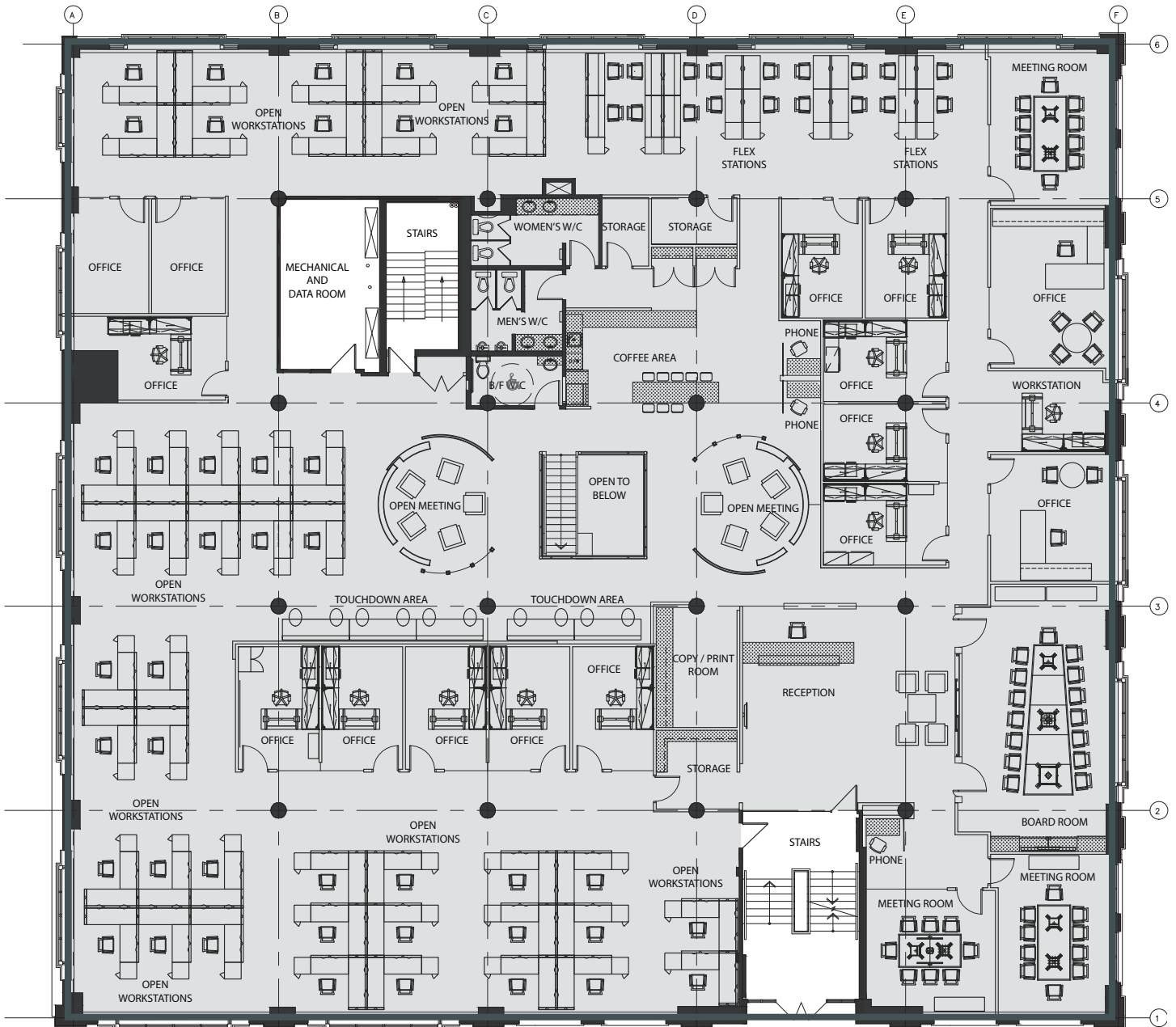
+ 1 bike storage

*** Furniture plan subject to change



Second Floor

15,164 SF *Virtual Tour* ✨



- + 15 offices
- + 44 workstations
- + 18 flex stations
- + 3 phone stations
- + 3 meeting rooms
- + 1 board room
- + 1 staff/ coffee area
- + 1 copy/ print area
- + 1 storage room
- + 1 reception

*** Furniture plan subject to change



Third Floor

15,156 SF *Virtual Tour* ✨



- + 11 offices
- + 73 workstations
- + 10 flex stations
- + 2 phone stations
- + 5 meeting rooms
- + 1 open/meeting room
- + 1 lab
- + 1 staff/ coffee area
- + 1 copy/ print area
- + 1 storage room

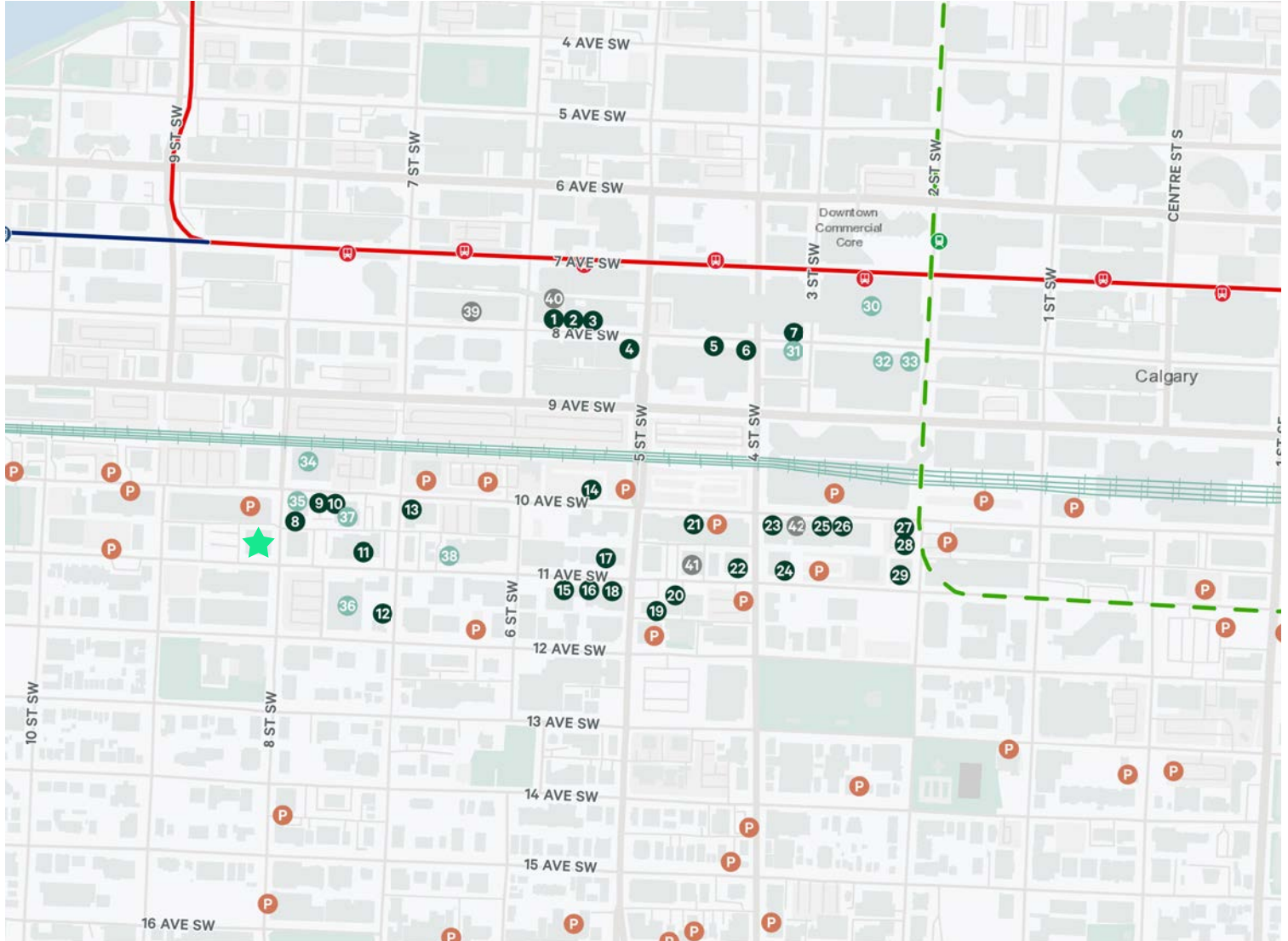
*Furniture plan subject to change

*Existing furniture layout

*Proposed furniture layout



Location



RESTAURANTS

1. Common Bond
2. Escoba Wine Bar
3. UNTITLED Champagne Lounge
4. State & Main
5. Cucina
6. Barcelona Tavern
7. Hy's Steakhouse
8. Bonterra Trattoria
9. Wayne's Bagels
10. Holy Grill
11. Inner City Brewing
12. Vegan Street
13. Bridgette Bar
14. Orchard Restaurant

15. REGRUB - Beltline
16. Broken City
17. Milano Coffee
18. Last Best Brewing
19. Canadian Pizza Unlimited
20. Singapore Sam's
21. Pampa Brazilian Steakhouse
22. Tim Horton's
23. Rodney's Oyster House
24. Starbucks
25. CRAFT Beer Market
26. National on 10th
27. Briggs Kitchen & Bar
28. Japanese Village
29. Vintage Chophouse

SHOPPING AND SERVICES

30. The CORE
31. HSBC Bank
32. RBC Royal Bank
33. CIBC
34. MEC Calgary
35. 7-Eleven
36. Safeway
37. Atmosphere Calgary
38. Metrovino Fine Wines

FITNESS

39. Anytime Fitness
40. Freedom Fit Pass
41. Passage Studios
42. UNDRCARD Boxing Studio

PARKING

- Parking Lot

LOCATION

- 902 11 Avenue SW



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