

OFFICE SPACE FOR LEASE

PLACE 9-6

940 - 6th Avenue SW
Calgary, AB



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**AVISON
YOUNG**



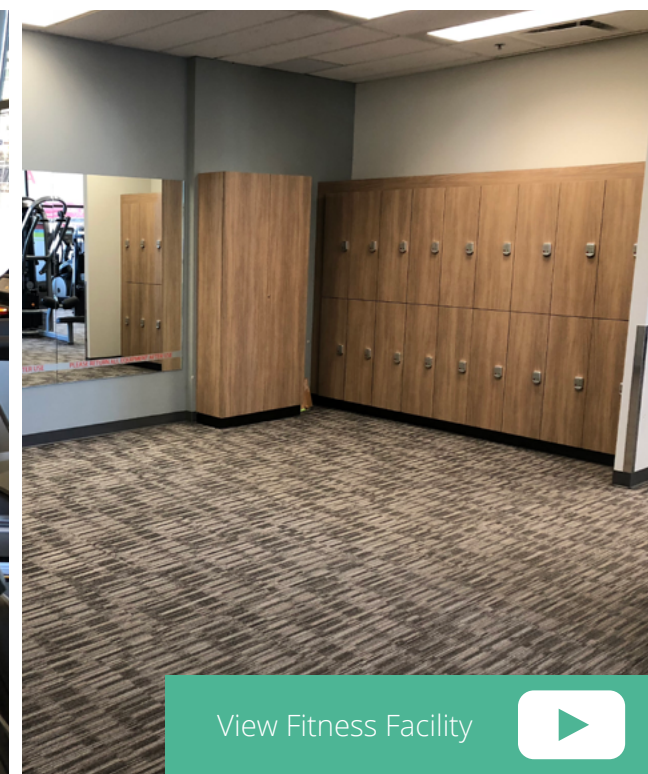
[View Lobby Entrance](#)



PLACE 9-6

Place 9-6 is in an ideal location to support an active lifestyle; enjoy the Bow River pathway system with a walk along the river at lunch time or a run or bike through the vibrant Kensington area.

Place 9-6 is a secure building with experienced, responsive management. The main floor lobby has undergone recent modern upgrades. The common areas and washrooms on floors three, four, six, eight, nine and ten were upgraded in 2008. The HVAC system is conveniently controlled on a floor-by-floor basis.



[View Fitness Facility](#)



OVERVIEW

DETAILS

Address:	940 - 6th Avenue SW, Calgary, AB
Floors:	11
Average Floor Plate:	14,500 sf
Building Area:	151,404 sf
Parking:	1 stall per 1,233 sf 136 underground stalls \$250/stall/month
Lease Rate:	Market
Op. Costs:	\$15.69 psf (2025 est.)
Lease Term(s):	Negotiable term
Occupancy:	Immediate

SUITE	SIZE (SF)	AVAILABILITY
200	11,970	Immediately
700	6,125	May 2027
720	2,765	May 2027
730	1,523	Immediately
800	5,583	Immediately
900	15,359	July, 2027
1000	6,000	Immediately

HIGHLIGHTS

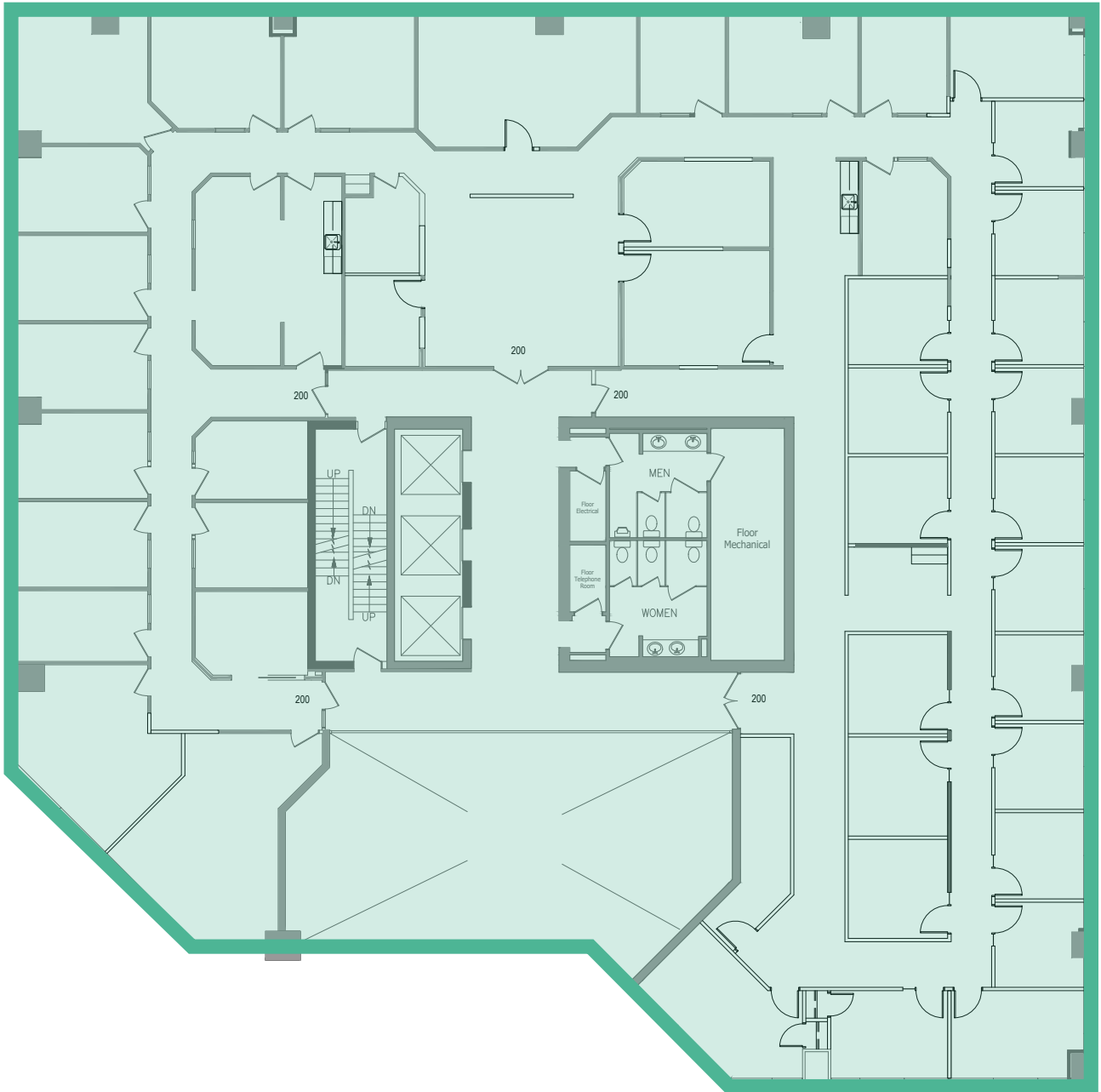
- Close proximity to Kensington & Bow River Pathway System
- High parking ratio
- Excellent access via 5th Avenue and egress via 6th Avenue
- Five minute walk to the +15 System
- Open plan and office intensive options
- Surrounded by upscale restaurants, shopping and trendy cafés
- New Fitness Centre Now open!



FLOOR PLAN

Suite 200 | 11,907 sf

*Furnished





FLOOR PLAN

Suite 700 | 6,125 sf

Suite 720 | 2,765 sf

Suite 730 | 1,523 sf

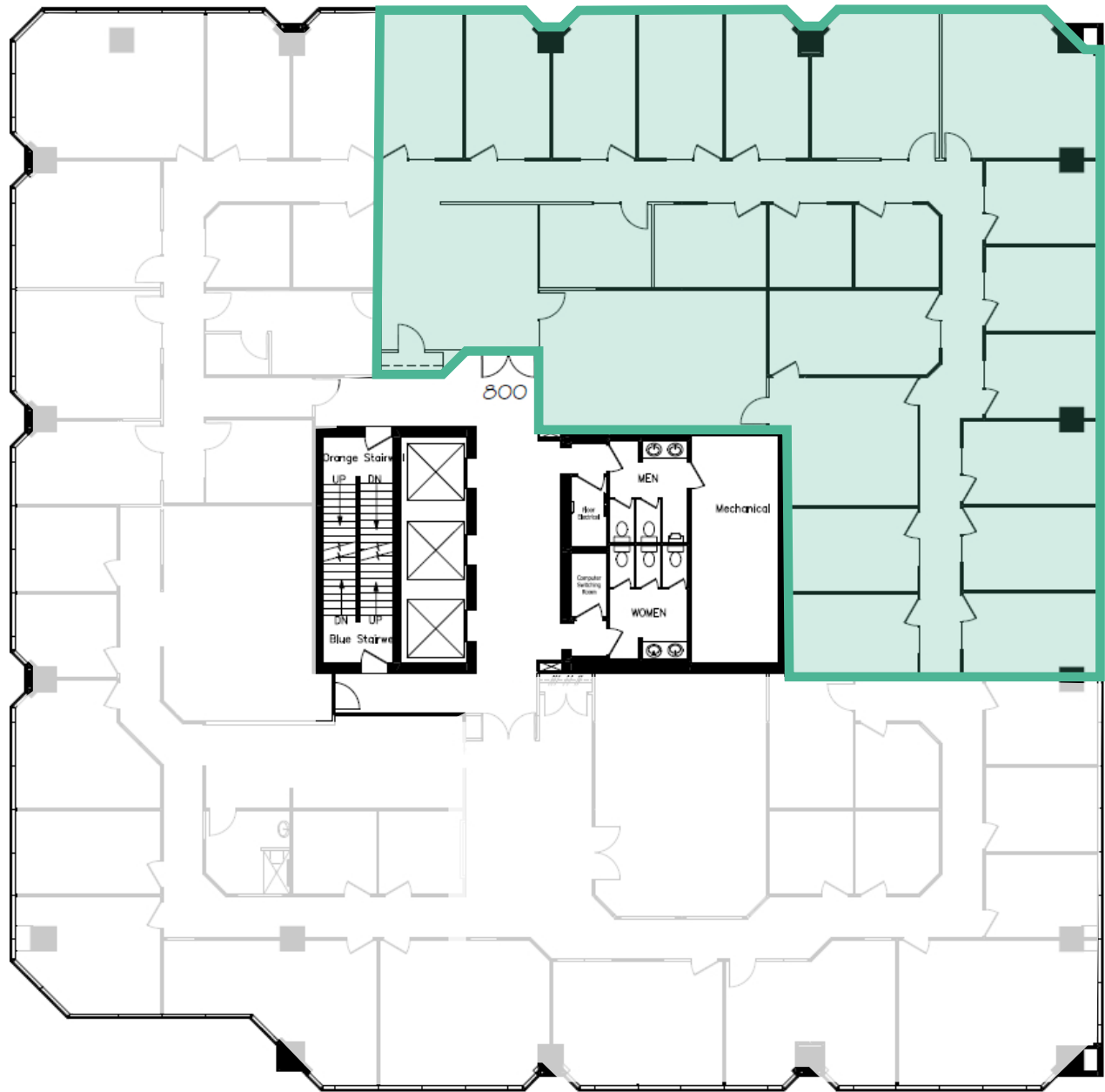
*Not currently demised | Contiguous for 10,413 sf

*Subject to remeasurement



FLOOR PLAN

Suite 800 | 5,583 sf



FLOOR PLAN

Suite 900 | 15,359 sf

*Available July 2027



FLOOR PLAN

Suite 1000 | 6,000 sf





LOCATION & AMENITIES



PLACE 9-6
940 - 6th Avenue SW
Calgary, AB

AMENITIES

- 1 Namsan Korean Cuisine
- 2 Bell's Pizza
- 3 Quesada Burritos & Tacos
- 4 Ora Bread & Wine
- 5 The Street Eatery
- 6 Spicy Amigos
- 7 Ukrainian Coffee House
- 8 A & W
- 9 McDonald's
- 10 Nellies Break The Fast Cafe
- 11 Loophole Coffee Bar
- 12 Koji Katsu Japanese

LEASING INQUIRIES

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