



ATLANTIC AVENUE ART BLOCK

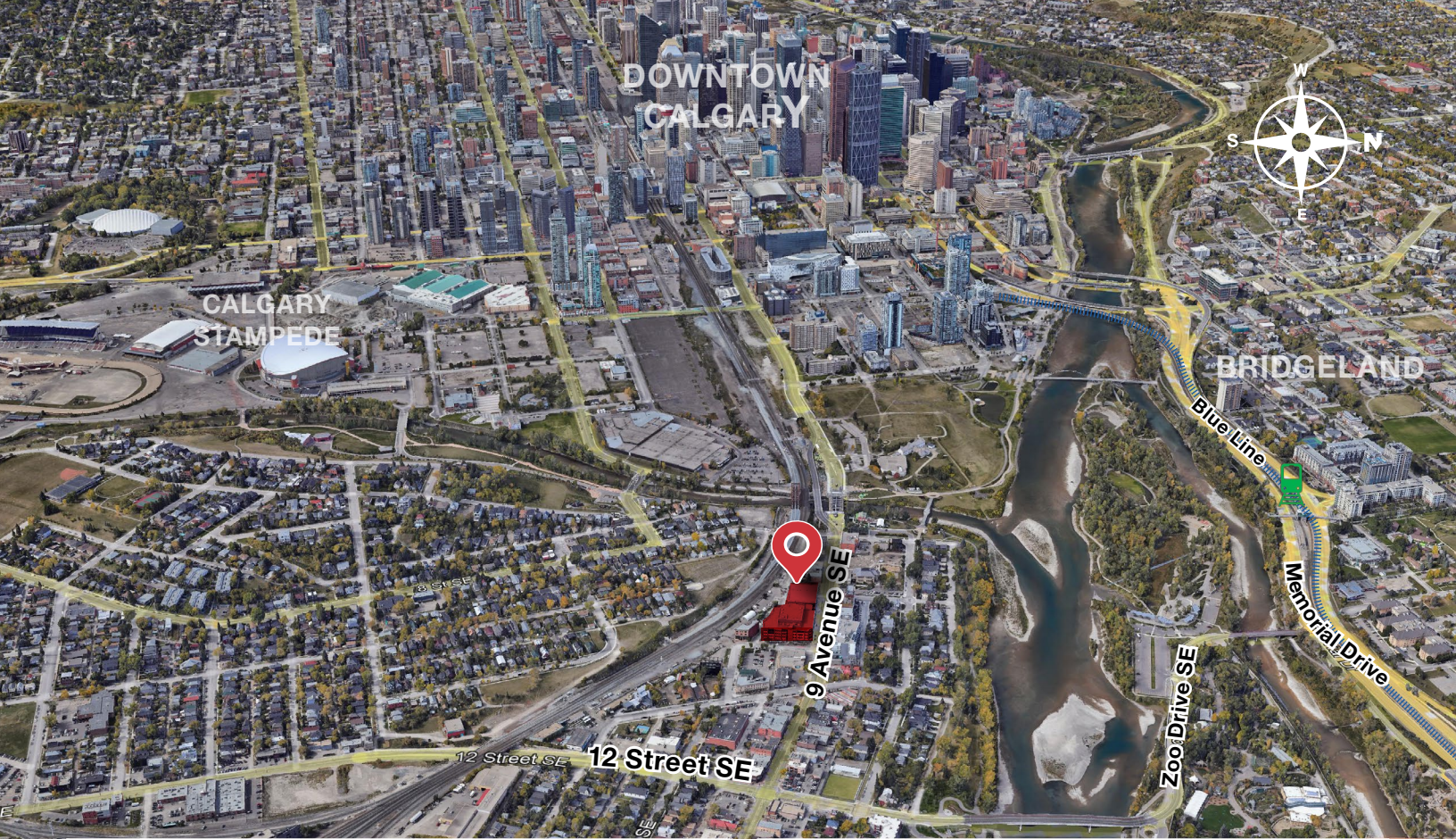
1011 9 Avenue SE

For Lease - Show Suite Under Construction

Atlantic Avenue Art Block (AAAB) stands at the gateway to historic Inglewood, Calgary's oldest community, named 2014's "The Best Neighbourhood in Canada".

With unique retail shops and premium office spaces, AAAB unites commerce and culture with the spirit of the Inglewood community.

Anchored by a 15,000 SQ 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.



NEIGHBOURHOOD FEATURES

- Located in Inglewood, one of Calgary’s most desirable neighborhoods, known for its vibrant arts and culture scene, trendy restaurants and cafes, and close proximity to downtown.
- Steps away from the bustling 9th Avenue which serves as a gateway to Calgary’s Downtown.
- Close proximity to Lina’s Italian Market, The Nash, Chin Whiskey Shaving, various neighborhood breweries and eateries.
- Ease of access to Blackfoot, Deerfoot Trail, Memorial Drive & Macleod Trail.
- Close proximity to the Bow river, pathways, and parks.



69 Walk Score
Walker's Paradise
Daily errands do not require a car.



62 Transit Score
Excellent Transit
Transit is covered for most trips

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

CHRIS HOWARD
Vice President | Partner
(403) 830-6908
choward@naiadvent.com

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

PROPERTY HIGHLIGHTS

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
Unit 250	4,303 SF
Lease Rate	Market
Available	Late Summer 2025
Op.Costs & Prop Tax	\$18.53 PSF
Onsite Parking	\$225 for reserved \$175 for unreserved
Security	24/7



PREMISES HIGHLIGHTS

- To be constructed
- Polished concrete floor
- Ideal open concept
- Kitchen plus staff gathering area
- Print / Copy Room
- Overlooking 9th Avenue SE
- High exposed ceilings
- Key FOB access
- Tenant selection of interior colours and finishes
- Abundance of natural light

