



1601 9 Avenue SE

Premium Office & Flex Space for Lease - Located in Inglewood

CBRE

Property Information

YEAR BUILT	2009
TOTAL BUILDING SIZE	58,450 SF
SPACE AVAILABLE	Main Floor : 24,413 SF Second Floor: 12,831 SF
DATE AVAILABLE	December 1, 2025
ZONING	DC
OPERATING COSTS	\$18.63 PSF (2025 est)
LOADING	1 (12' x 14') Drive In Door
CEILING HEIGHT	20' Clear (TBV)
POWER	2,500 amps at 120/208 Volts (TBV)
PARKING	Surface Parking Available \$50/month/stall
COMMENTS	3 Tenant Patios on the Second Floor. Suitable for office, light industrial and flex uses. 5 minute drive to downtown. Nicely built out office space in the heart of Inglewood.



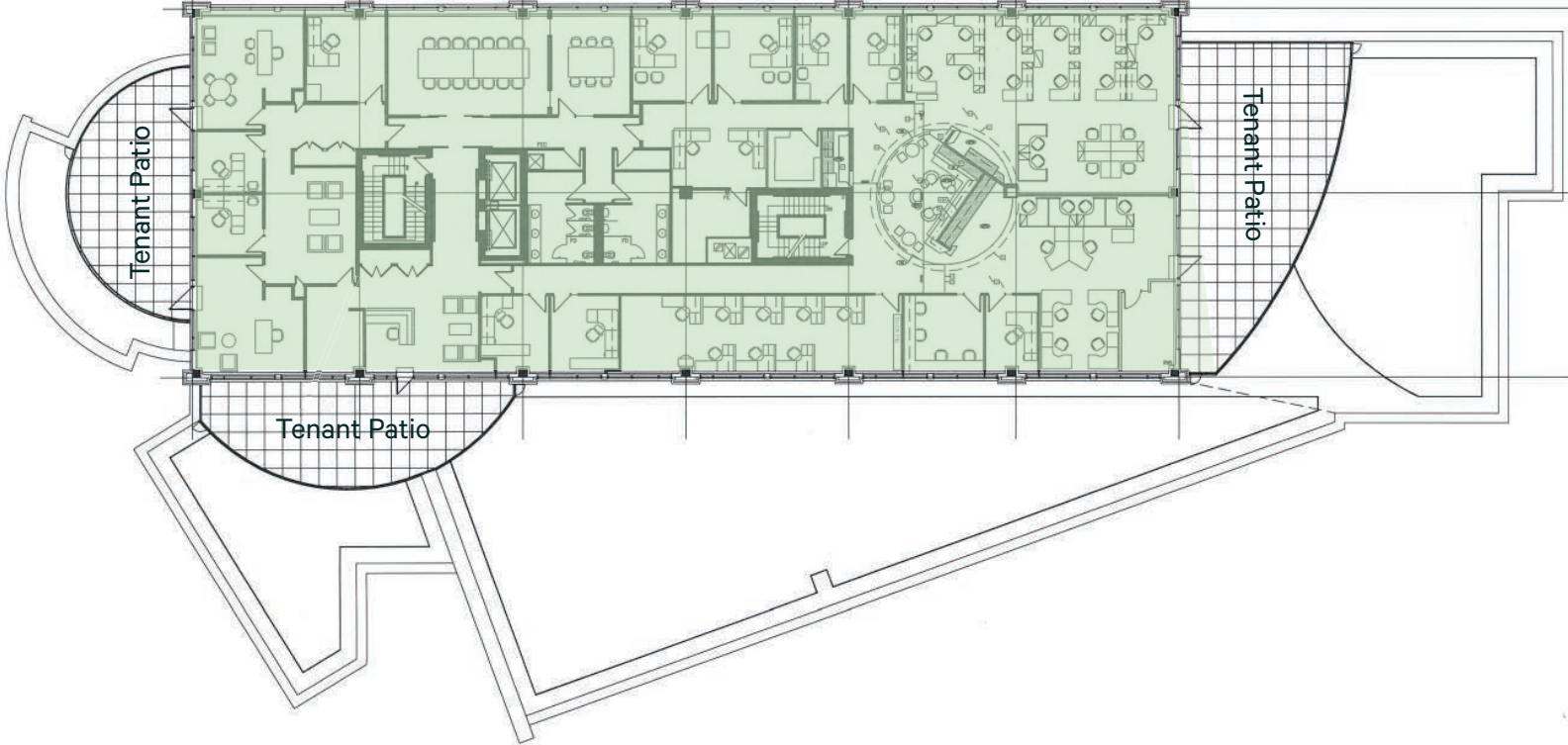
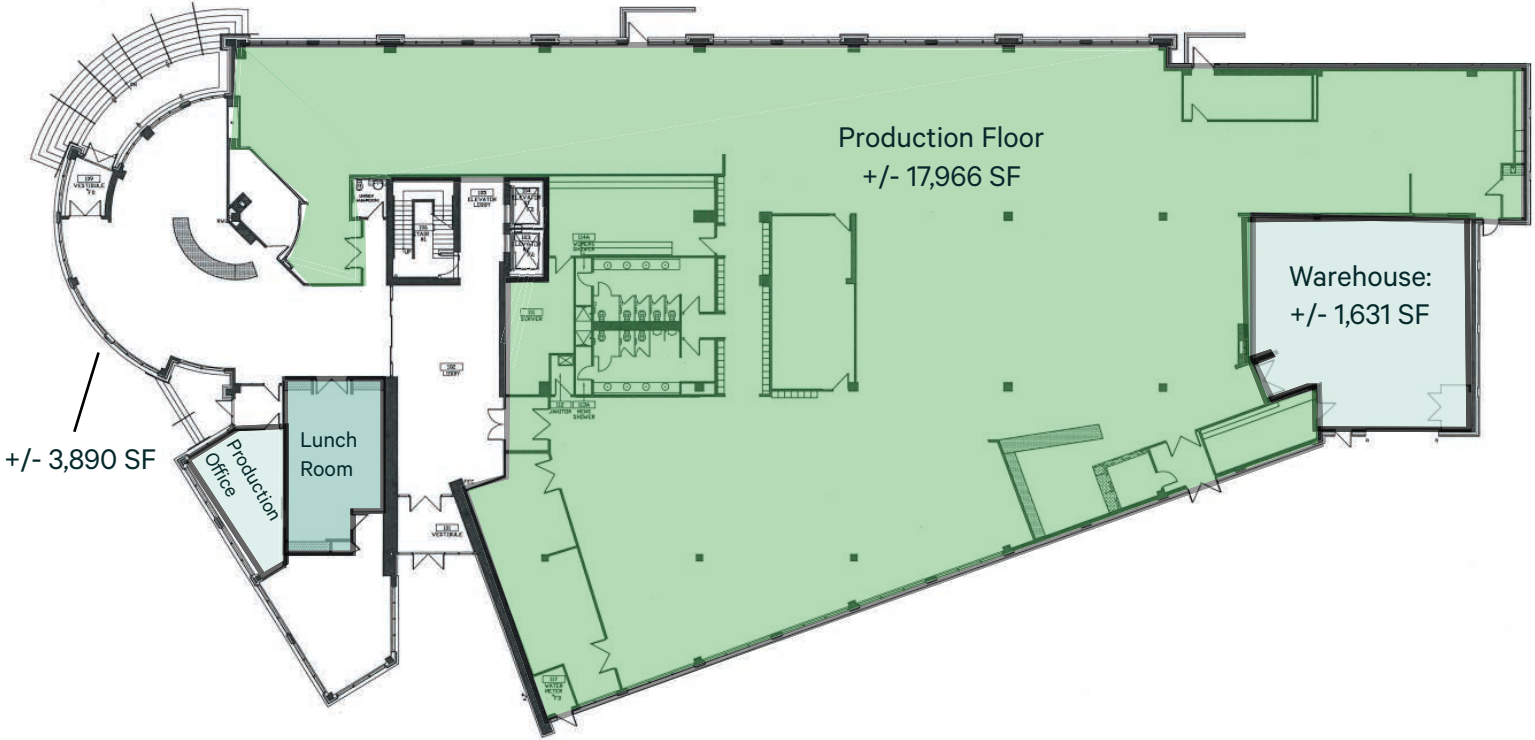
Main Floor Hub



Tenant Patio

Main Floor: 24,413 SF

Second Floor: 12,813 SF



WHAT'S NEARBY

Nestled in the heart of Calgary's historic Inglewood, 1601 is surrounded by a vibrant arts scene that contributes to the neighborhood's reputation as one of the city's top destinations. With quick access to downtown, residents can easily enjoy both the rich history and the dynamic urban lifestyle that Calgary has to offer.



Paths & Parks

The Inglewood community is nestled among numerous parks and a bird sanctuary, creating an ideal setting for enjoying nature and fresh air.



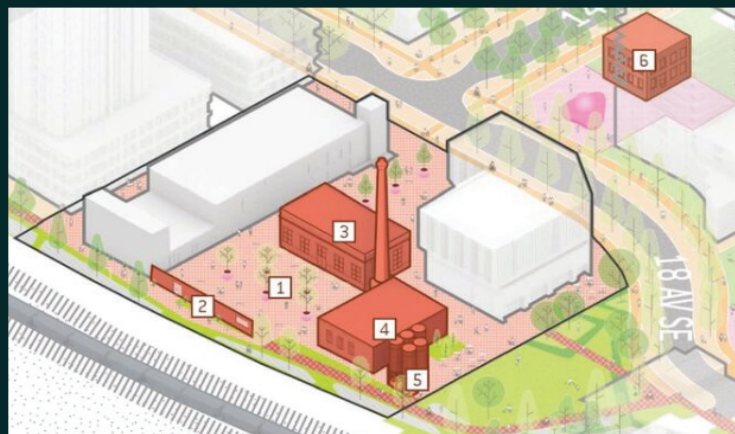
Restaurants

Inglewood offers a variety of highly acclaimed restaurants within the community. Similarly, with prime central location, downtown is in close proximity further enhancing the dining options available.



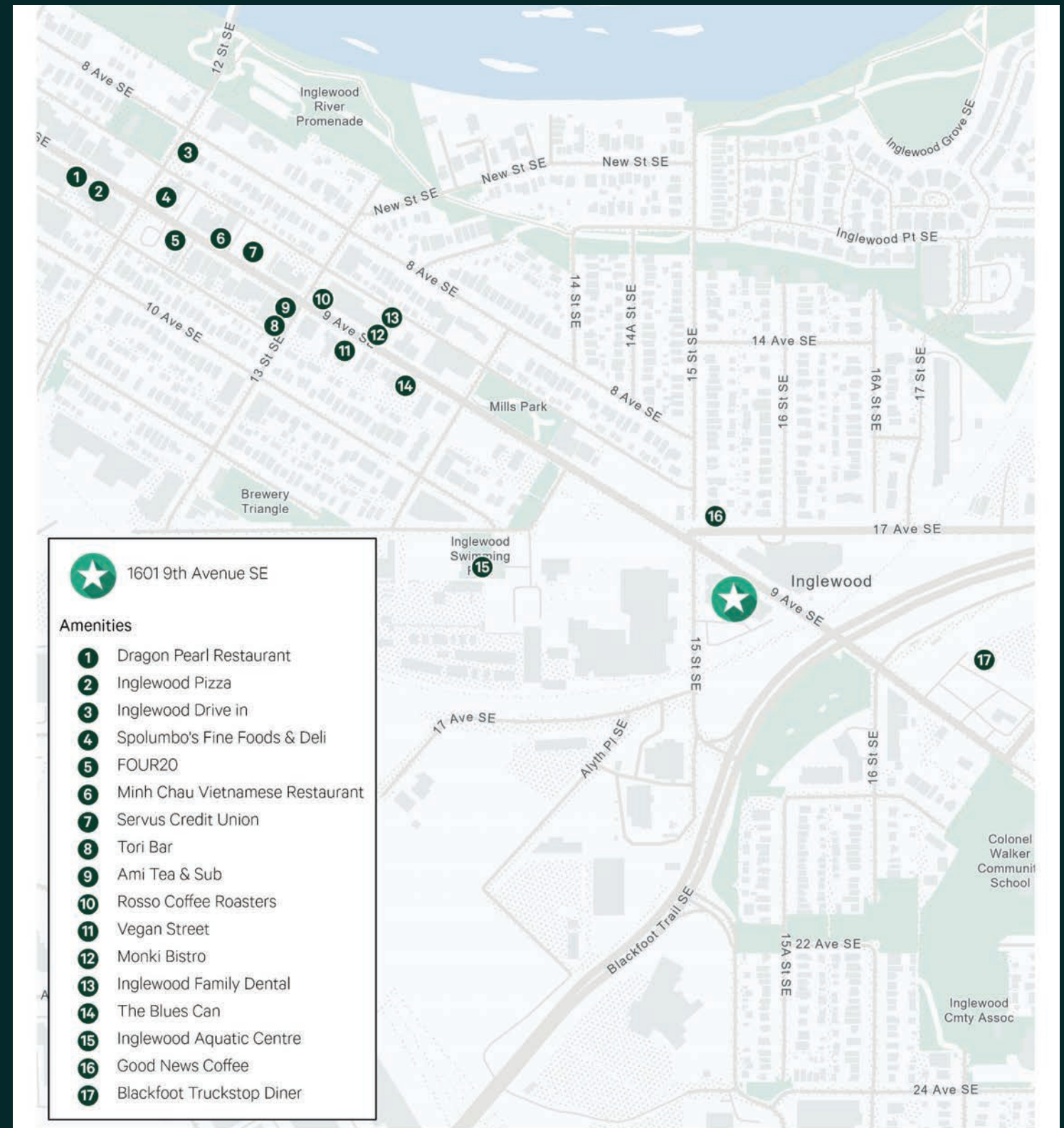
Cafes

The area is home to numerous sought-after cafes, each offering a unique and inviting atmosphere.



Residential

Residential plans are in place in the heart of the community.



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