

F O R L E A S E

1 2 0 0

5 9 A V E N U E S E

Calgary, AB



## PROPERTY DESCRIPTION

+ Year Built:  
2009

+ Space Available:  
Suite 220: 9,488 SF  
Suite 240: 2,469 SF

+ Available:  
Suite 220: Immediately

+ Operating Costs:  
\$15.42 per SF

+ Basic Rent:  
Market

+ Parking Ratio:  
Underground: 1:783 SF

+ Parking Rate:  
Underground: \$75/month

## PROPERTY HIGHLIGHTS



"A" Class suburban office building



Short drive to Deerfoot Meadows Shopping Centre retail amenities



Bus route #72 and 75 located in front of the building



Potential for building and podium signage



Fitness centre available for tenant use

## MAIN FLOOR

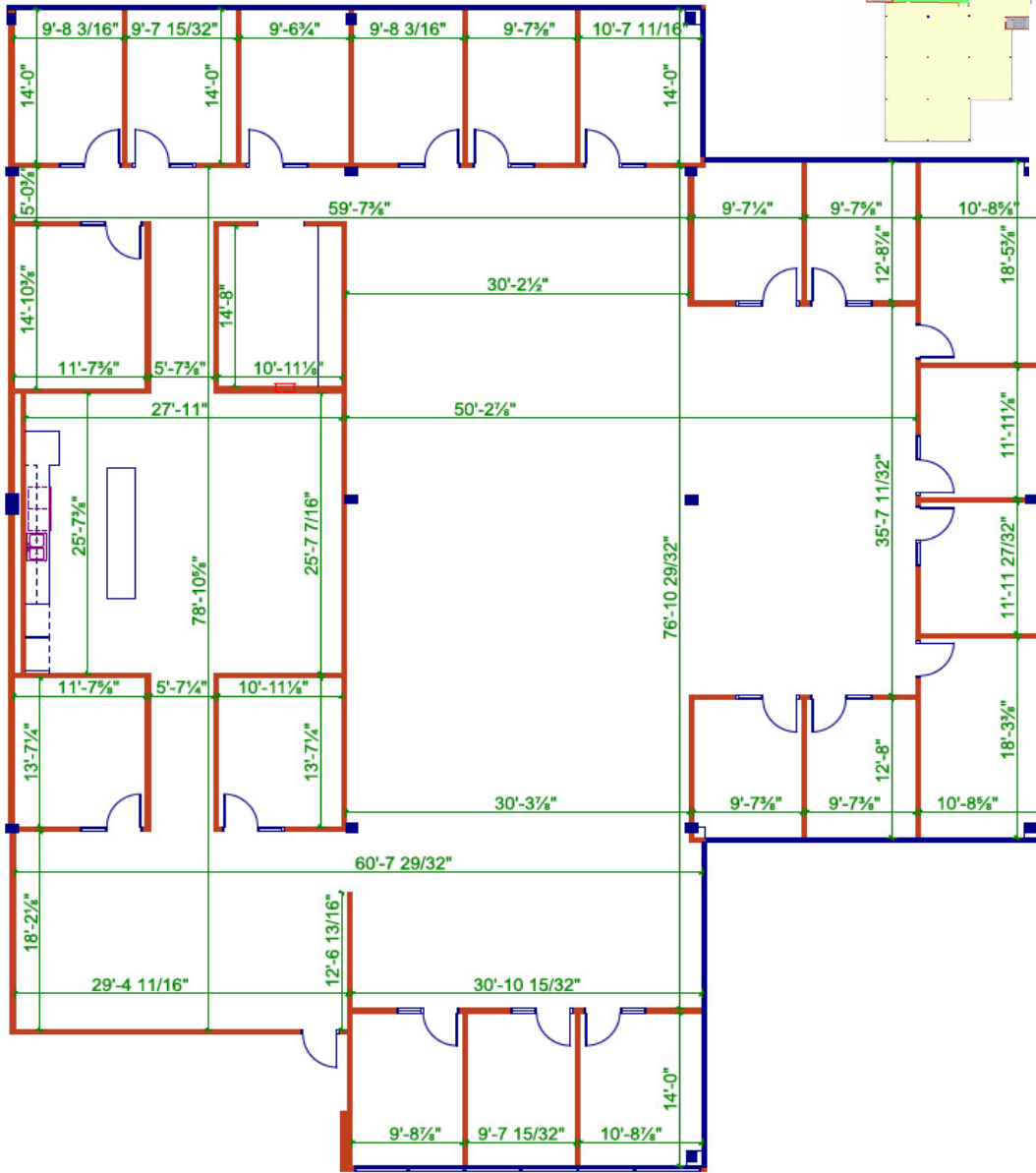
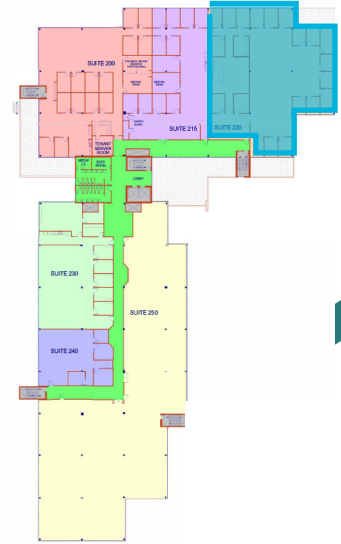


\*Furniture not included

# FLOOR PLAN

SUITE 220: 9,488 SF

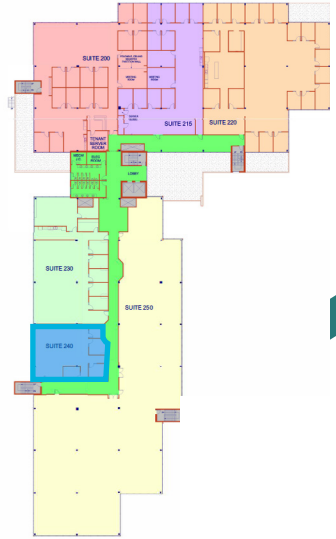
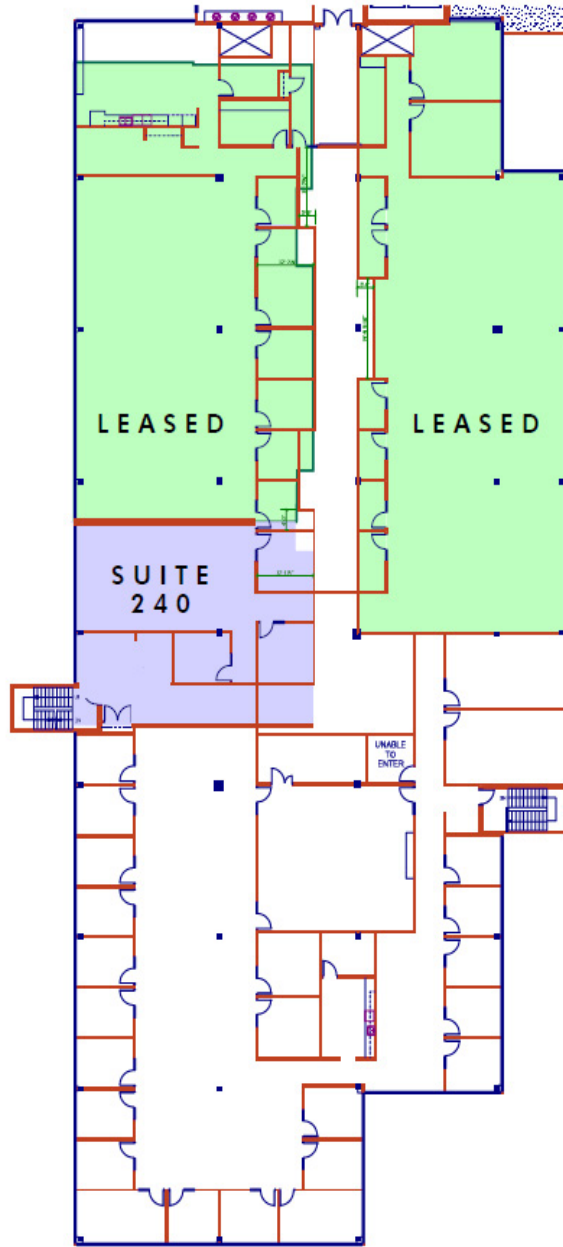
## KEY PLAN



# FLOOR PLAN

SUITE 240: 2,469 SF

# KEY PLAN



# NEARBY AMENITIES



### Amenities

- |                             |                          |                          |
|-----------------------------|--------------------------|--------------------------|
| 1 Bow River Brewing         | 17 Black Apron Cuisine   | 33 Bento Sushi           |
| 2 Red's Diner               | 18 Ricky's All Day Grill | 34 Tim Hortons           |
| 3 Husky                     | 19 Chinook Mall          | 35 Tim Hortons           |
| 4 Petro-Canada              | 20 Heart of Saigon       | 36 Edo Japan             |
| 5 Tim Hortons               | 21 Pasquales             | 37 Via Cibo              |
| 6 RBC Bank                  | 22 Cactus Club           | 38 Starbucks             |
| 7 Subway                    | 23 Benny's Breakfast Bar | 39 Thai Express          |
| 8 HSBC Bank                 | 24 The Keg               | 40 Fiva Guys             |
| 9 Gaucho Brazilian Barbeque | 25 Kinjo Sushi           | 41 Shark Club Sports Bar |
| 10 Hotel Blackfoot          | 26 Fat Burger            | 42 Fat Burger            |
| 11 Prairie Dog Brewing      | 27 Sho Sushi Bar         | 43 Moxie's Grill & Bar   |
| 12 Golden Bell Saigon       | 28 Ajito                 | 44 Jerusalem Shawarma    |
| 13 Ogam Chicken             | 29 Starbucks             | 45 Lindt Chocolate Shop  |
| 14 il Centro                | 30 Noodlebox             | 46 TacoTime              |
| 15 Red Lobster              | 31 Tim Hortons           | 47 The Chopped Leaf      |
| 16 Keith's Deli             | 32 Boston Pizza          | 48 Dairy Queen           |

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