



ATLANTIC AVENUE ART BLOCK

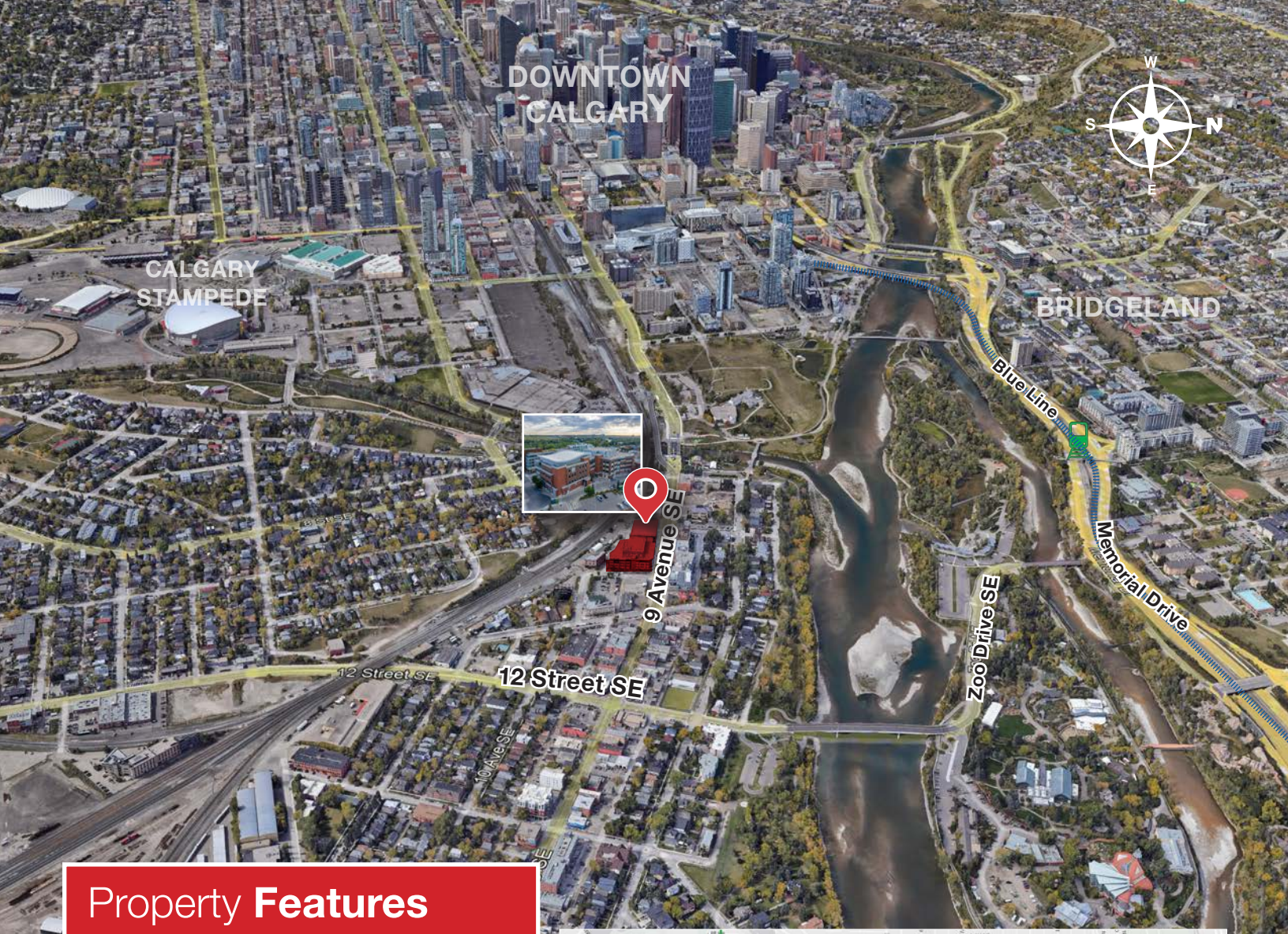
1011 9 Avenue SE

Class 'A' Office Space For Lease

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

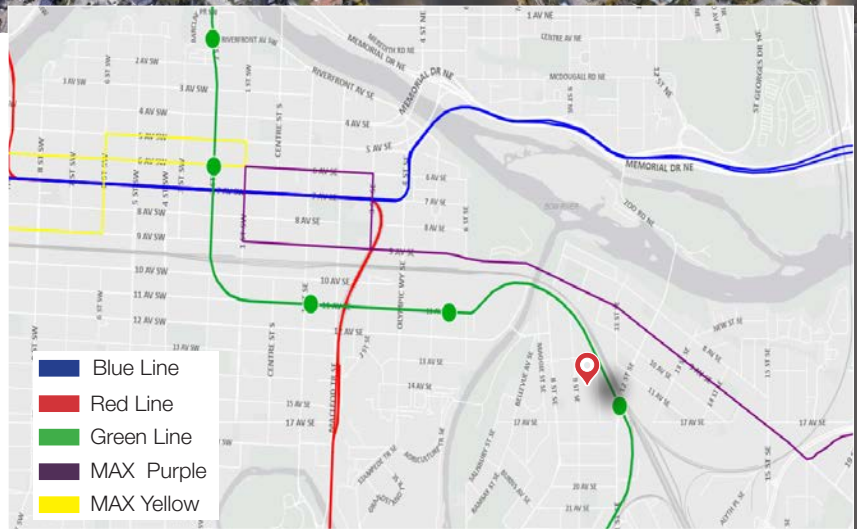
With unique retail shops and premium office spaces, AAAB unites commerce and culture with the spirit of the Inglewood community.

Anchored by Esker Foundation 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.



Property Features

- Co-Tenants: Esker Foundation, Critiical Mass, Pattison Outdoor Advertising, Terralog.
- Daily traffic count ~ 64,000 vehicles per day.
- Great opportunity for live, work and shop in the vibrant Inglewood community
- All available units are move in ready.
- Ease of access to Blackfoot, Deerfoot Trail, Memorial Drive & Macleod Trail.
- Close proximity to the Bow river, many pathways, and parks.



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



62 Transit Score
Excellent Transit
 Transit is covered for most trips



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

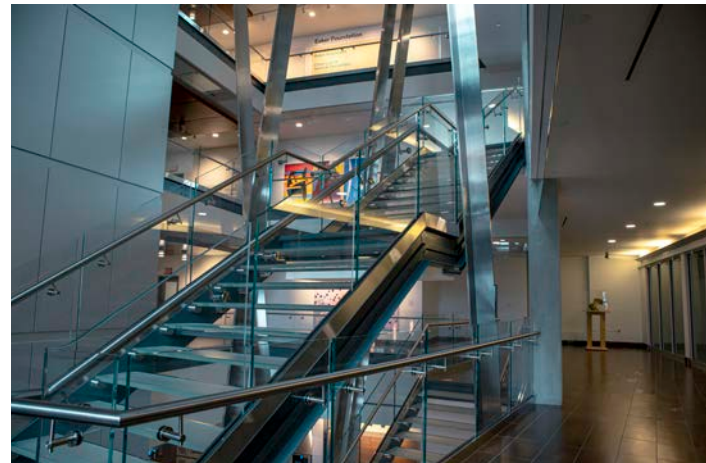
Chris Howard, Vice President | Investment & Leasing
403- 830-6908
choward@naiadvent.com

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

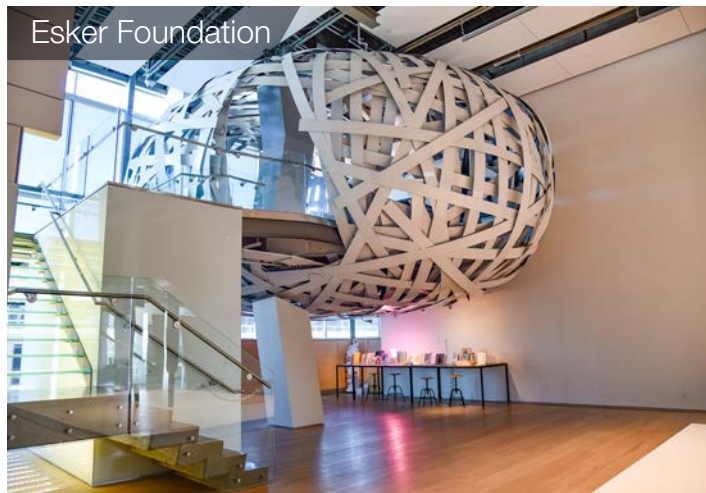
Property Facts:

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
Total Available	36,446 SF
Suite 232	2,901 SF ± Leased
Suite 250	7,854 SF ±
Suite 231	8,456 SF ± Leased
Suite 275	5,643 SF ± Leased
Suite 270	9,978 SF ± Leased
Suite 450	28,612 SF ± (Demisable)
Lease Rate	Market
Available	Immediately
Op. Costs	\$17.51 PSF (incl. Prop. Tax)
Onsite Parking:	\$225 for reserved \$175 for unreserved

Lobby



Esker Foundation



Lina's Italian Market



