

STAND-ALONE BUILDING OPPORTUNITY
5,000 SF ON MAIN + 3,500 SF OF FREE BONUS SPACE

FOR LEASE

536 - 9 Avenue SE, Calgary, AB

High Exposure | Reduced Base Rent Starting at \$9.75 PSF

Jason Natale Senior Associate
403.402.3129 | jnatale@cdnglobal.com

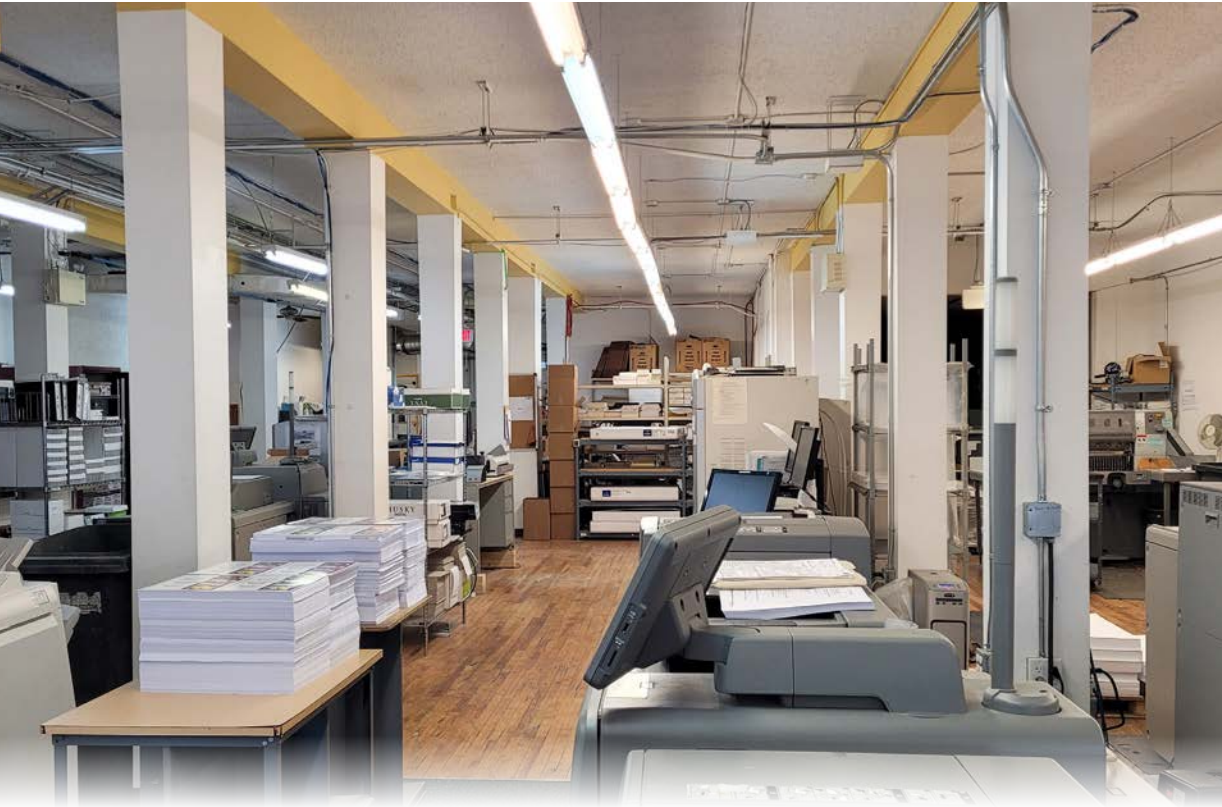
Jeff Keet Senior Vice President
403.519.9618 | jkeet@cdnglobal.com

Paul Cunningham Associate Vice President
403.714.2803 | pcunningham@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



- Great value at \$9.75 PSF on 5,000 SF main level space;
- This stand-alone building is located in the heart of Calgary's newly redeveloped East Village district. The subject property is a neighbour to Studio Bell (National Music Centre) and The King Eddy;
- This location is within a very short walking distance to Riverpaths, Fort Calgary, LRT, CPA 9 Avenue Parkade, City Hall, Stampede Grounds, Saddledome, and the Downtown Core. The main and lower level is available to a single tenant;
- Option exists to make 5,000 SF 2nd level available to a full building tenant;
- The building offers company branding potential in a high exposure location with 16,000 vehicles per day.

FOR LEASE | 536 - 9 Avenue SE

PROPERTY OVERVIEW

Address:	536 - 9 Avenue SE
District:	East Village
Zoning:	CC-ERP
Available Space:	Main - 5,000 SF
Free Bonus Space:	Lower (Developed) - 3,500 SF 2nd Floor - 5,000 SF (Leased) <small>*2nd floor can be available with advance notice.</small>
	Total Building Size - 13,500 SF
	5,000 SF + BONUS SPACE
Loading:	1 Drive-in Door, 1 Dock Door
Parking:	5 Stalls at Rear @ \$125/month
Power:	800 Amps
Base Rent:	Starting at \$9.75 PSF
Operating Costs:	\$11.49 PSF *incl. taxes & utilities
Term:	Flexible (2-5 years)
Availability:	Immediate



COMMENTS & AERIALS // 536 - 9 Avenue SE



PROPERTY OVERVIEW

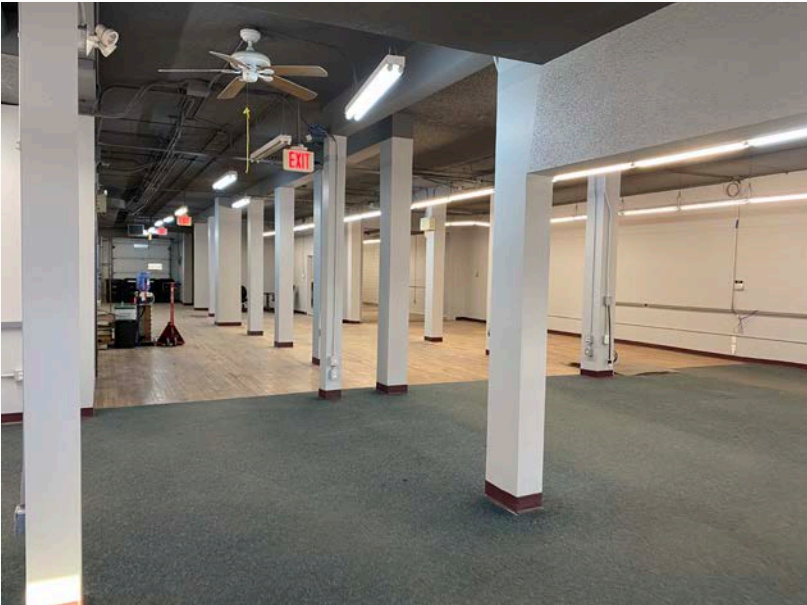
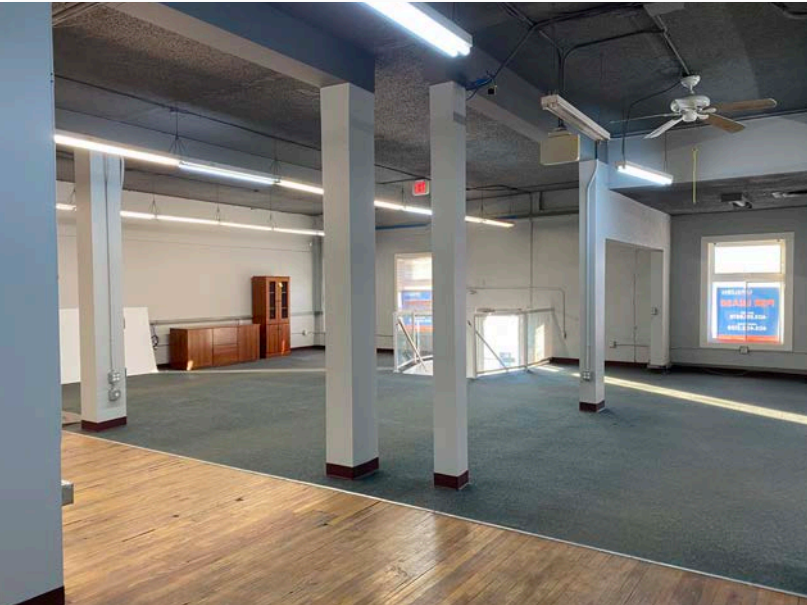
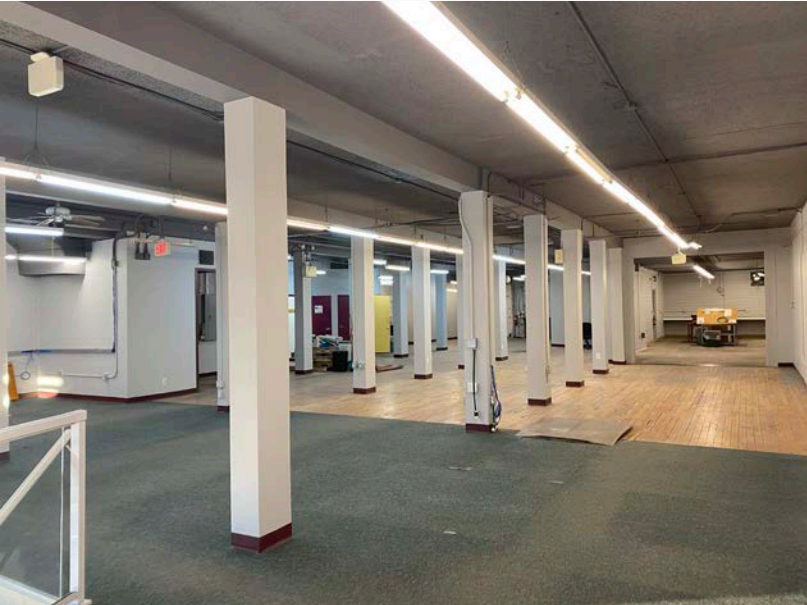
- Low operating costs, only \$9.75 PSF Base Rent on 5,000 SF main level;
- Free bonus space of 3,500 SF developed on lower level;
- Unique character office/retail space in East Village;
- Rear exterior loading dock;
- Located minutes away from the City Hall LRT Station;
- High exposure site to 9th Avenue, a major thoroughfare between Downtown and the community of Inglewood;
- Building branding opportunity with great exposure;
- High power capacity in building at 800 Amps;
- Adjacent to Studio Bell and The King Eddy;
- Flooring combination of hardwood and polished concrete;
- No 'gross up factor' on main level space;
- Once Green Line LRT has completed Phase 1, station will be across from 9th Ave.

SAMPLES OF PERMITTED USES

- Office;
- Retail & Consumer Service (ie. Furniture/Art Gallery);
- Print Centre (like previous occupant);
- Place of Worship (small format);
- Community Uses (ie. not for profit organization);
- Instructional Facility;
- Financial Institution;
- Many other uses as per zoning.



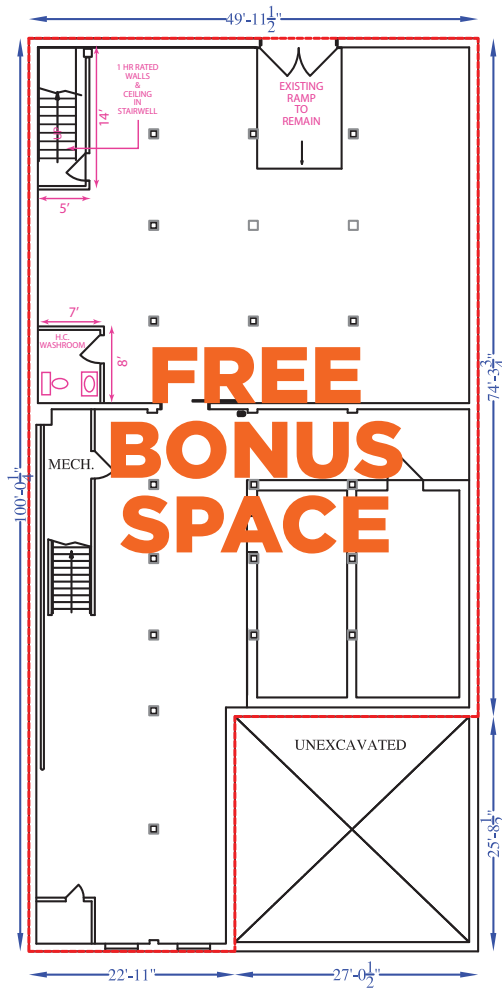
INTERIOR DETAILS // 536 - 9 Avenue SE



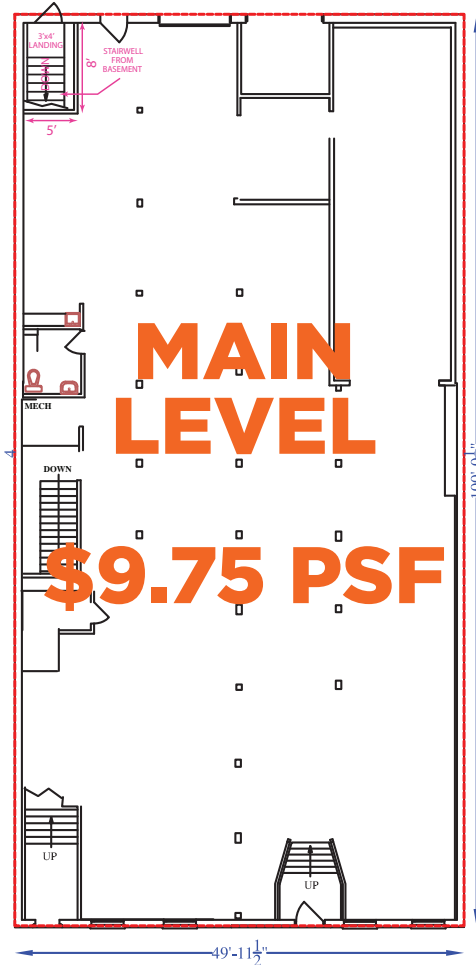
CONCEPTUAL RENDERINGS // 536 - 9 Avenue SE



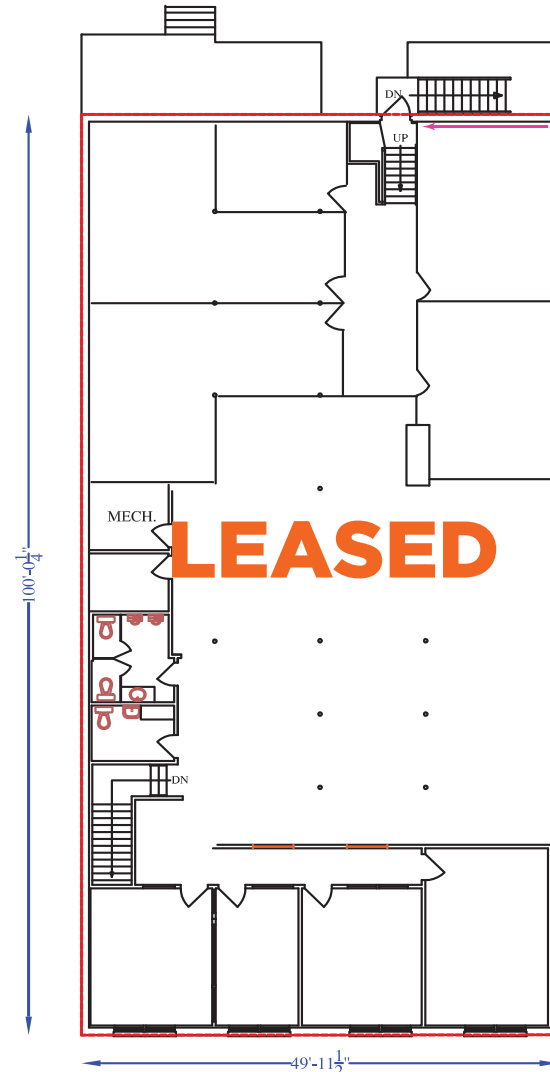
FLOOR PLANS



LOWER LEVEL FLOOR PLAN



MAIN FLOOR PLAN



UPPER LEVEL FLOOR PLAN

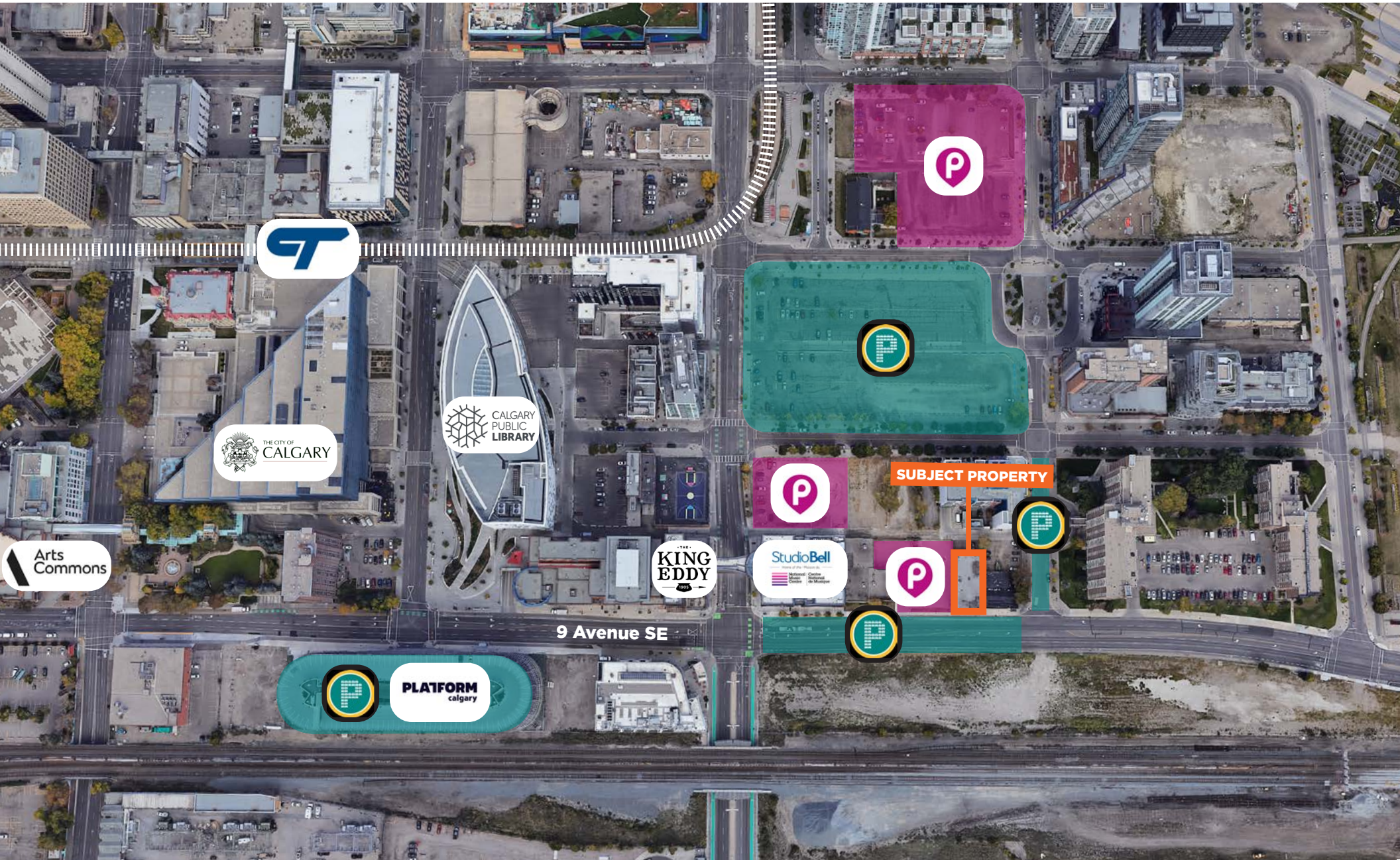
*** 2nd floor can be available on advance notice.**

CLOSE PROXIMITY TO FLAMES ARENA DISTRICT PROJECT

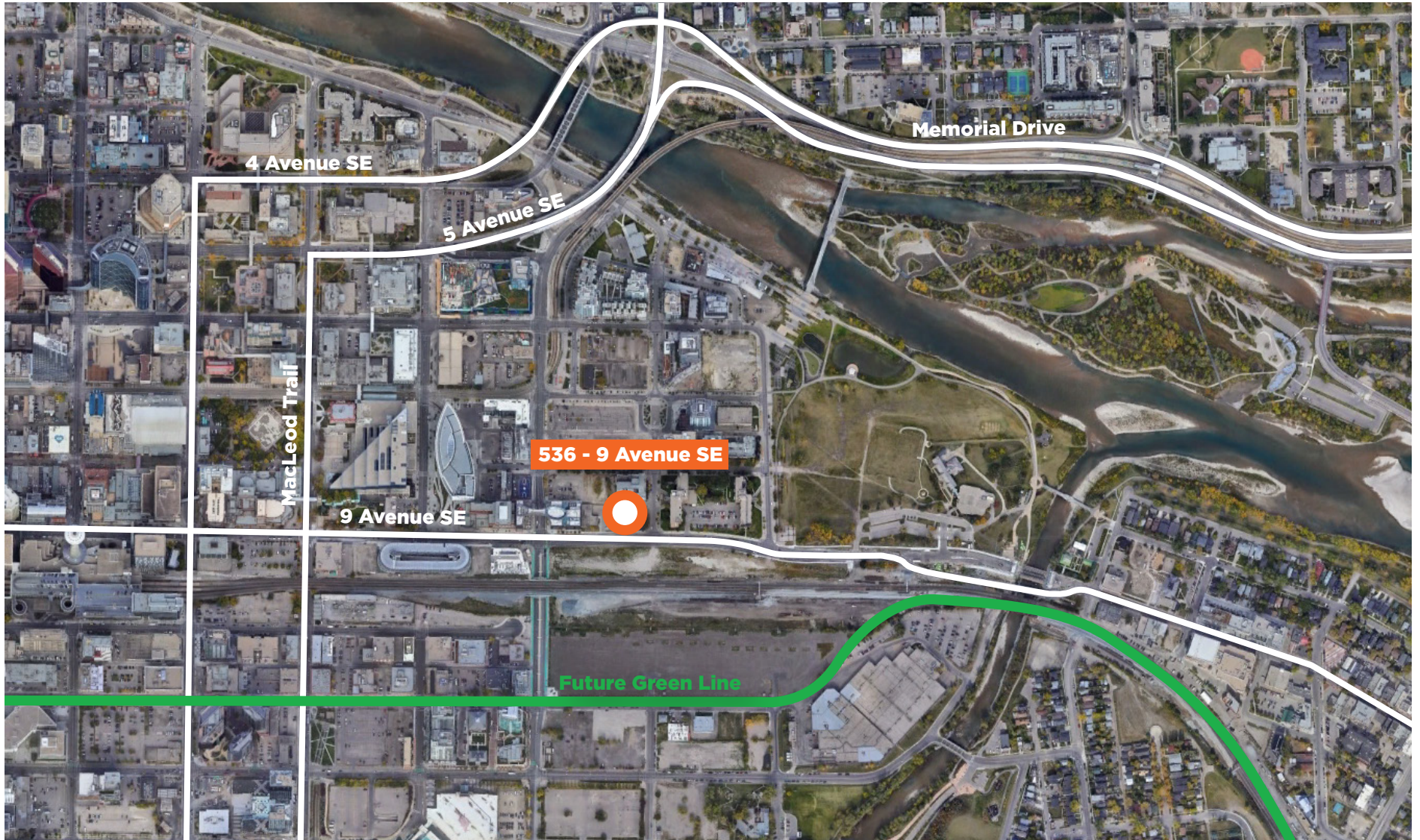
- The Subject Property is less than 460 metres from the site of the new arena;
- The Flames Arena District Project value is to be at least \$1.2 billion dollars;
- Infrastructure upgrades in the immediate vicinity will support arena development;
- The project will include a 1,000 seat enclosed community rink, hotel, and on-site public infrastructure.



PARKING AND AMMENITIES



LOCATION



Drive Times:

Deerfoot Trail SE: **6 minutes**
Glenmore Trail: **11 minutes**

Highway 1: **11 minutes**
Barlow Trail: **7 minutes**

Calgary Airport: **17 minutes**
Stoney Trail East: **16 minutes**

// OPPORTUNITY FOR FULL BUILDING BRANDING AND NAMING RIGHTS



Jason Natale Senior Associate
403.537.5773 | jnatale@cdnglobal.com

Jeff Keet Senior Vice President
403.519.9618 | jkeet@cdnglobal.com

Paul Cunningham Associate Vice President
403.714.2803 | pcunningham@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors