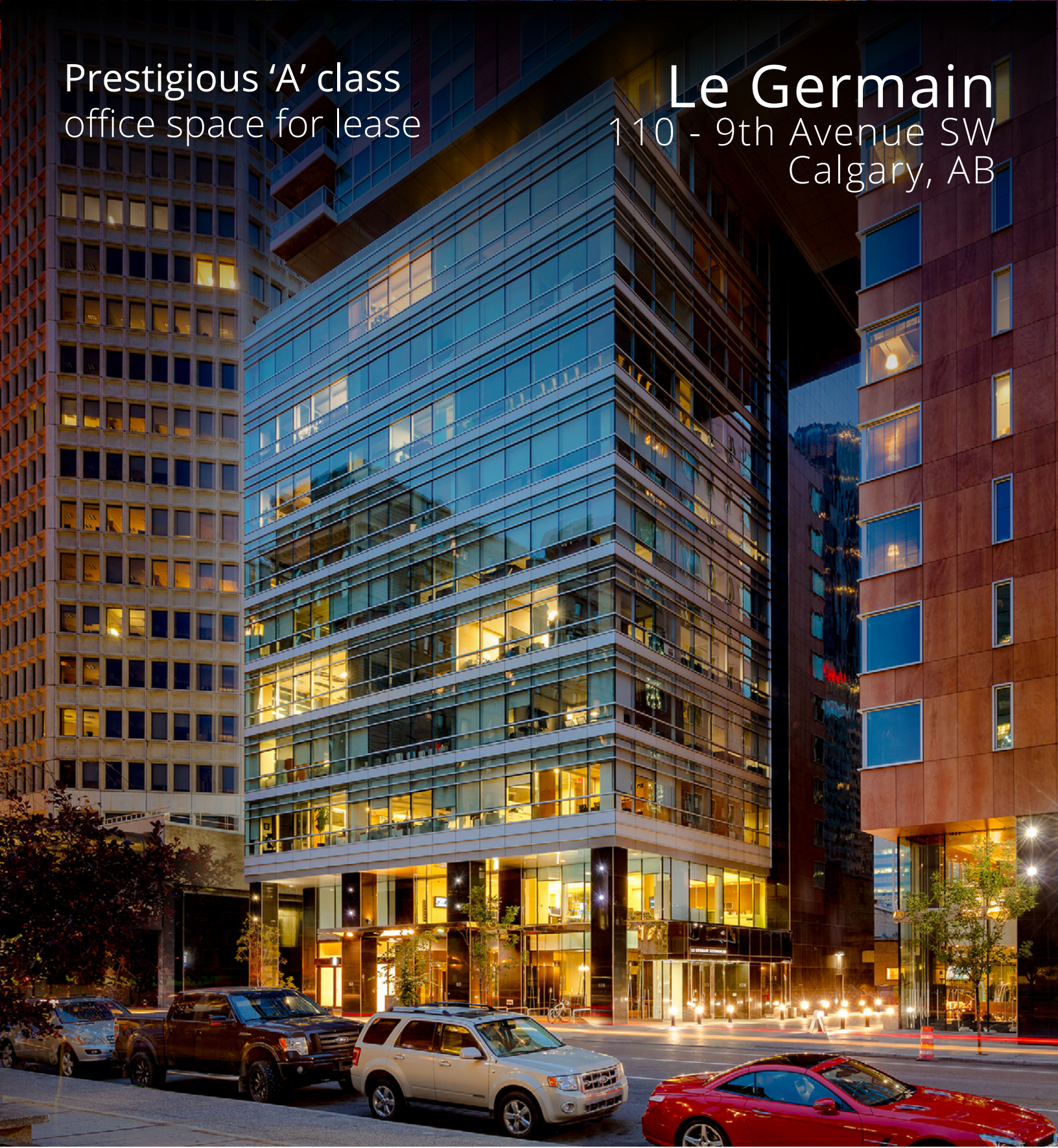


Prestigious 'A' class
office space for lease

Le Germain
110 - 9th Avenue SW
Calgary, AB



Eric Horne

Executive Vice President, Principal
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eric.horne@avisonyoung.com

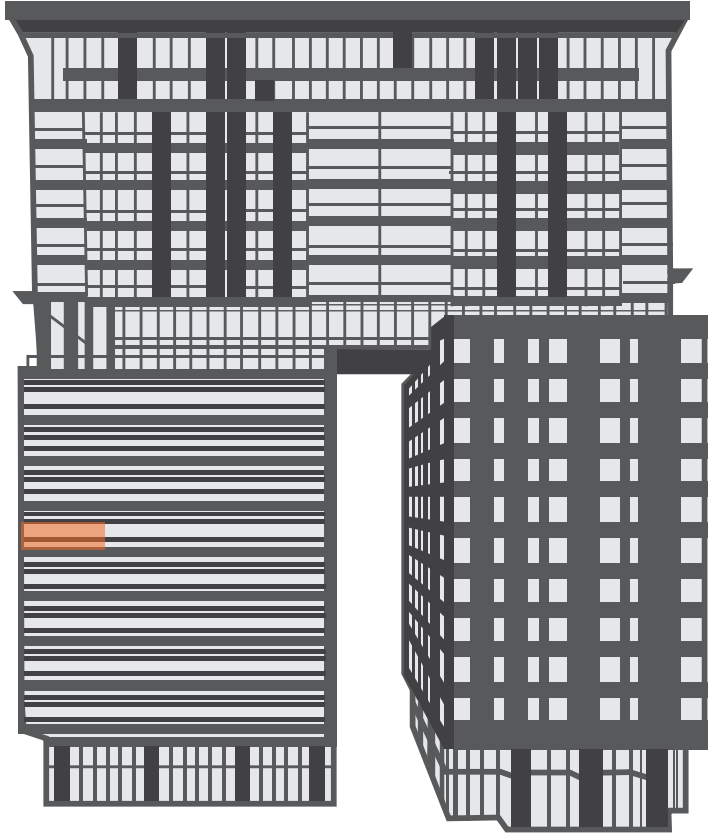
Jason Kopchia

Associate Vice President
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Available space

Suite	Square feet	Availability
Suite 602	2,152	Immediately



Property overview

Building details

- Building Size:** 95,500 SF
- Average Floorplate:** 10,000 SF
- Number of Floors:** 11
- Landlord:** Germain Residences Ltd.

Leasing information

- Op. Costs & Taxes:** \$16.84 (2025 est.)
- Annual Net Rent:** Market Rates
- Parking:** 1:1,900 sf
Ample parking available at \$630/stall/month

Highlights








-  Ability to open windows for increased air flow and circulation
-  Numerous Green building features including geothermal heating and cooling systems
-  High-end leasehold improvements throughout
-  Fitness and Spa facilities available for tenant use on the 12th floor
-  Located adjacent to Stephen Avenue and numerous amenities
-  Excellent access/egress along 9th Avenue SW
-  Access to boutique Hotel amenities/services including a recessed cocktail lounge



Photo Gallery



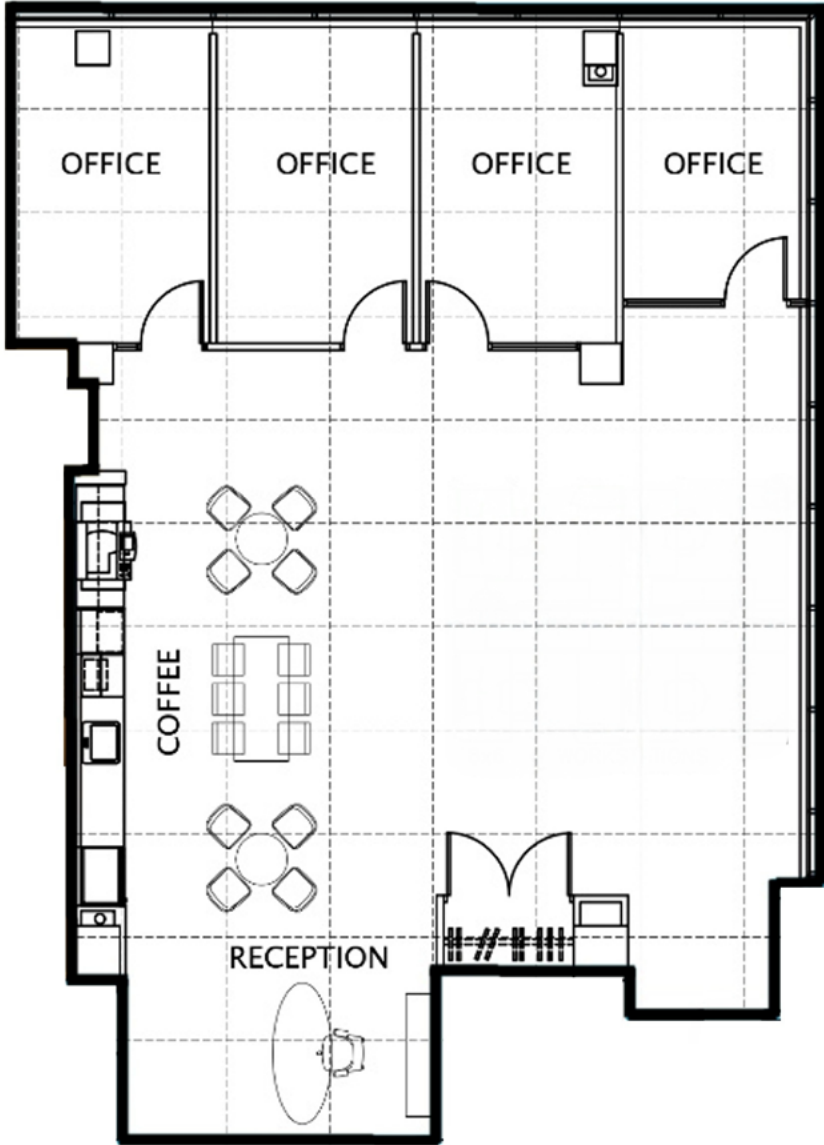
Floor plan

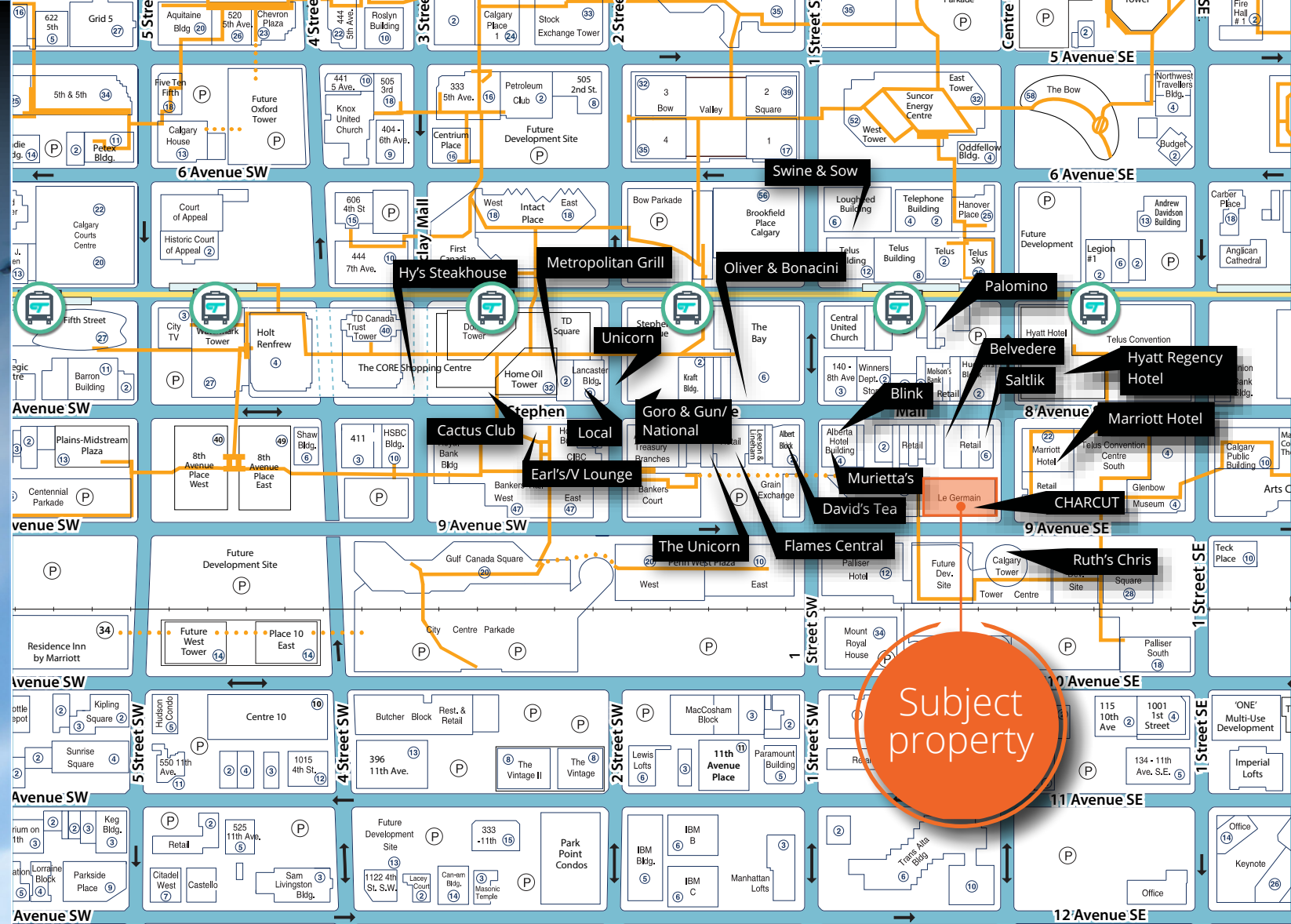
6th Floor | Suite 602 | 2,152 sf

[Virtual Tour](#)

Office Layout

- 4 Offices
- 4 Workstations
- Coffee bar/lounge
- Copy Area
- Reception





Nearby amenities

- | | |
|------------------------|----------------------------------|
| 1. Hy's Steakhouse | 10. Murietta's |
| 2. Cactus Club | 11. David's Tea |
| 3. Metropolitan Grill | 12. Flames Central |
| 4. The Unicorn | 13. Palomino |
| 5. Local | 14. Belvedere |
| 6. Earl's/V Lounge | 15. Saltlik |
| 7. Goro & Gun/National | 16. Charcut |
| 8. Oliver & Bonacini | 17. Ruth's Chris |
| 9. Blink | 18. Hyatt Regency/Marriott Hotel |

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If you would like more information on any of our services, please call or visit us online.

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