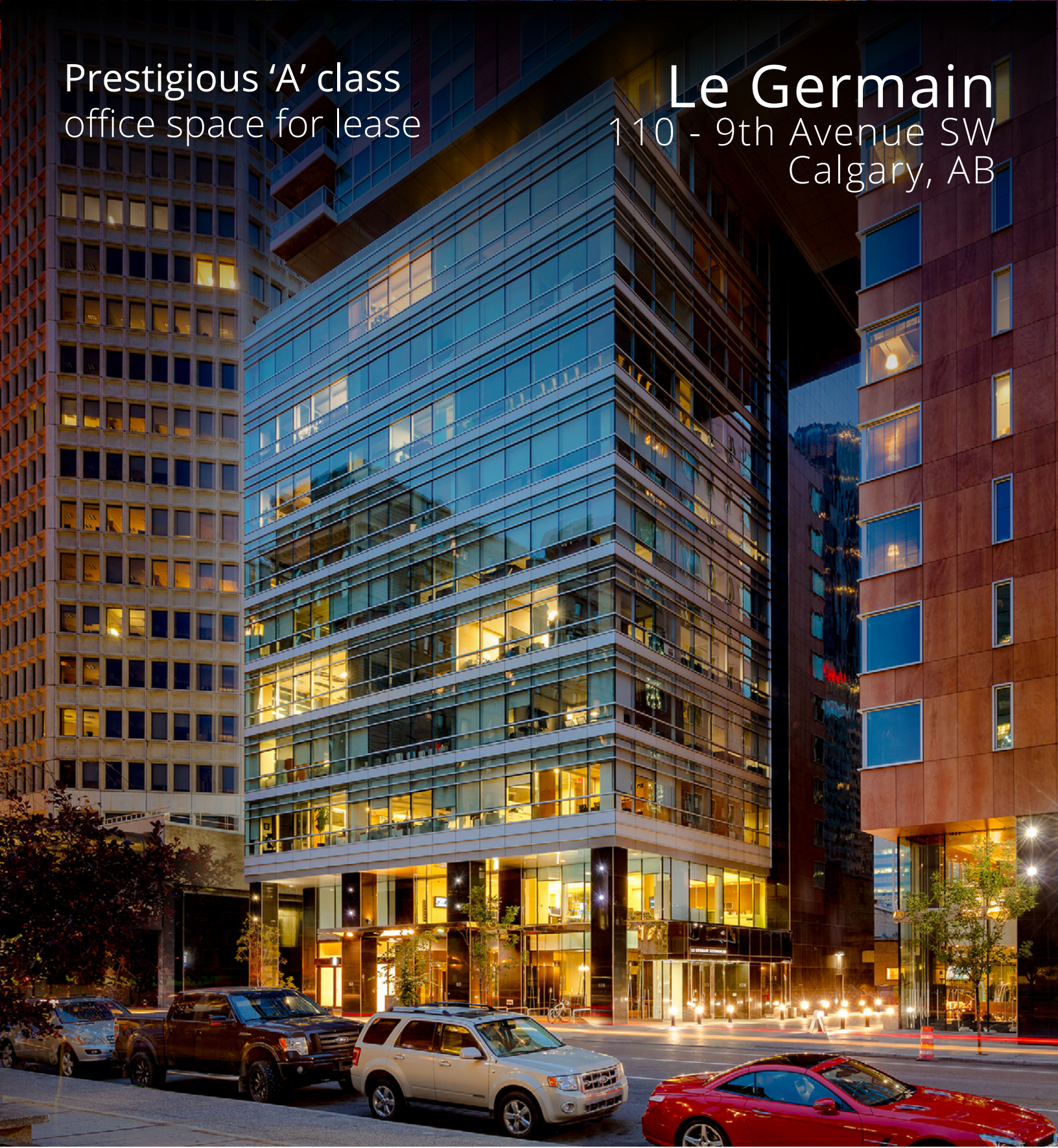


Prestigious 'A' class  
office space for lease

Le Germain  
110 - 9th Avenue SW  
Calgary, AB



**Eric Horne**  
Executive Vice President, Principal  
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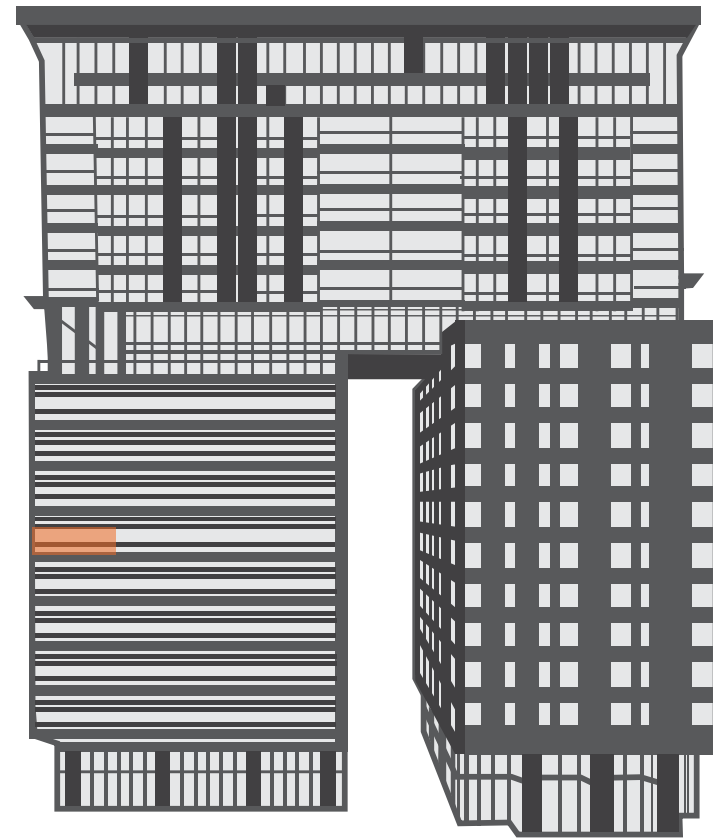
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# Available space

| 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:** \$20.03 (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 12<sup>th</sup> floor
-  Located adjacent to Stephen Avenue and numerous amenities
-  Excellent access/egress along 9<sup>th</sup> Avenue SW
-  Access to boutique Hotel amenities/services including a recessed cocktail lounge



# Photo Gallery



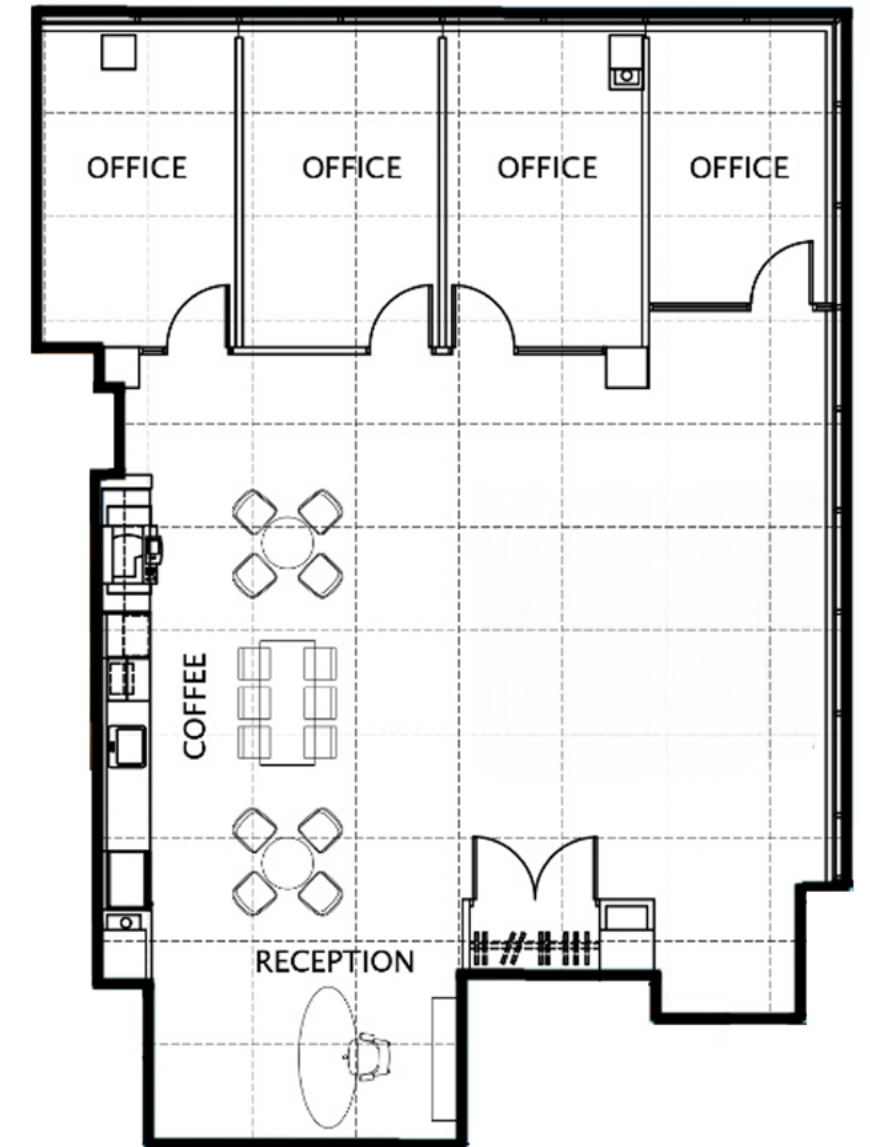
# Floor plan

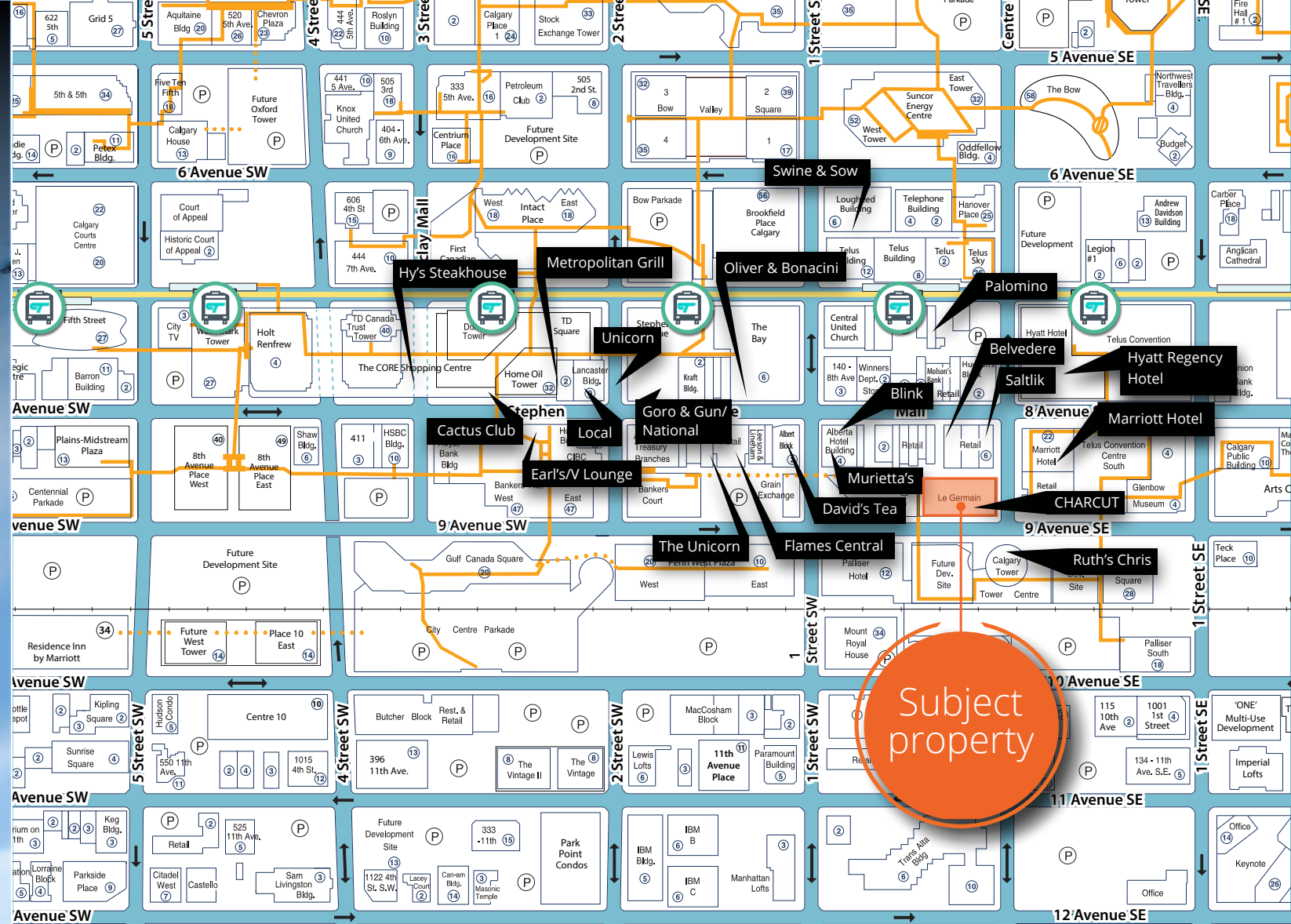
6<sup>th</sup> Floor | Suite 602 | 2,152 sf

[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 |

# Le Germain

110 - 9th Avenue SW  
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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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Visit us online  
[avisonyoung.com](http://avisonyoung.com)

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