

FOR LEASE

CBRE

# The Vintage on Ninth

## Calgary, Alberta

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4124 9th Street SE



# The Opportunity

The Vintage on 9th is a best-in class flex office building centrally located in the Highfield community.

With high ceilings, ample parking and a 2.76 acre site, the building is ideal for office, flex, educational or special purpose use.

The building is leased until November 30, 2024 with an opportunity to provide earlier vacant possession.

## Property Highlights



Improved Space



Character office space with workstations + enclosed offices and meetings spaces



Single story flex building



5 minute drive to downtown Calgary



Easy access to Blackfoot Trail and 42 Avenue SE

## Property Information

<b>Municipal Address</b>	4124 9th Street SE
<b>Year Built</b>	1961/ 2005
<b>Land Use</b>	I-G Industrial- General
<b>Legal Description</b>	6426HT;1;7
<b>Site Size</b>	2.76 Acres
<b>Total Building Size</b>	46,976 SF
<b>Date Available</b>	December 1st, 2024
<b>Ceiling Height</b>	16' Clear
<b>Operating Costs</b>	\$7.40 PSF + utilities
<b>Parking</b>	140 Surface Stalls Free of Charge
<b>Loading</b>	Double wide man doors; framing for 2 additional doors



# Floorplan

46,976

Total Rentable Area (SF)

170

Workstations

41

Offices

8

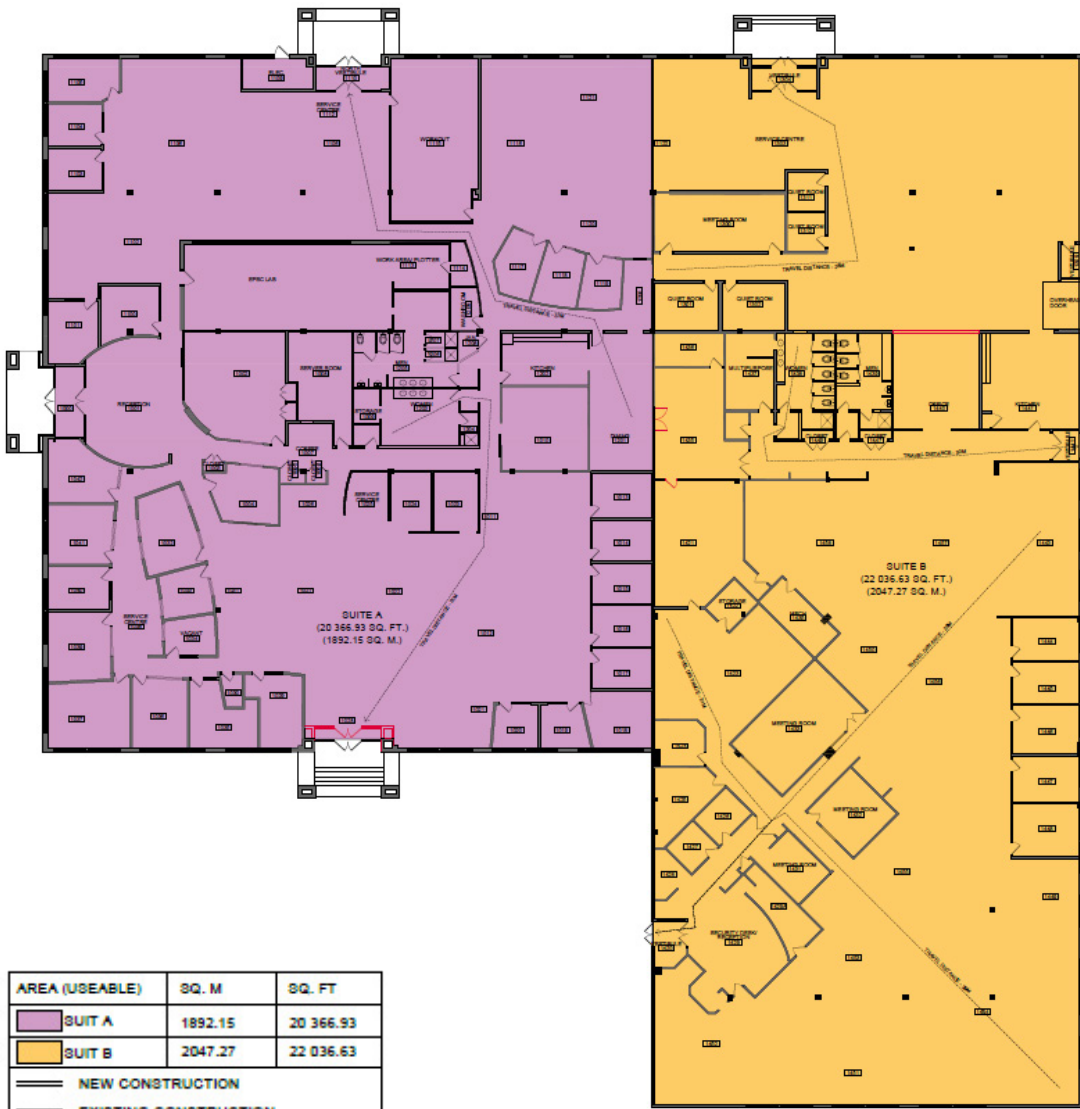
Meeting Rooms




Click for Virtual Tour



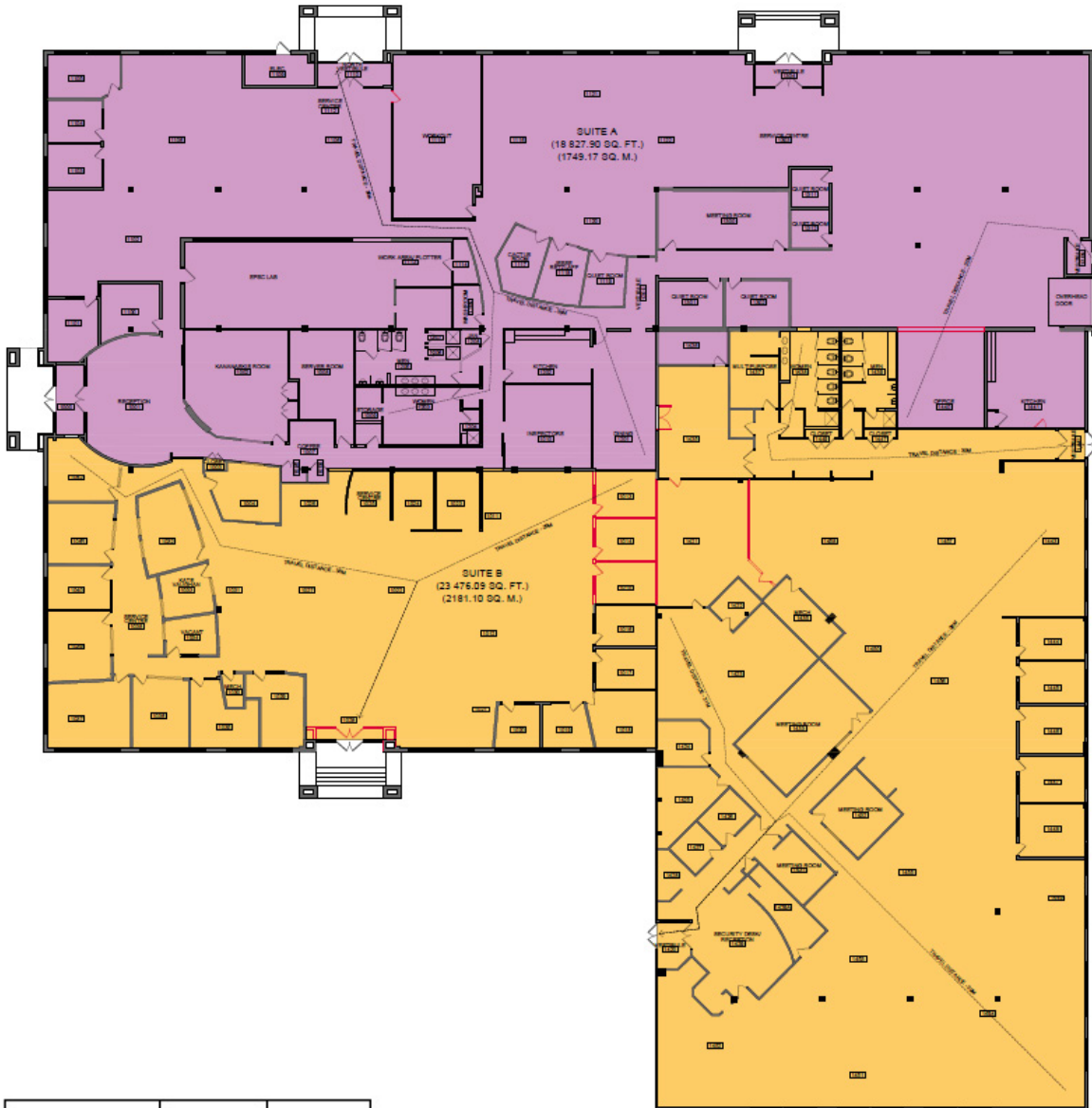
# Potential Demising Option 1



AREA (USEABLE)	SQ. M	SQ. FT
 SUITE A	1892.15	20 366.93
 SUITE B	2047.27	22 036.63
	NEW CONSTRUCTION	
	EXISTING CONSTRUCTION	
	DEMOLITION	






# Potential Demising Option 2



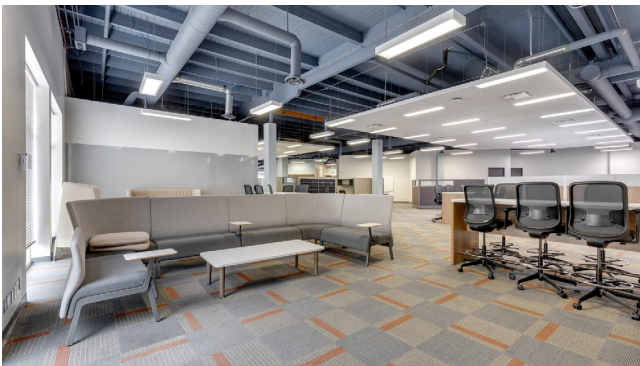
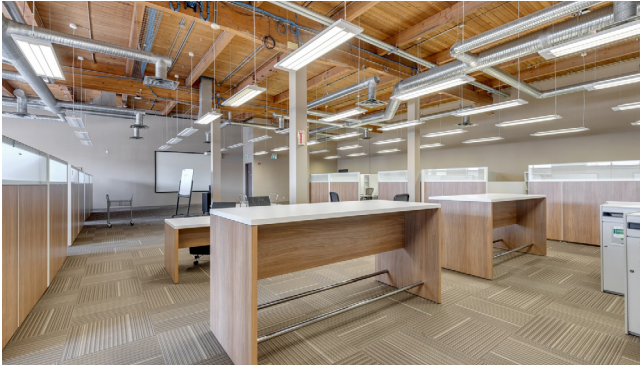
AREA (USEABLE)	SQ. M	SQ. FT
SUITE A	1749.17	18 827.90
SUITE B	2181.10	23 476.09

	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	DEMOLITION



# Interior



# Site Plan

2.76

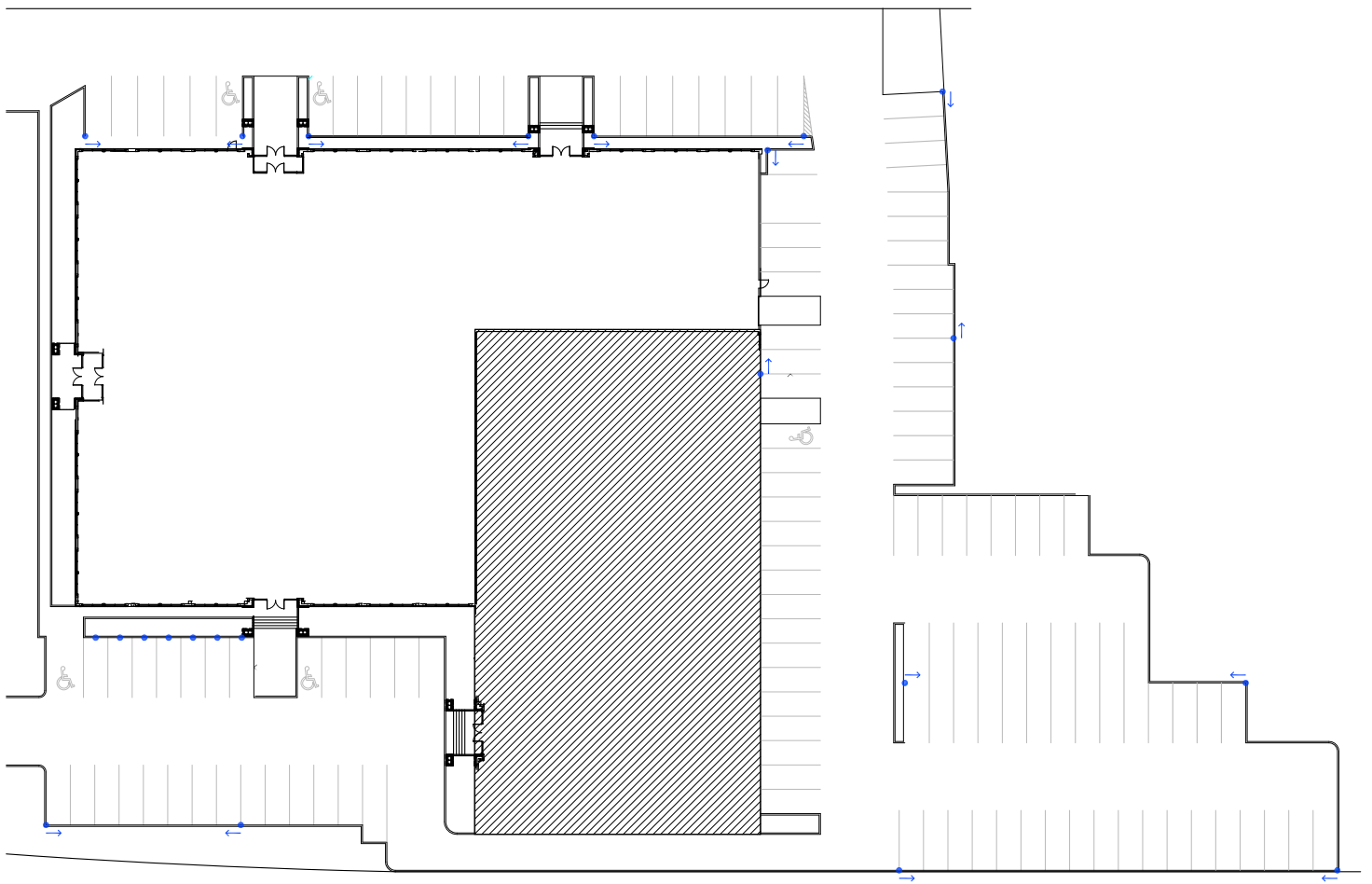
Site Size

140

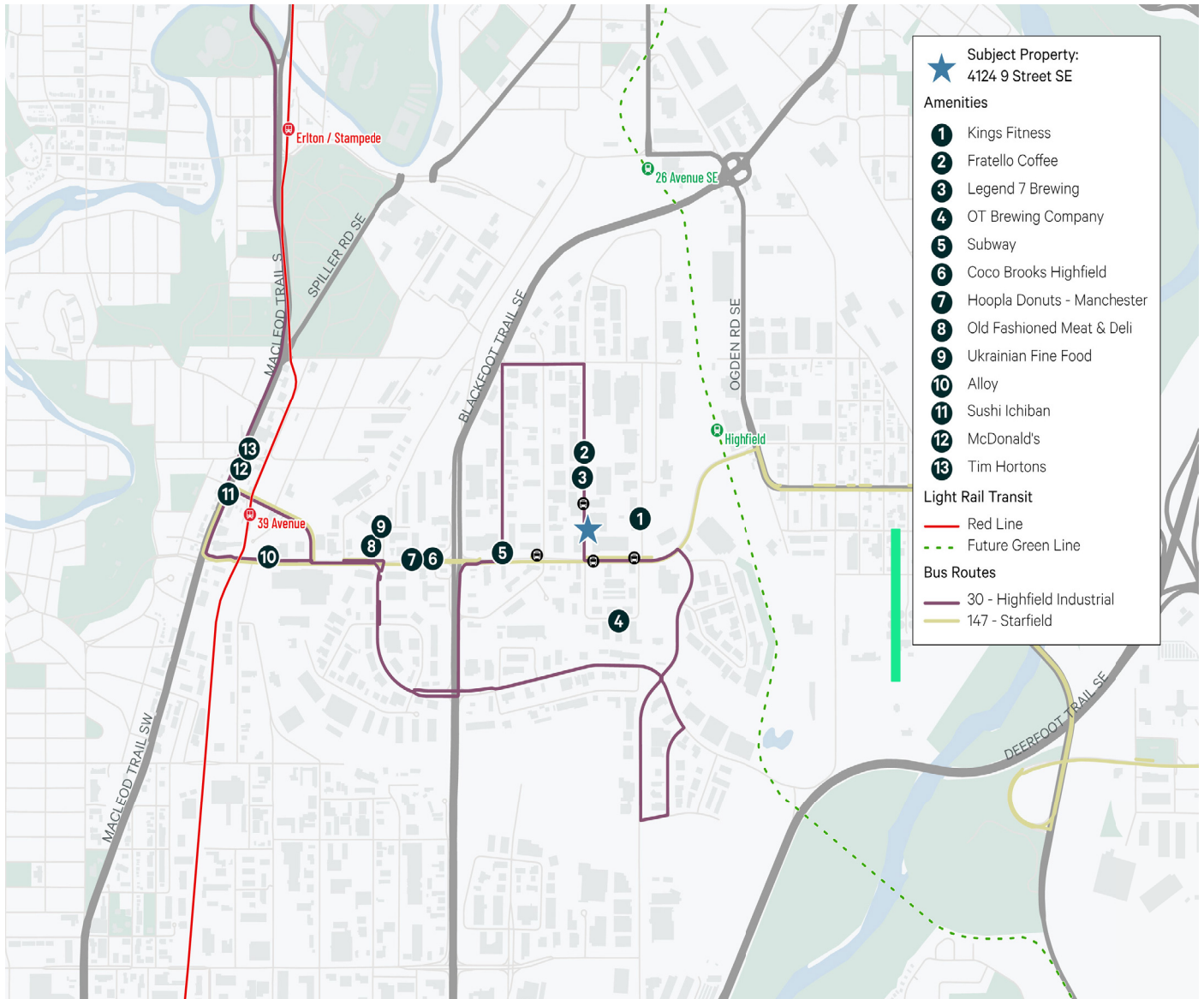
Parking Stalls

I-G

Zoning



# Location



## Contact Us

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# 4124 9 Street SE

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