

# ◆ FOR LEASE ◆

Penn West Plaza 207 9th Avenue SW Calgary, Alberta



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JR  
**MERCANTILE**  
REAL ESTATE ADVISORS INC

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**ADDRESS**

207 9th Avenue SW, Calgary, Alberta

**AVAILABLE AREA**

Unit A100 (retail space)  
9,782 SF

**AVAILABILITY**

Immediate

**PARKING**

\$550 per month

**OPERATING COSTS & TAXES**

\$8.15 (CAM)

**TAXES**

\$3.59

**ASKING LEASE RATE**

Market

**POPULATION**

2016

1 km RING 3 km RING  
24,644 130,975

2021 Projected

1 km RING 3 km RING  
22,078 122,948

**AVERAGE HOUSEHOLD INCOME**

2016

1 km RING 3 km RING  
\$89,557 \$116,721

2210 Projected

1 km RING 3 km RING  
\$101,099 \$101,099

400,000 sq. ft., 20 storey office development with main floor, street front retail

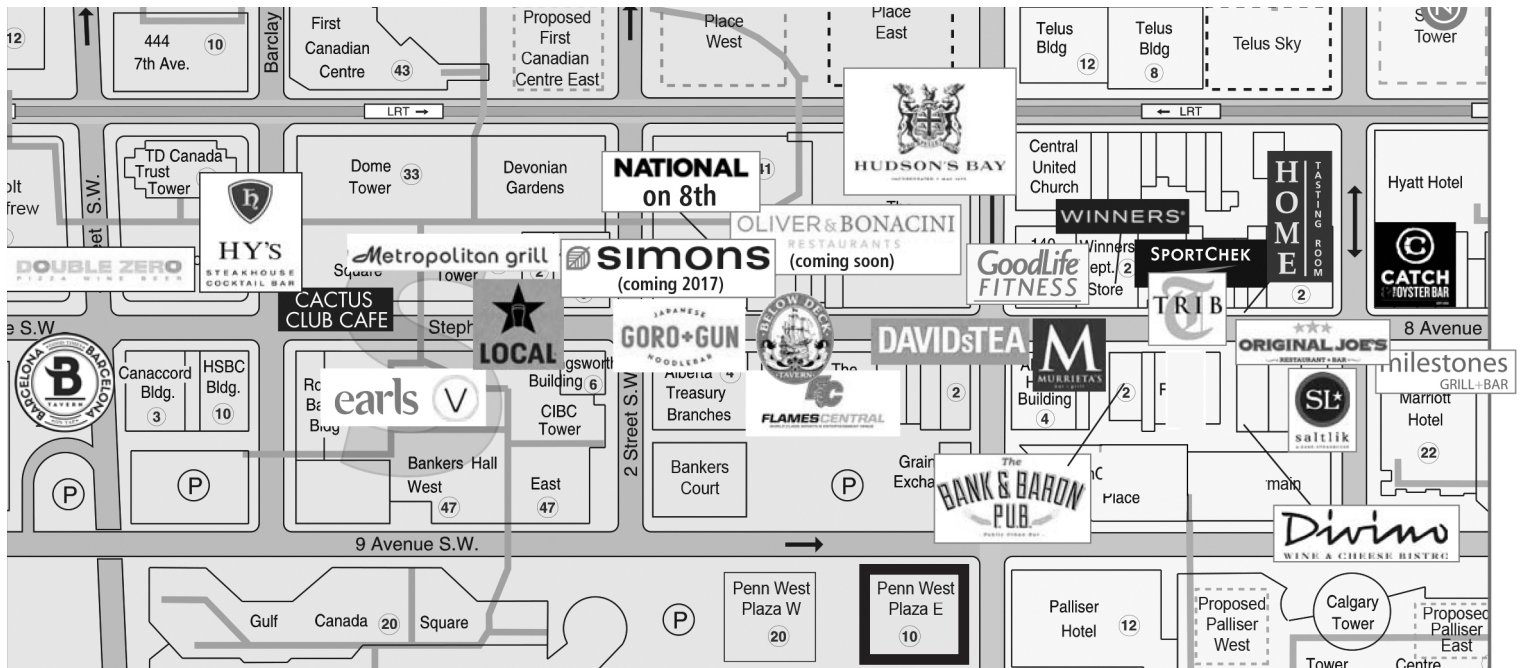
24,000 cars and 5,500 pedestrians pass daily on 9th Avenue SW

14,000 cars pass daily on 1st Street SW

Daytime working population of 140,000 people working downtown (est.)

75' Street frontage

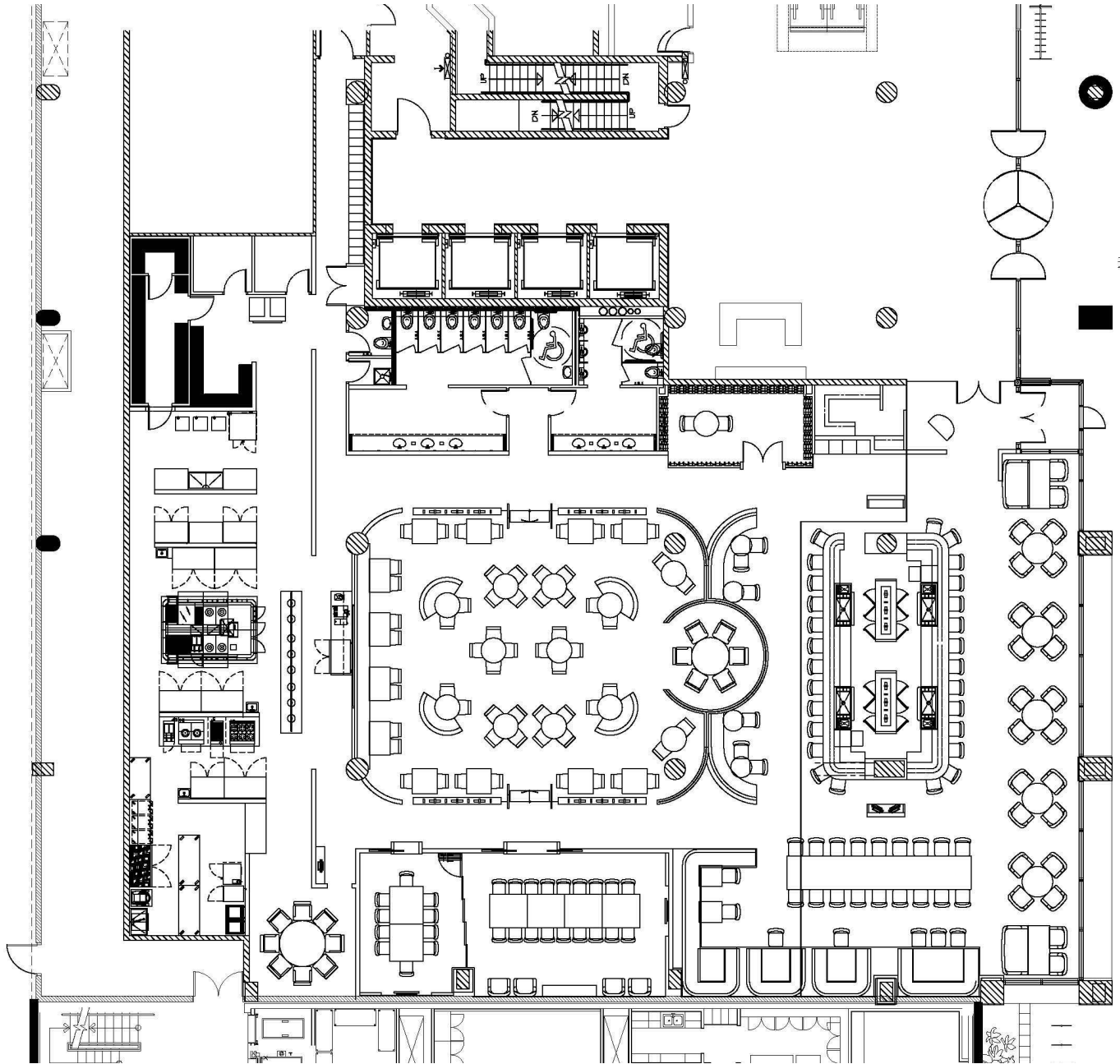
16' 4" Ceiling height



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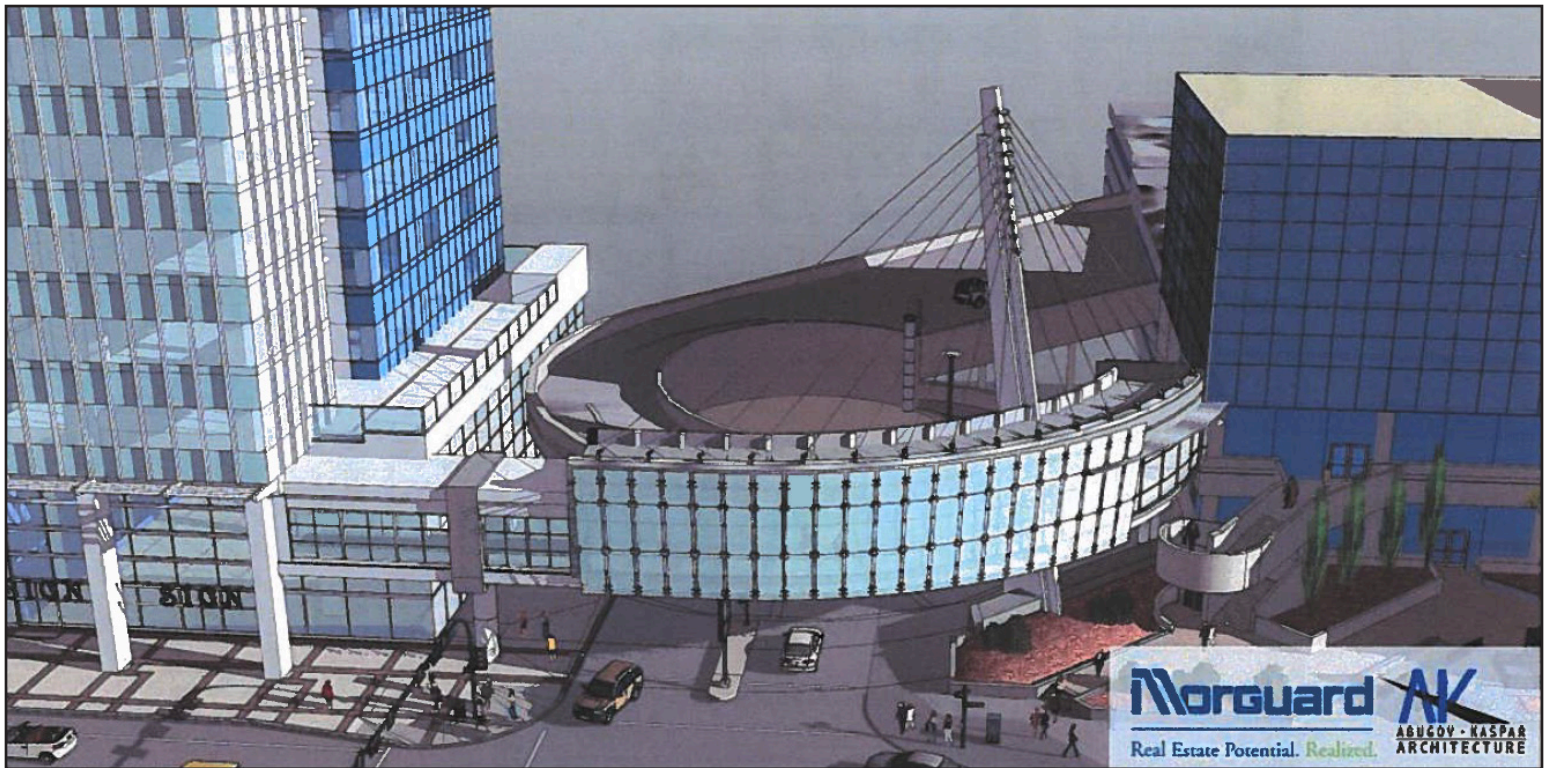


FLOOR PLAN WHEN OCCUPIED

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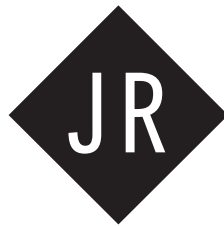
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**Morguard AK**  
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AGUCOV - KASPAR  
ARCHITECTURE

New Plus 15 from Penn West Plaza to Gulf Canada Square expected to be completed Spring of 2019, connecting Penn West Plaza with the rest of Calgary's Plus 15 Network.

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