

# FOR LEASE

902 9<sup>th</sup> Ave SW  
Calgary, AB



- High-exposure medical office building in downtown Calgary
- 2 units available

#### Unit 1:

- +/- 675 sf Main Floor Office For Lease
- Shared Washroom on Main Floor
- Parking stall \$275 per month

#### Unit 2:

- +/- 1,860 sf Basement For Lease
- Basement has 2 Private Washrooms
- Parking Stall \$275 per month

**Ria Mavrikos, Associate**  
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**REMAX**  
COMMERCIAL

**REMAX**  
**KEY**

[www.remaxkey.ca](http://www.remaxkey.ca)

# FOR LEASE | MEDICAL OFFICE



LEASE RATE  
\$35.00 PSF

OPERATING COSTS  
\$13.86 (2025) PSF

# FOR LEASE | MEDICAL OFFICE



BASEMENT UNIT  
+/- 1,860 sf



LEASE RATE  
\$15.00 PSF

OPERATING COSTS  
\$13.86 (2025) PSF

# FOR LEASE | MEDICAL OFFICE

## PROPERTY DETAILS

ADDRESS	902 9 <sup>th</sup> Ave SW
SPACE TYPE	Medical, Mixed, Professional Service, Professional/Office
BUILDING TYPE	Free Standing, Low Rise
BUILDING SIZE	+/- 7,849 square feet
YEAR BUILT	2000
ZONING	CR20-C20/R20-X
PARKING SPACES	9 surface stalls



HIGH EXPOSURE  
DOWNTOWN LOCATION



RARE OUTDOOR  
PATIO SPACE



CLOSE TO  
TRANSIT



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