



CUSHMAN &  
WAKEFIELD

FOR SUBLEASE | SUITE 1500

# THE EDISON

150 9 Avenue SW, Calgary, AB

# PROPERTY HIGHLIGHTS

## SUBLEASE OPPORTUNITY

**Subpremises** Suite 1500 | 16,457 square feet

**Availability** 60 - 90 Days Notice

**Term of Sublease** January 13, 2030

**Annual Net Rent** Market Sublease Rates

**2025 Operating Costs & Taxes** \$23.65 per square foot

**Parking** 3 stalls in the building  
\$500/month/stall  
14 stalls in the Palliser parkade  
Rooftop \$250/month/stall  
Unreserved \$385/month/stall  
Reserved \$430/month/stall

*\*Ample parking stalls available in the Palliser parkade.*

## THE EDISON

**Constructed** 1979 [renovated in 2018]

**Rentable Area** 446,300 square feet

**Number of Floors** 28

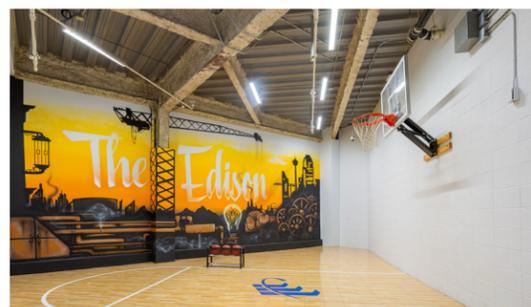
**Landlord** Aspen Properties Ltd.

**Building Manager** Aspen Property Management Ltd.

**HVAC** Monday - Friday | 7:00am - 6:00pm

## Amenities

- Club-quality gym with changing rooms, free towel service open 24/7
- Conference centre that seats up to 60 people and can be divided into smaller spaces
- Golf simulator and basketball court
- Tenant lounge and patio with ping-pong, pool table, and foosball tables
- BOMA Certified Gold
- WIRESCORE Certified Platinum
- Dog friendly with a dog patio
- Bicycle storage and bicycle sharing program
- Access to all Aspen Club amenities

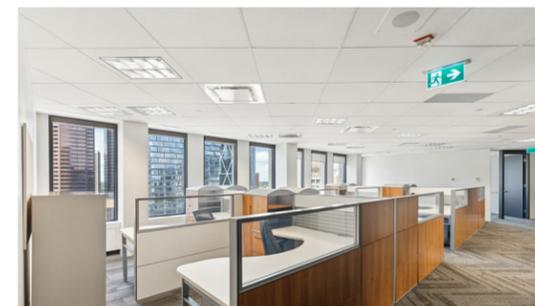
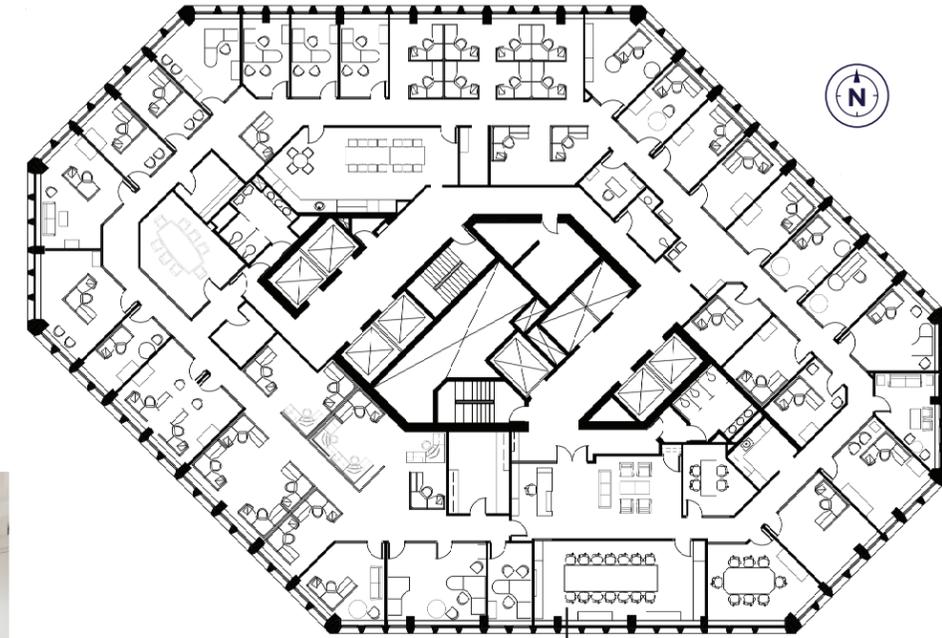


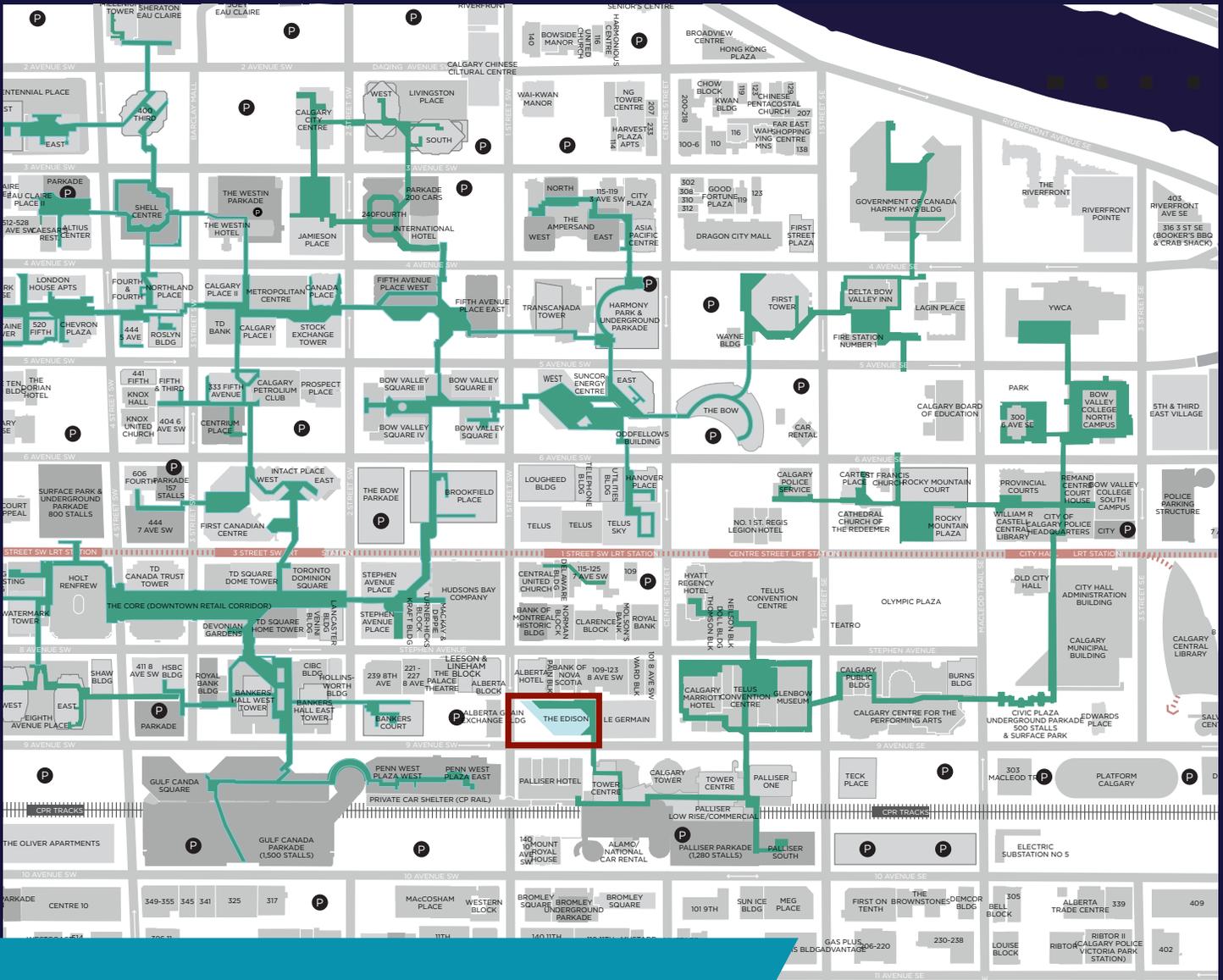
# FLOOR PLAN

## Suite 1500 | 16,457 SF

- 24 Exterior Offices
- 4 Interior Offices
- 25 Workstations
- Boardroom
- 3 Meeting Rooms
- 2 Kitchens
- Reception
- 3 Copy/Print Areas

Fully Furnished





## 150 9 Avenue SW, Calgary, AB

### CONTACT

#### JODY SICK

Associate Vice President  
+1 403 369 3111  
jody.sick@cushwake.com

#### CRAIG HULSMAN

Executive Vice President  
+1 403 305 8974  
craig.huslman@cushwake.com

Bow Valley Square 4, Suite 2400

250 6th Avenue SW

Calgary, Alberta T2P 3H7

+1 403 261 1111

[cushmanwakefield.com](http://cushmanwakefield.com)