



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
- WIREDScore Certified Platinum
- Dog friendly with a dog patio
- Bicycle storage and bicycle sharing program
- Access to all Aspen Club amenities

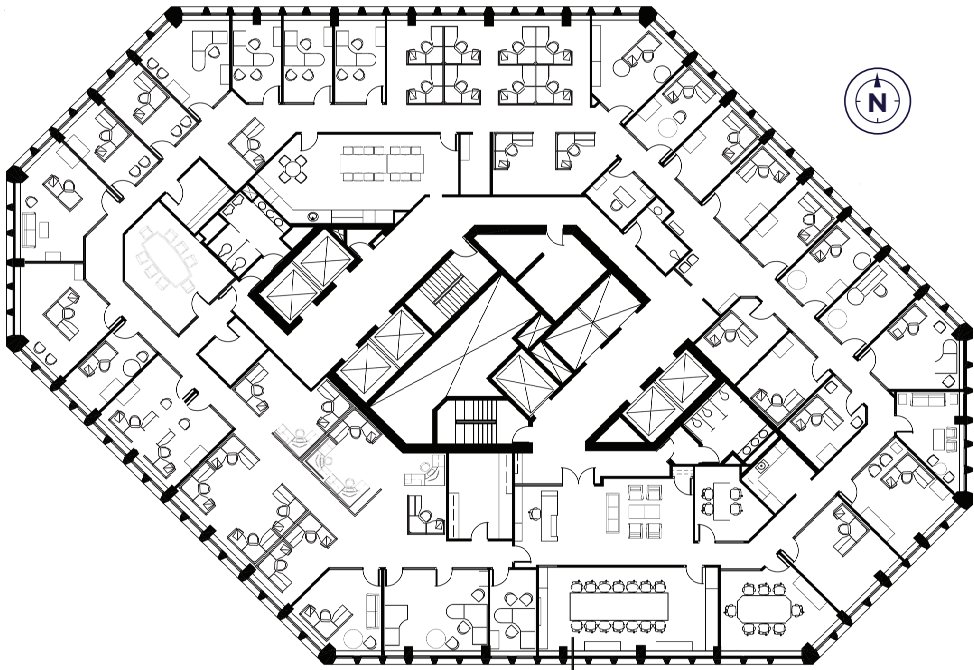


FLOOR PLAN

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

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