



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE | SUITE 1500

THE EDISON

150 9 Avenue SW, Calgary, AB

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PROPERTY HIGHLIGHTS

THE EDISON

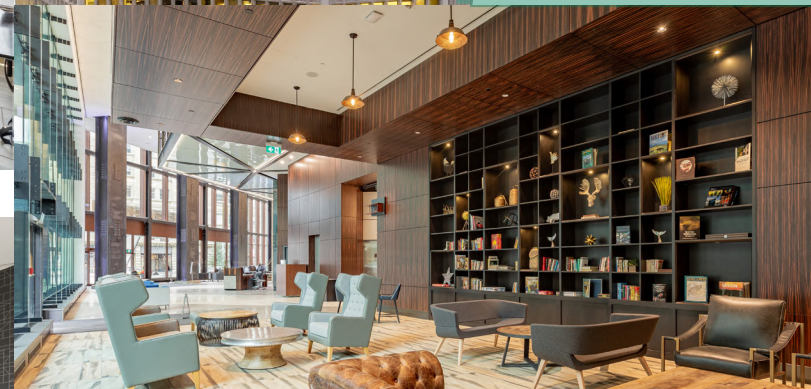
Constructed	1979 [renovated in 2018]
Rentable Area	446,300 square feet
Number of Floors	28
Landlord	Aspen Properties Ltd.
Building Manager	Aspen Property Management Ltd.
HVAC	Monday - Friday 7:00am - 6:00pm

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



FOR SUBLEASE
THE EDISON
 SUITE 1500 | 16,457 SF



SUBLEASE OPPORTUNITY

Subpremises Suite 1500 | 16,457 square feet

**Demising options available for 5,000 square feet or larger.*

Availability 60 - 90 Days Notice

Term of Sublease January 13, 2030

Annual Net Rent Market Sublease Rates

2026 Operating Costs & Taxes \$23.33 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

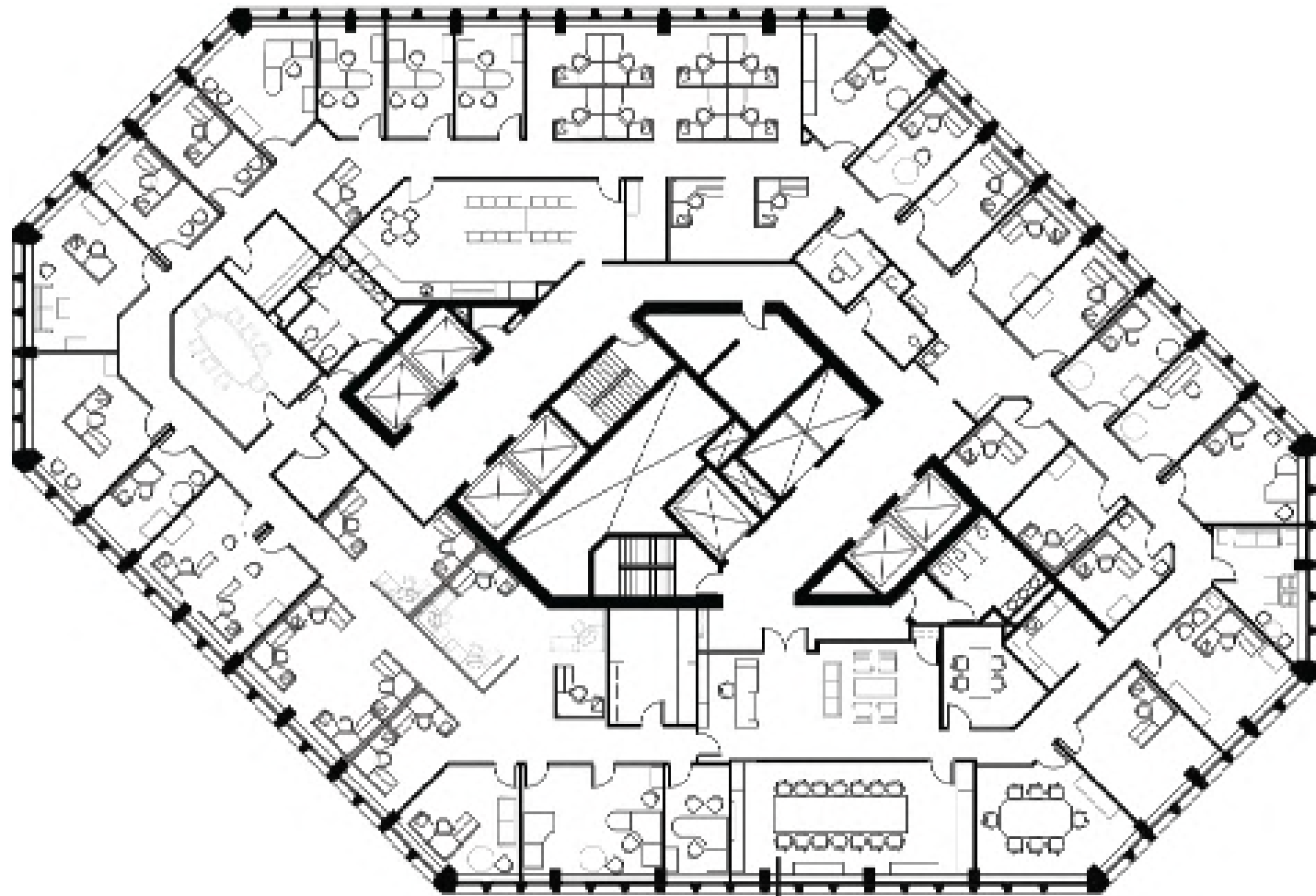
**Ample parking stalls available in the Palliser parkade.*

CURRENT FLOORPLAN

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



CONCEPTUAL DEMISING OPTIONS

OPTION A | 7,703 SF

- 14 Exterior Offices
- 1 Interior Office
- 11 Workstations
- Meeting Room
- Kitchen
- 1 Breakout Room

OPTION B | 8,755 SF

- 11 Exterior Offices
- 3 Interior Offices
- 14 Workstations
- Boardroom
- 2 Meeting Rooms
- Kitchen
- Reception
- Storage Room



OPTION C | 10,235 SF

- 14 Exterior Offices
- 15 Workstations
- Boardroom
- 3 Meeting Rooms
- Kitchen
- Reception
- 1 Breakout Room

OPTION D | 6,221 SF

- 11 Exterior Offices
- 4 Interior Offices
- 10 Workstations
- Kitchen
- 1 Breakout Room



*demising options are conceptual and can be tailored to suit specific requirements +/- 5,000 square feet or larger.

AREA AMENITIES



RESTAURANTS

1. Sukiyaki House
2. Hy's Steakhouse
3. Cactus Club
4. Local Eatery
5. Major Tom Bar
6. Pineapple Hall
7. Meat and Bread
8. The Unicorn
9. Hawthorn Dining Room

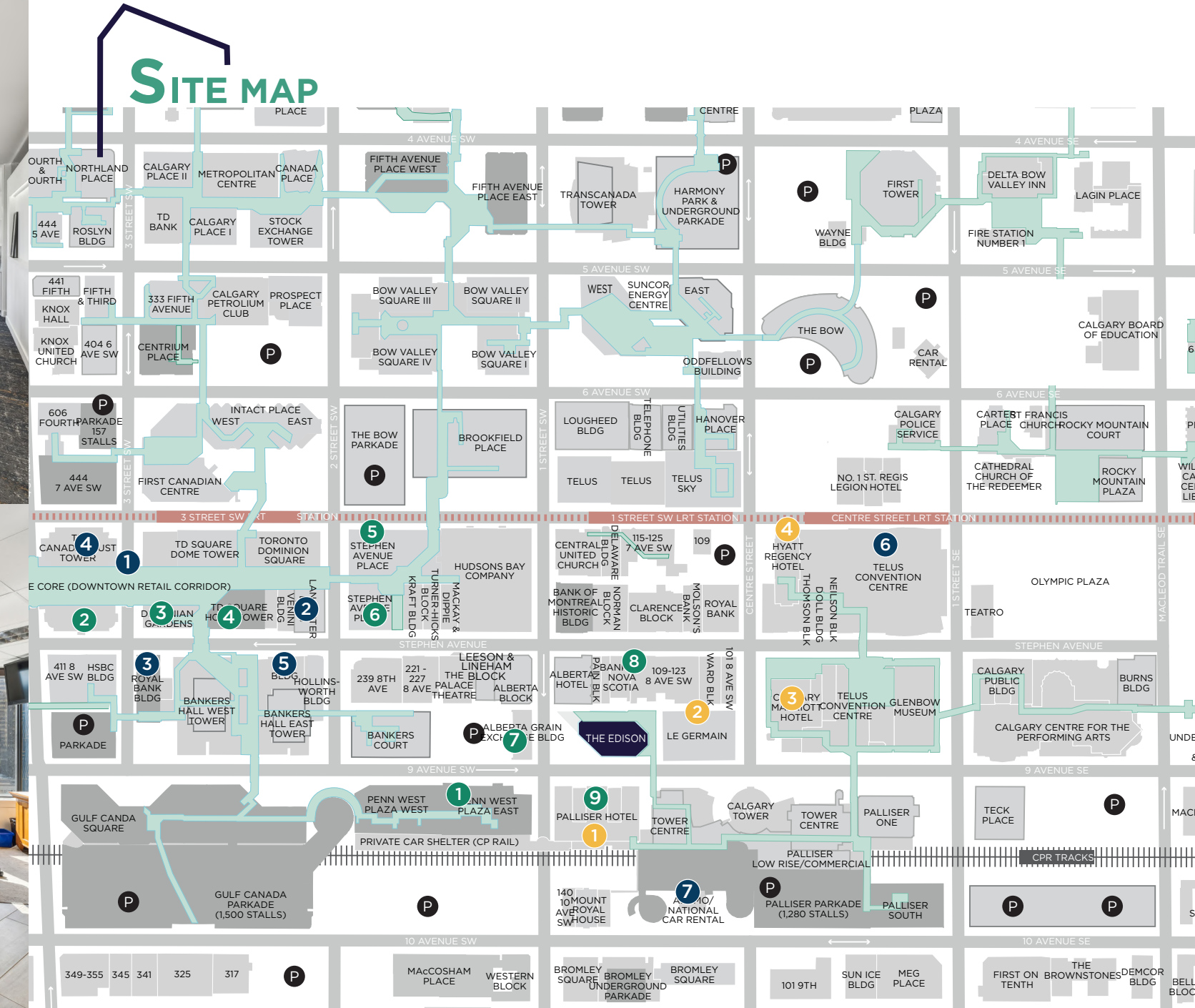
SERVICES

1. The CORE Shopping Mall
2. Simons
3. RBC
4. TD Bank
5. CIBC
6. Telus Convention Centre
7. Avis Car Rental

HOTELS

1. Palliser Hotel
2. Le Germain
3. Calgary Marriott
4. Hyatt Regency

SITE MAP



THE EDISON

150 9TH AVENUE SW

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