



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE | SUITE 1500

THE EDISON

150 9 Avenue SW, Calgary, AB

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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

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.*



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

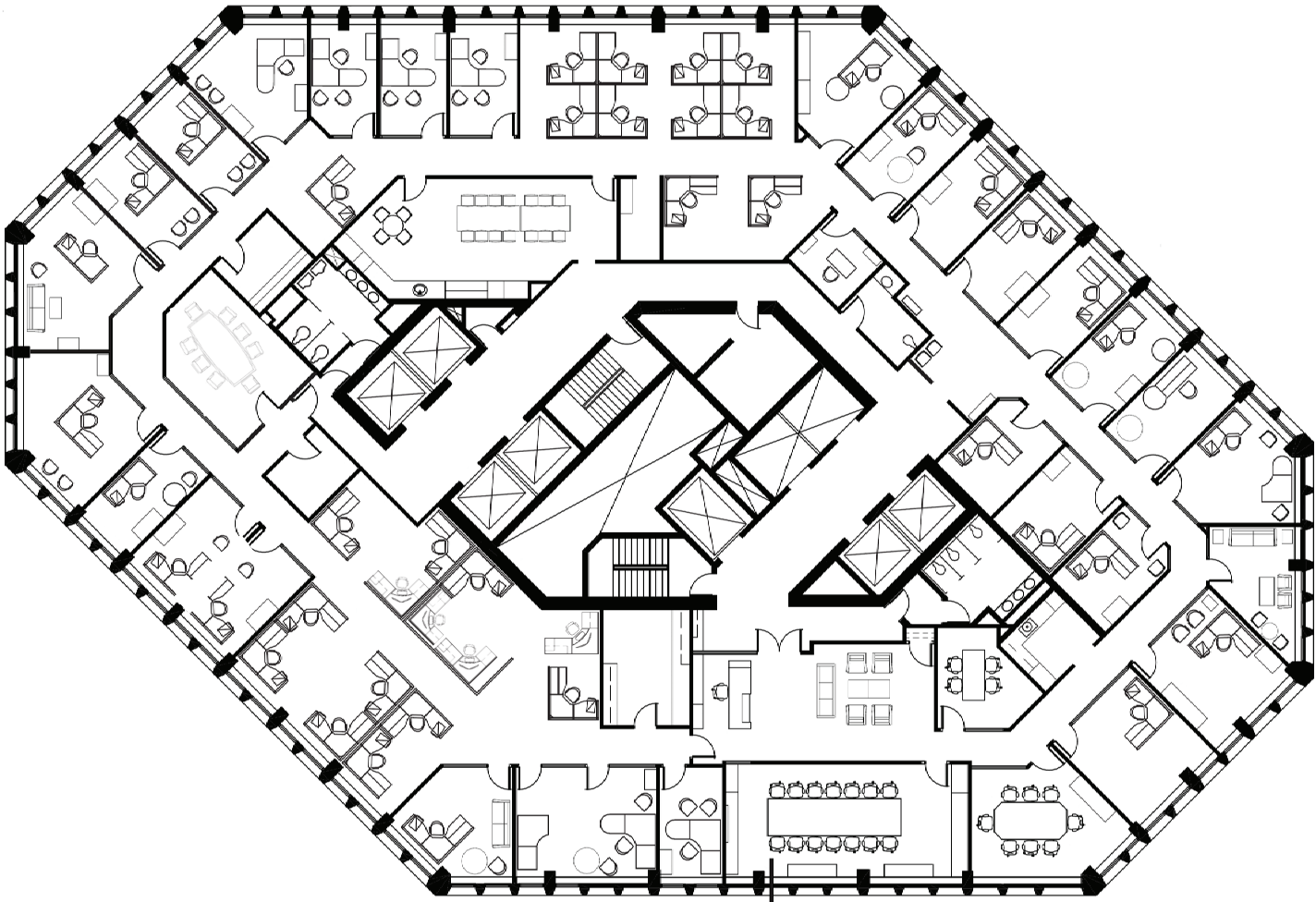


CURRENT FLOORPLAN

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



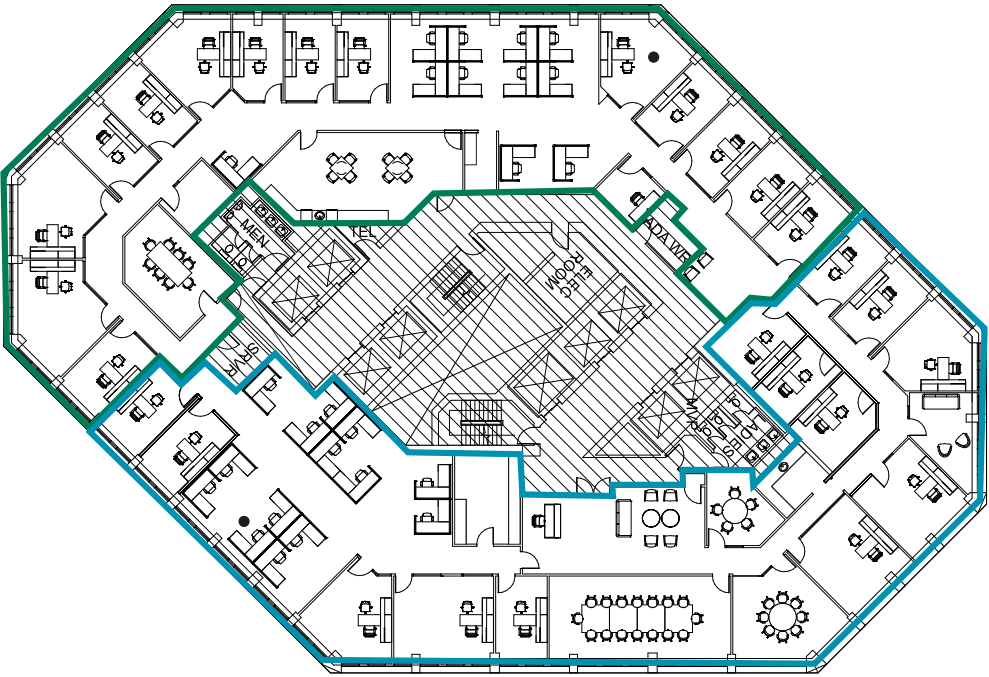
CONCEPTUAL DEMISING
OPTIONS

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

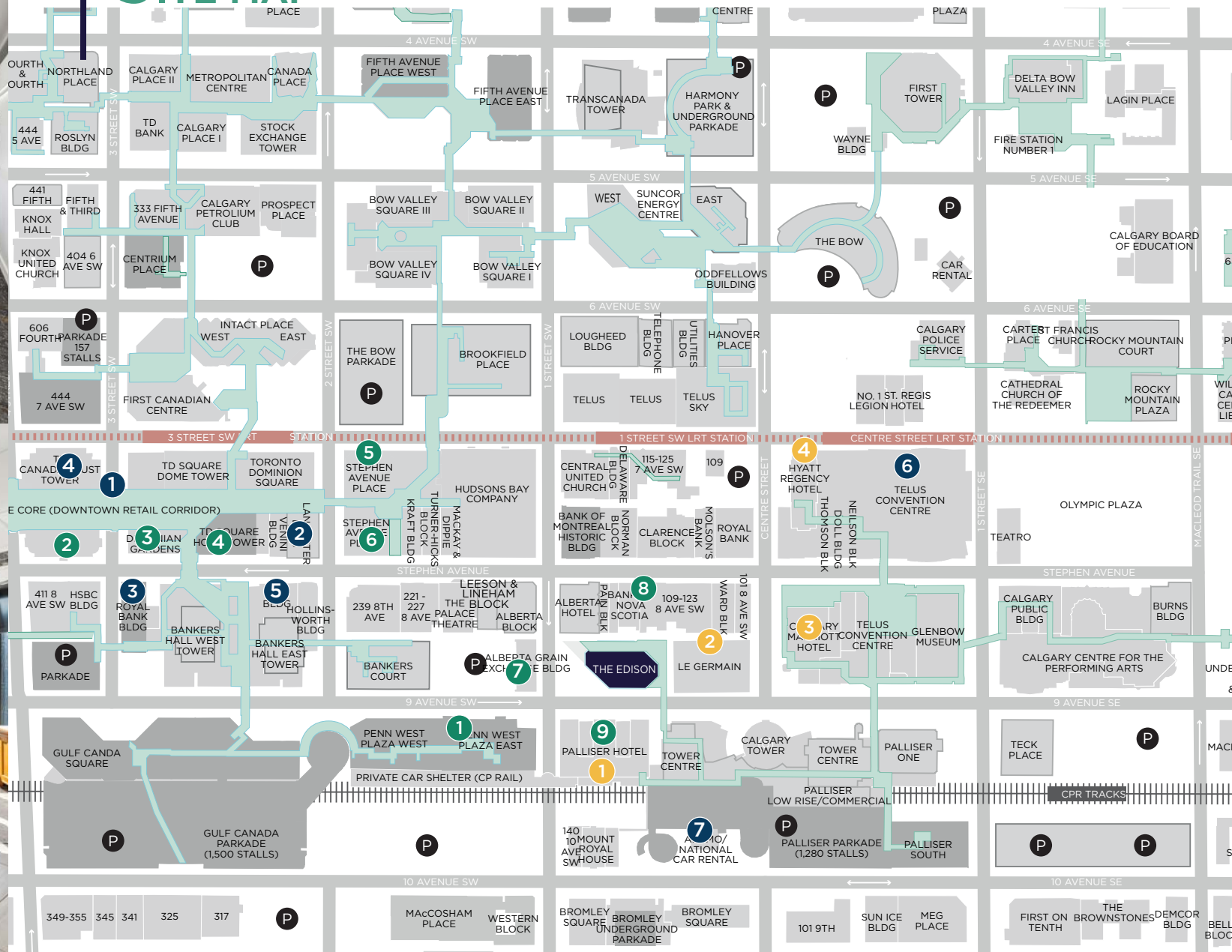
SERVICES

- 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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