THE EDISON

150 9TH AVENUE SW

Aspen PROPERTIES

PROPERTY DETAILS

OPERATING COSTS

$18.30 per square foot (2020)

PARKING RATIO

One stall per 1,750 square feet leased

PARKING RATE

$500.00 / month (2019)

Additional parking is available at Palliser Parkade:

- Unreserved $385 / month
- Unreserved rooftop $250 / month

PARKADE HEIGHT

1.98 m (6 ft 5 in)

TELECOM PROVIDERS

Telus, Bell, Shaw, MTS, Allstream

- Existing +15 link to Palliser Complex and Telus Convention Centre

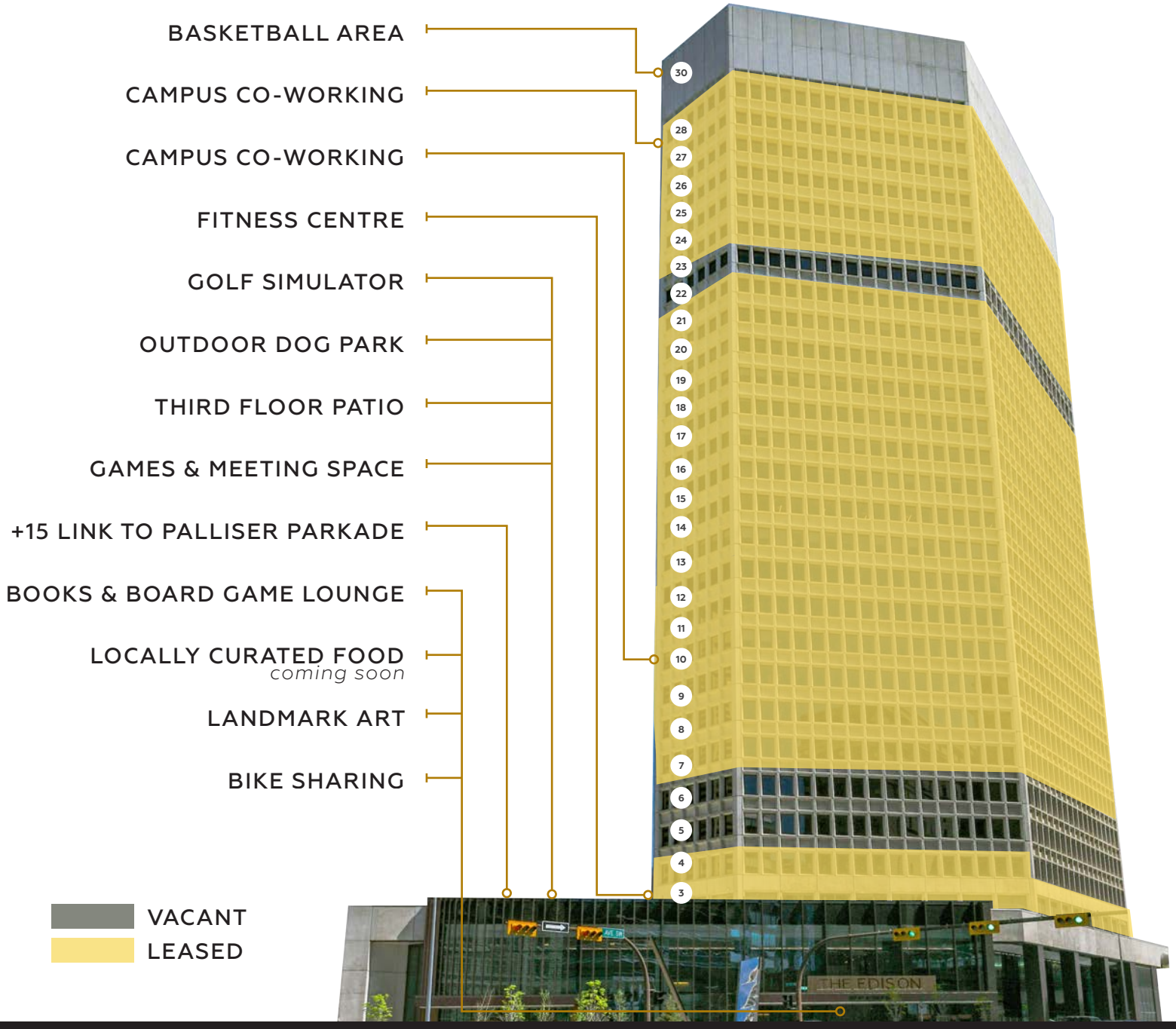
WIREDSCORE PLATINUM

First building in Calgary to be certified Wiredscore Platinum

UNCOMMON AREAS

Attracting and attaining top talent starts with company culture, and The Edison is a solid foundation on which to build that culture. Uncommon spaces and ample amenities create room to ignite new ideas and spark creativity.

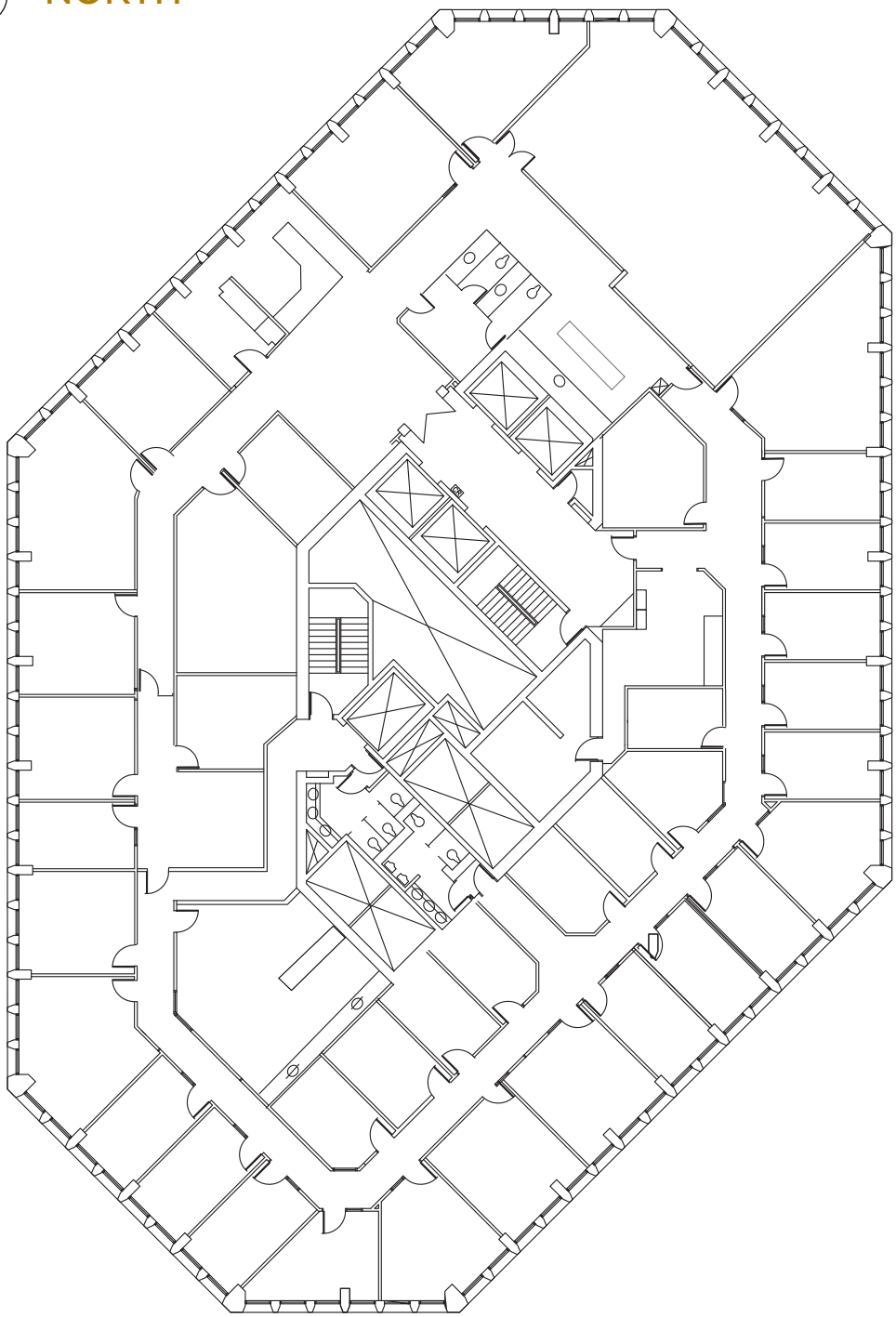
EXPLORE IN 3D



AVAILABLE SUITES

#1000 | 16,053 SF | AVAILABLE APRIL 2020

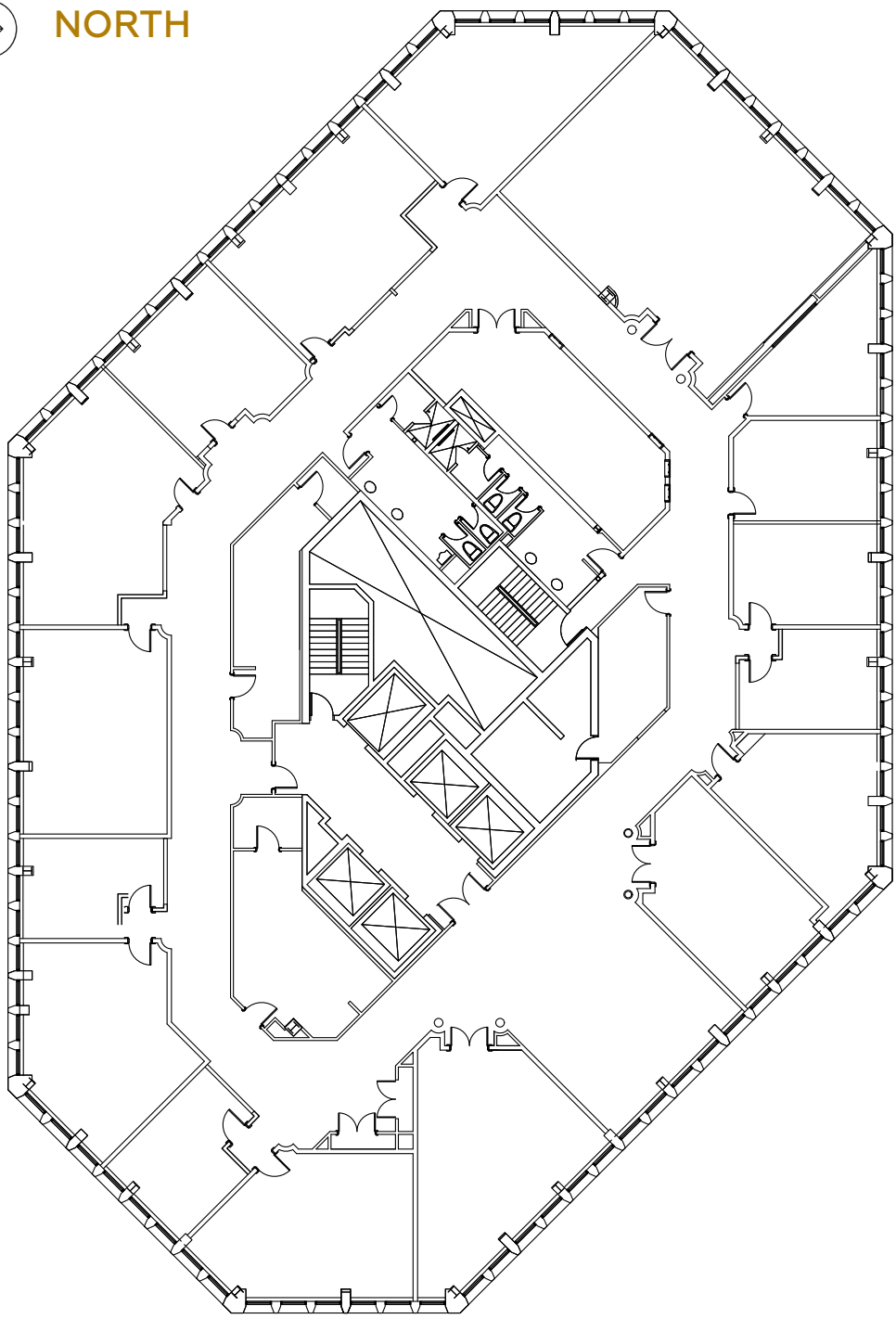
NORTH



AVAILABLE SUITES

#2800 | 16,445 SF | AVAILALBE APRIL 2020

NORTH

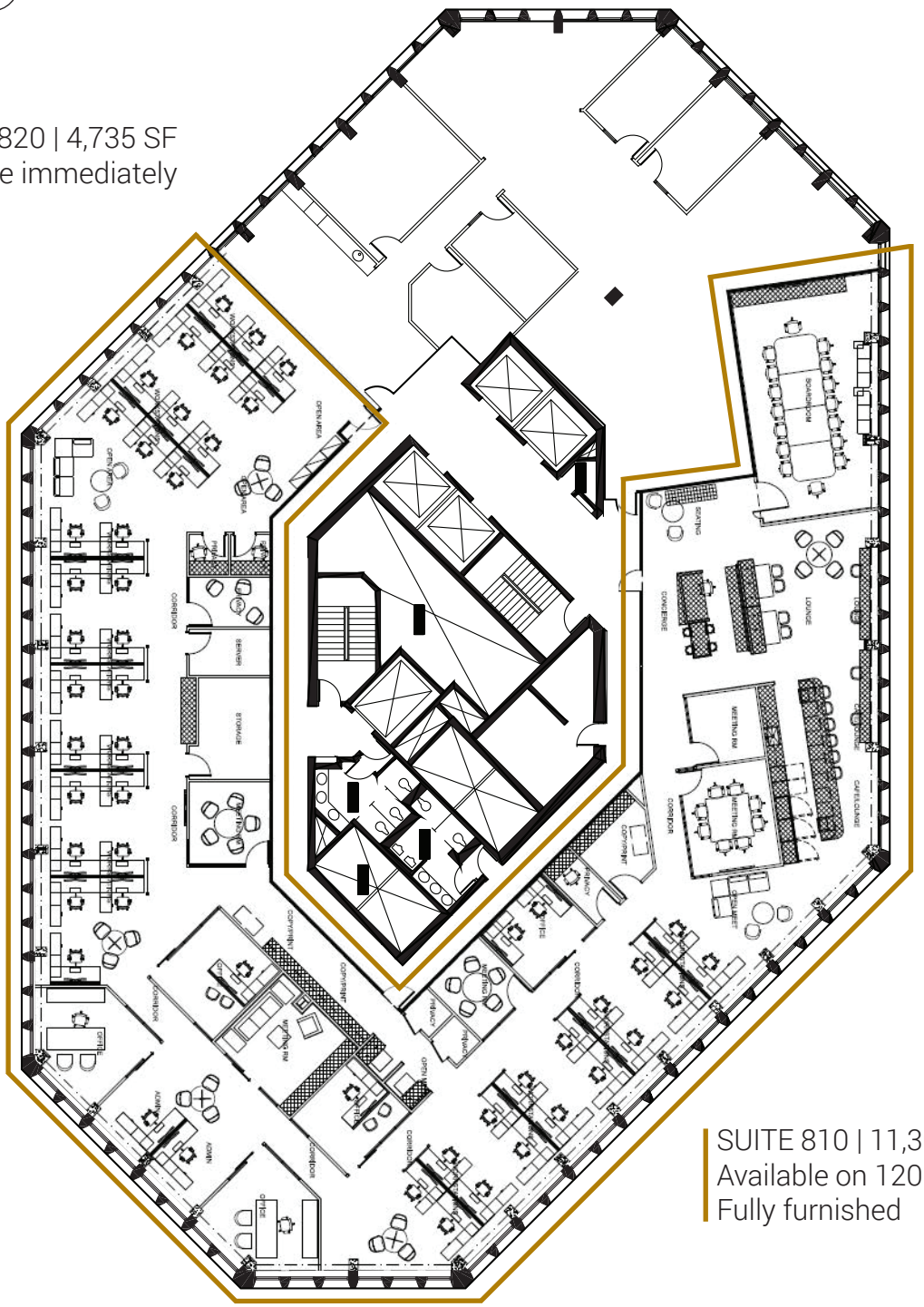


SHOW SUITES

FLOOR 8

NORTH

SUITE 820 | 4,735 SF
Available immediately



SUITE 810 | 11,300 SF
Available on 120 days notice
Fully furnished

AMENITIES

AT THE EDISON

- MAIN FLOOR FOOD CURATORS
- EXCLUSIVE TENANT LOUNGES
- CLUB QUALITY FITNESS FACILITY
- BASKETBALL AREA
- BIKE STORAGE
- GOLF SIMULATOR
- OUTDOOR PATIO
- DOG FRIENDLY “FACILITIES”
- +15 CONNECTION TO PARKADE
- MULTI-PURPOSE GAME ROOM
- MEETING/CONFERENCE ROOMS
- BIKE SHARE

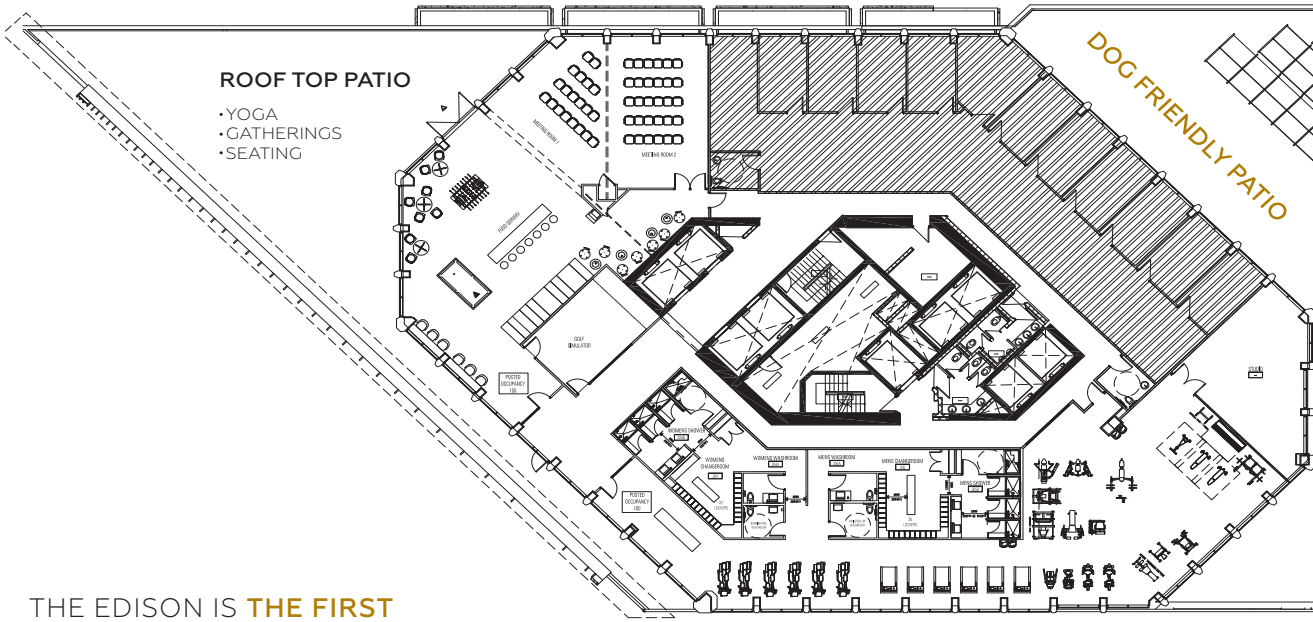
Given its close proximity to Stephen Avenue and 10th Avenue SW, The Edison is conveniently located near shopping, café’s, convention space, hotels, and restaurants.

The Edison is a dog friendly building and can offer your pup a "coffee break" spot as well. The third floor patio includes an exclusive, year round area for your dog to take their own break.

CONNECTIONS & ACCESS

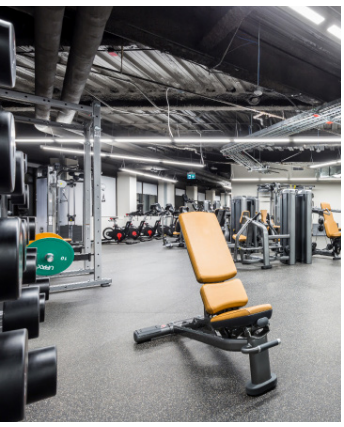
In addition to The Edison's underground parkade, the +15 connected Palliser Parkade provides additional parking to suit any user. The Palliser Parkade contains one thousand four hundred (1,400) parking stalls and has access and egress off of 9th Avenue and 10th Avenue SW.

3RD FLOOR FITNESS & MEETING FACILITIES



THE EDISON IS **THE FIRST**
DOG-FRIENDLY OFFICE TOWER
IN DOWNTOWN CALGARY.

BASKETBALL AREA



FITNESS CENTRE

FITNESS

The fitness centre at The Edison is available to tenants at no additional charge. The facility includes professional equipment, first class locker rooms, and expert services.

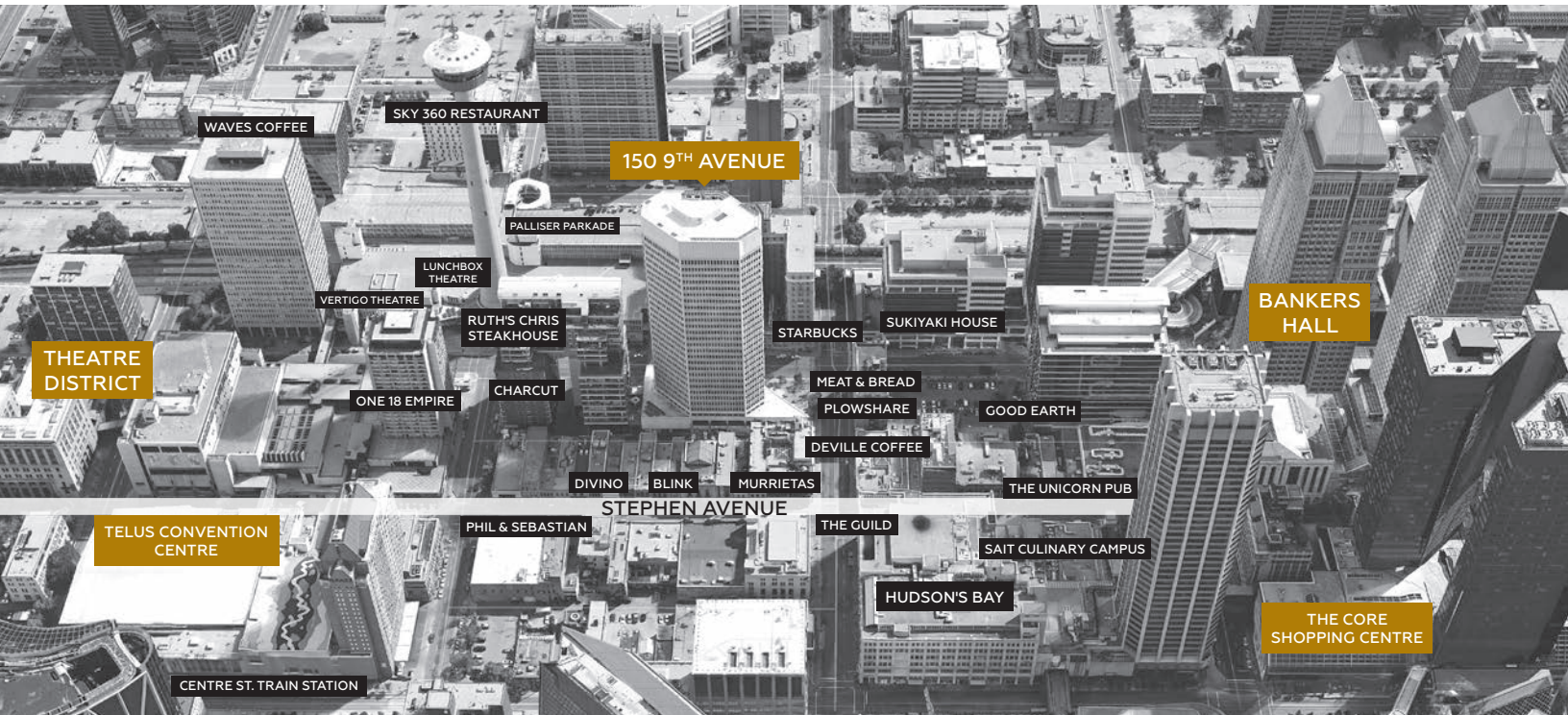
The easily accessible third floor patio provides a place to stretch after a workout or enjoy the sun during a morning yoga session.

Storage for 100 bikes is located on the main level in a secured, heated space. The storage area is complete with repair tools, pumps, and other bike necessities, and has direct access to showers on the 3rd floor.

Access to the car wash located on the parkade level is also be available for bike users.

LOCALLY CURATED FOOD

Inspired by the outstanding food scene in Calgary, The Edison will be home to unique dining options. Partnering with the best of Calgary's food curators, 5,000 square feet of space on the main and second floors will be host to diverse vendors. From breakfast/brunch to dinner and late night drinks, the area will appeal to all tastes and provide space for large scale parties to spill out into the world class lobby.



TENANT LOUNGE

The Edison's main floor tenant lounge is a cozy, inviting space featuring a fireplace, library, Wi-Fi, and board games. A distinctive space for an informal meeting, or a quiet coffee to catch up on work.

CAMPUS CO-WORKING

Whether your company is comprised of 1,000 employees and growing, or is just you, there is a home for you at The Edison. The 28th floor is the first co-working space in the building with flexible leases starting at $900 per month.

Learn more at **www.campusbyaspen.com.**

LOUNGE AND CONFERENCE CENTRE

The Edison's third floor meeting space and conference centre features lounge seating, a pool table, serving bar and demisable meeting rooms room for up to 40 people.

LANDMARK ART

Partnering with **Jill Anholt Studio** and Heavy Industries, The Edison showcases the landmark art piece “Emergent”. A one-of-a-kind piece that reflects the area and will forever define the plaza.

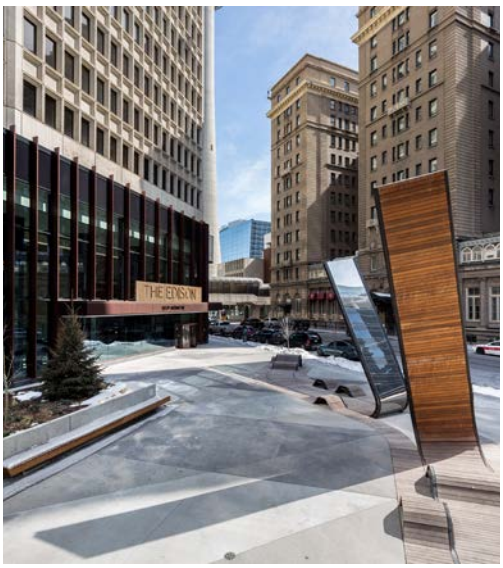
LOBBY

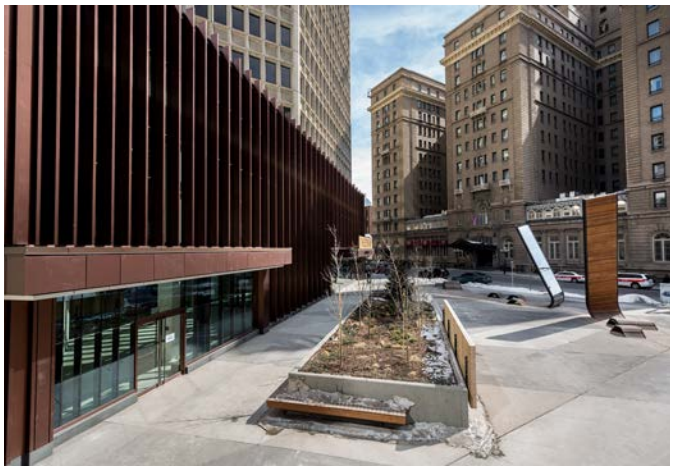
SUSTAINABILITY

Aspen is pursuing BOMA BEST Platinum certification for The Edison. With more than 5,000 buildings obtaining a certification since its inception in 2005, **BOMA BEST** is the largest environmental assessment and certification program for existing buildings in Canada. Platinum status will categorize The Edison as one of the most sustainable commercial buildings in the country.

150 9TH AVENUE SW

15-78


THE EDISON



// MOBSQUAD CAFÉ

The most unique coffee experience in Calgary can be found on the 21st floor of The Edison. MobSquad offers a coffee program that focuses on both the bean and the experience. At this full-service café, you can choose from locally roasted espresso, a selection of hand-crafted Canadian teas, and gluten-free treats baked daily. As a result of MobSquad's partnership with Glenbow, you can also enjoy a curated art installation, featuring many prominent Canadian artists.

MobSquad's Rocky Mountain themed café boasts endless views of Calgary, making it the perfect place to catch up on work or host a meeting.

CULTIVATING A CULTURE

A company culture that attracts and retains quality employees is key to the success of any business. Aspen Properties recognizes the need for a modern and innovative company culture that does just that. We also understand the importance of offering a work environment that is reflective of those core company values. We believe by working together with your business, we can create a workplace environment that will excite the current and the next generation of employees.

The Edison is the first of its kind in downtown Calgary. As our city's businesses begin to change and diversify, so must the buildings that house them. The Edison deviates from the traditional office tower as a warm, relaxed, and welcoming location where individuals of any generation feel comfortable and enjoy coming to every day. The modern design feels different than any other building in the city. Tenants seeking creative, energizing work places will be at home at The Edison.

The Edison's premium amenities include a club quality fitness facility, conference space, and an outdoor patio. In the conference centre you will find formal and informal spaces, as well as a pool table, serving bar and soft seating. On the main floor we will partner with local, artisanal, and creative chefs to provide sustainable, local and unique food offerings.

THE EDISON OFFERS **NON-TRADITIONAL AMENITIES**, INCLUDING AN **EXCLUSIVE TENANT LOUNGE**, A **MULTI-PURPOSE GAME ROOM** AND A **BASKETBALL AREA**.

WE ARE

Aspen Properties, a locally owned and operated, privately held company with properties in the cities of Calgary and Edmonton. Aspen owns and manages approximately 3 million square feet of office space in both cities and has redeveloped a number of assets since it was formed in 1997.

Aspen's long term investment partner is a well-capitalized major Canadian pension fund with resources and expertise to invest in significant real estate portfolios.

150 – 9th Avenue was purchased in 2015 and the Aspen head office moved to the building in November 2015.

Aspen's culture follows the "work hard, play hard" model, and seeks to promote that to tenants by providing opportunities to mix fun into the everyday work environment. We are entrepreneurial, fleet-footed, boutique, and non-bureaucratic. We maintain excellent relationships with our employees, tenants, advisors, agents, lenders, consultants and investment partners.

Our entrepreneurial and local thinking has made us who we are. While the offerings we bring to The Edison are new to the market, our award-winning property management team promises to deliver them with exceptional service and highly professional standards.

THE EDISON

BRIGHT IDEAS BORN HERE

EDISONCALGARY.COM

the.edison.yyc

ANDREW DOMMETT

Leasing Manager

403.470.2847

adommett@aspenproperties.ca

Aspen PROPERTIES

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