



THE EDISON

150 – 9TH AVENUE | CALGARY, AB



PROPERTY INFORMATION



BOMA Certified Gold | WIREDScore Certified Platinum

OPERATING COSTS

\$17.51 per square foot (2020)

PARKING RATIO

One stall per 1,750 square feet

TELECOM PROVIDERS

Telus, Bell, Shaw, MTS, Allstream

PARKING RATE

\$500.00 per month (reserved)

\$385.00 per month (unreserved)

\$250.00 per month (unreserved rooftop)
6' 5" clearance

SURROUNDING AMENITIES

- | | |
|---------------------------|--|
| ① Le Germain Hotel | ⑧ Starbucks |
| ② Charcut Steakhouse | ⑨ Meat & Bread |
| ③ Sky360 Restaurant | ⑩ Thai Thien Sub |
| ④ World Deli | ⑪ Deville Coffee |
| ⑤ Ruth Chris Steakhouse | ⑫ Bank & Baron Pub |
| ⑥ Palliser Parkade | ⑬ El Furniture Warehouse |
| ⑦ Fairmont Palliser Hotel | ⑭ Stephen Avenue; retail and restaurants |



BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.



IRON LAB FITNESS

Located on the 3rd floor, this facility includes club-quality changing rooms, free towel service, and the latest cardio and weight machines. Open 24/7.



CONFERENCE FACILITY

Located on the 3rd floor, the conference facility can seat up to 60 people and can also divide into smaller spaces. The facility is equipped with the latest audio-visual technology.



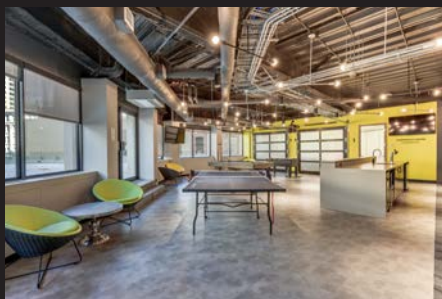
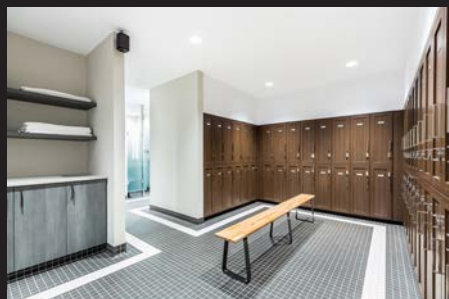
GOLF LOUNGE

Located on the 3rd floor and bookable for private functions, the golf lounge includes a state of the art golf simulator to help improve your swing.



TENANT LOUNGE & PATIO

Located on the 3rd floor, the lounge is open to all tenants during business hours and bookable for private functions. Equipped with ping-pong, pool, and foosball tables, the lounge opens onto an adjacent outdoor patio, making it the perfect spot for a casual meeting or quick lunch.



BUILDING AMENITIES

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BASKETBALL AREA

A basketball practice court is located on the 30th floor.



MOBSQUAD CAFE

Secure bike storage and a bike sharing program is available on the main floor. The lobby also hosts a library for a quieter place to unwind. Mobsquad.



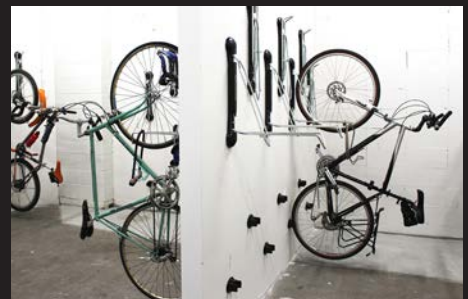
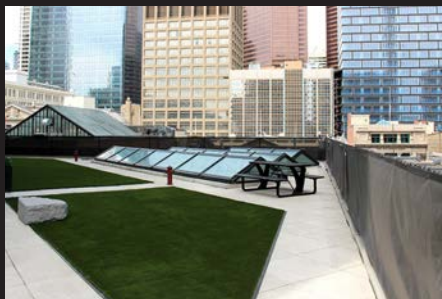
DOG PATIO

An additional patio is available for your canine companion to take their own break.



BICYCLE STORAGE & BICYCLE SHARING PROGRAM

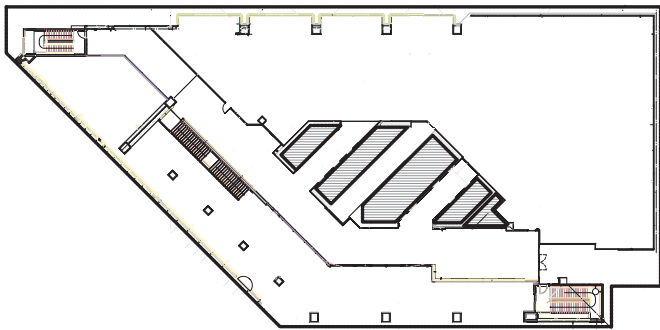
Secure bike storage and a bike sharing program is available on the main floor. The lobby also hosts a library for a quieter place to unwind.



AVAILABLE SUITES

#220 | 10,952 sf

Available Immediately



#300 | 2,291 sf

Available Immediately

**FLOOR PLAN
COMING SOON**

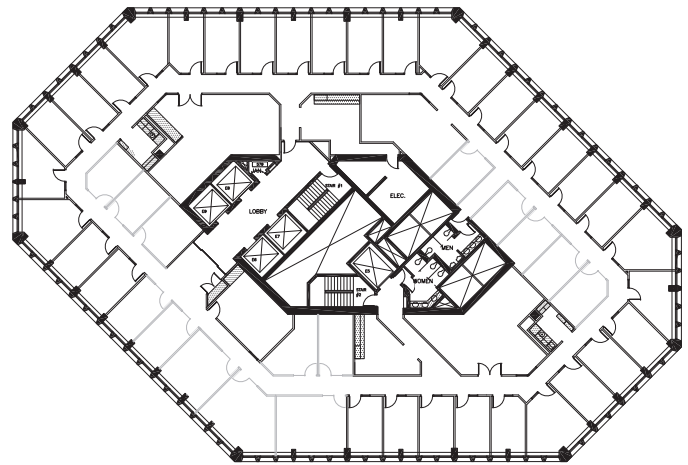
#430 | 6,068 sf

Available Immediately



#500 | 16,035 sf

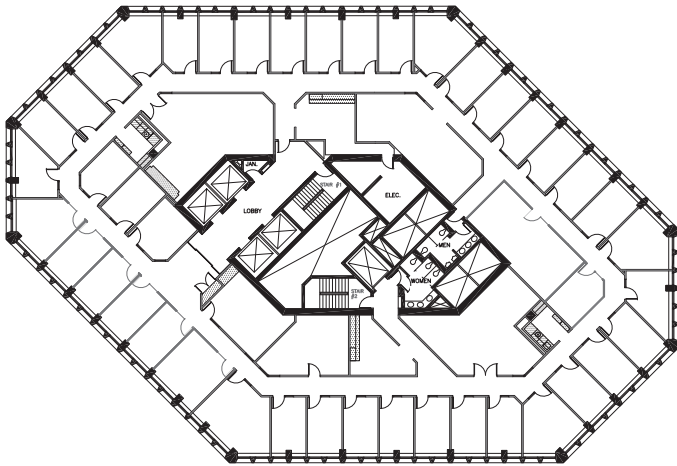
Available Immediately



AVAILABLE SUITES

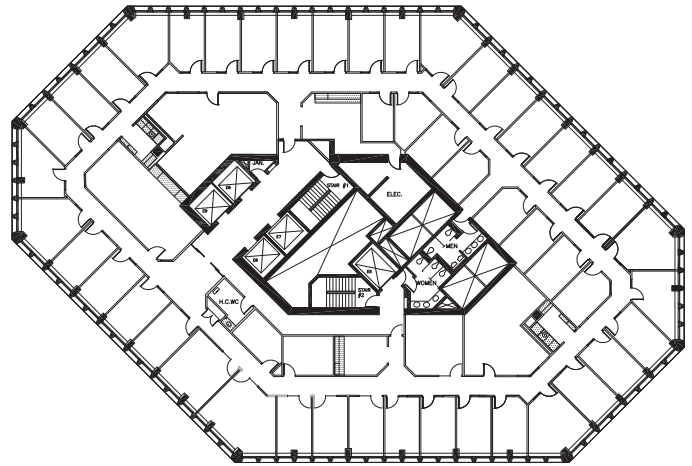
#600 | 16,035 sf

Available Immediately



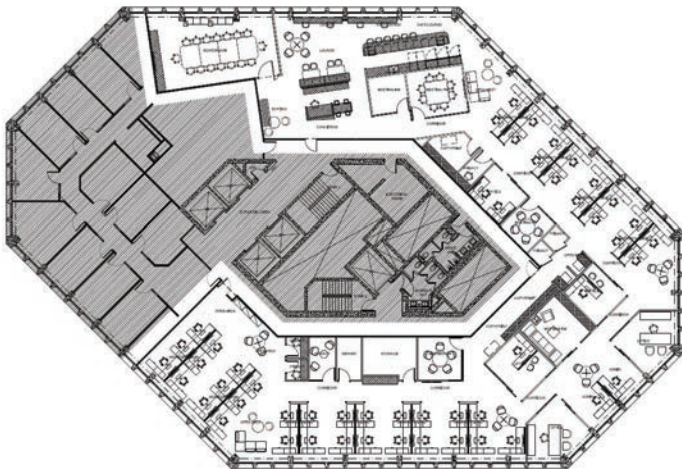
#700 | 16,035 sf

Available Immediately



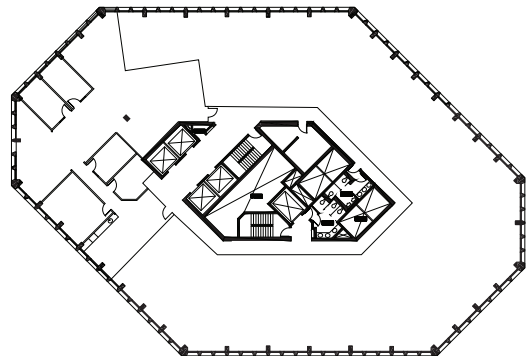
#810 | 11,300 sf

Show Suite Available on 120 days notice
Fully furnished



#820 | 4,735 sf

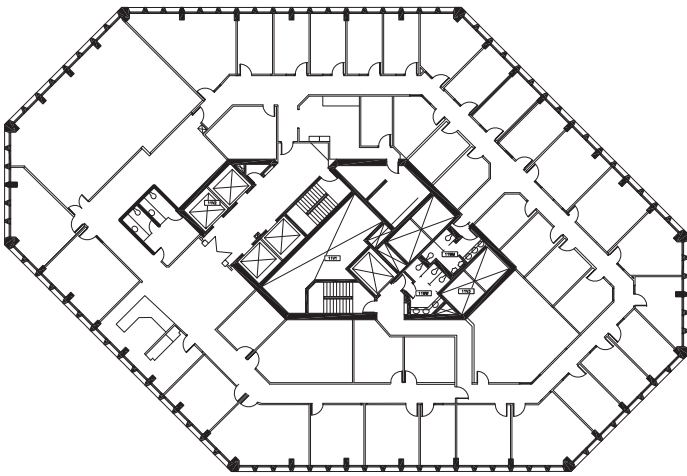
Show Suite Available Immediately



AVAILABLE SUITES

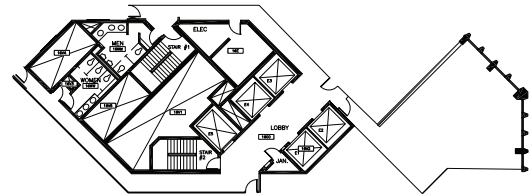
#1000 | 16,445 sf

Available Immediately



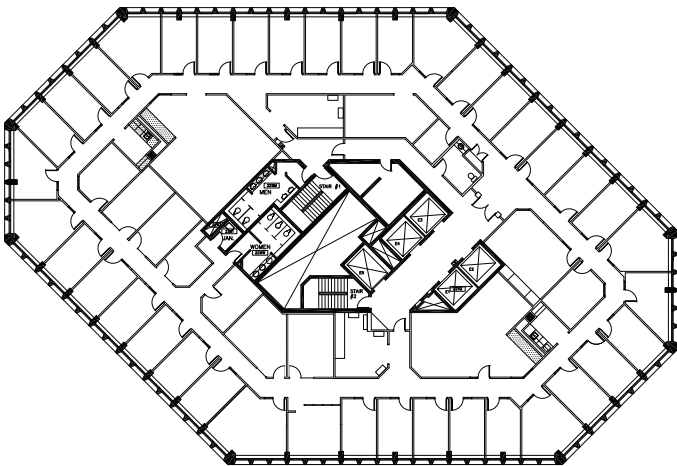
#1620 | 1,349 sf

Available Immediately



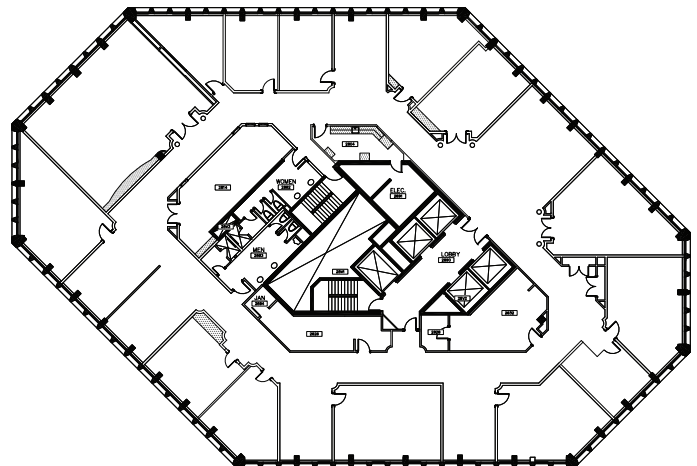
#2200 | 16,428 sf

Available Immediately



#2800 | 16,445 sf

Available Immediately





ASPEN

CLUB

This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton.

Over 90,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life.

For more information and to join the Aspen Club, visit:

aspenproperties.ca/club

THE EDISON

BRIGHT IDEAS BORN HERE

EDISONCALGARY.COM

 [the.edison.yyc](https://www.instagram.com/the.edison.yyc)

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