

NEW TENANT LOUNGE  
NEW COWORKING COMING SOON



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# PALLISER ONE

125 – 9<sup>TH</sup> AVENUE | CALGARY, AB



# PROPERTY INFORMATION

**BOMA Certified Gold**

## OPERATING COSTS

\$16.65 per square foot (2020)

## PARKING RATIO

One stall per 1,500 square feet

## TELECOM PROVIDERS

Telus, Bell, Shaw, Allstream, MTS

## PARKING RATE

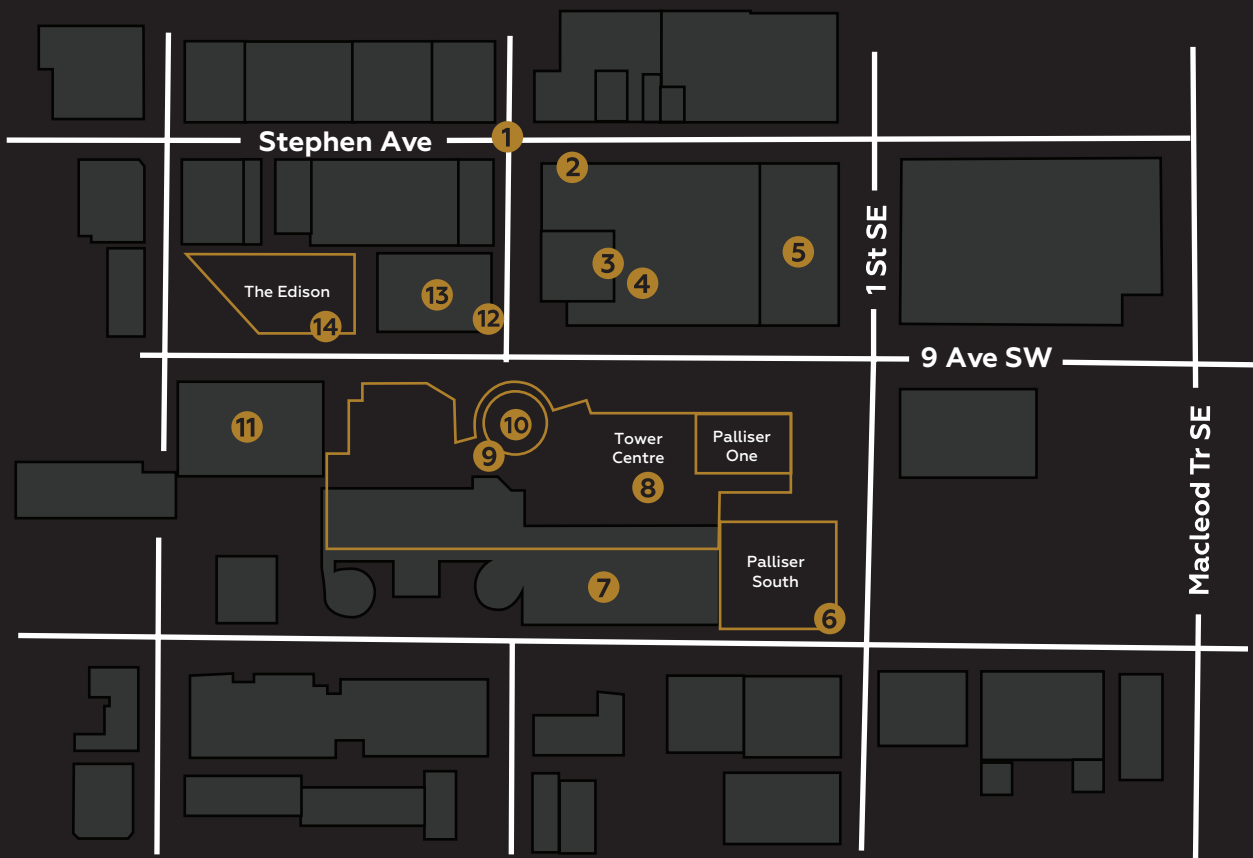
\$385.00 per month (unreserved)

\$250.00 per month (unreserved rooftop)

6' 4" clearance

## SURROUNDING AMENITIES

- |                     |                           |
|---------------------|---------------------------|
| ① Stephen Avenue    | ⑧ World Deli              |
| ② Milestones        | ⑨ Ruth Chris Steakhouse   |
| ③ Starbucks         | ⑩ Sky 360 Restaurant      |
| ④ Marriott Downtown | ⑪ Fairmont Palliser Hotel |
| ⑤ Glenbow Museum    | ⑫ Charcut Steakhouse      |
| ⑥ Waves Coffee      | ⑬ Le Germain Hotel        |
| ⑦ Palliser Parkade  | ⑭ Mobsquad Cafe           |



# BUILDING AMENITIES

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



## PALLISER FITNESS & OUTDOOR HOCKEY RINK

Located in the lobby, the fitness facility includes: changing rooms; towel service; and club quality cardio & weight machines. A professional trainer is on site during business hours to offer classes at an additional charge. Just outside, you can find Palliser's premier hockey rink.



## CONFERENCE FACILITY

6,700 SF conference facility located on the second floor with various sized meeting rooms equipped with the latest audio-visual technology.



## TENANT LOUNGE & PATIO

Brand new and found on the third floor, the 6,600 SF tenant lounge is a modern and relaxing atmosphere to have a casual meeting or quick lunch. Equipped with pool, ping pong, and darts, the lounge is conveniently located near the outdoor Palliser patio, and can be booked for private functions after hours.



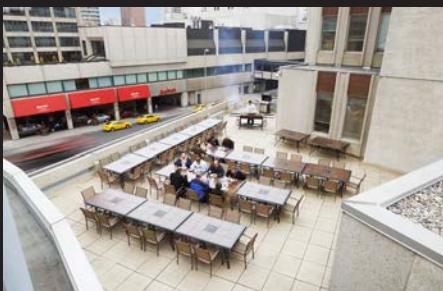
## GOLF SIMULATOR

Located within the tenant lounge and bookable for private functions, the golf lounge includes a state of the art golf simulator to help improve your swing.



## BICYCLE STORAGE & BICYCLE SHARE PROGRAM

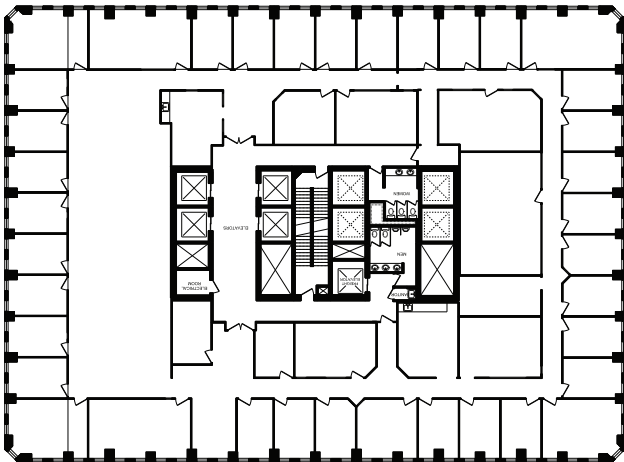
Secure bicycle storage is available to all tenants. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.



# AVAILABLE SUITES

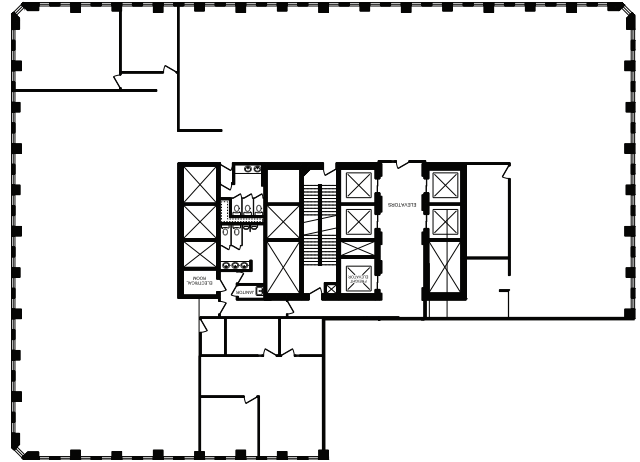
**#800** | 16,291 sf

Unique Retail Space | Available Immediately



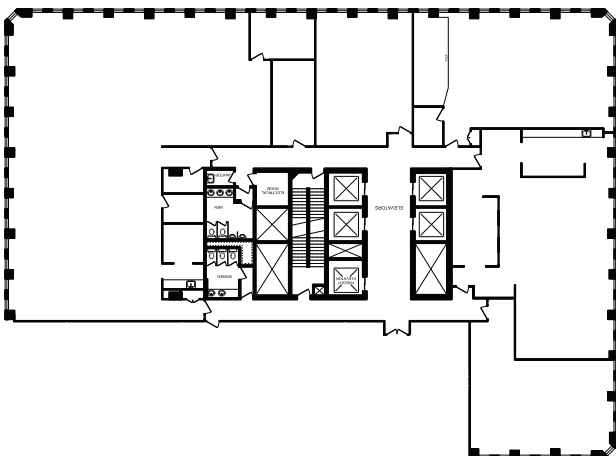
**#1250** | 12,615 sf

Available Immediately



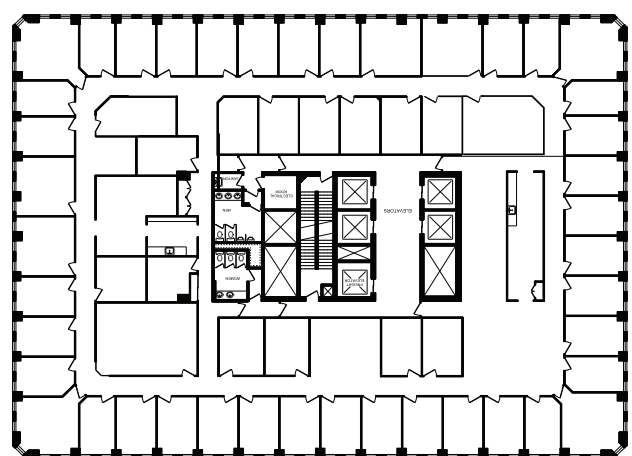
**#1810** | 12,053 sf

Available Immediately



**#1900** | 16,660 sf

Show Suite Available Immediately



## CAMPUS COWORKING AT PALLISER ONE

We are a community for businesses and entrepreneurs to work, meet and connect. Our shared spaces offer uncommon amenities and the ability to collide with other like-minded individuals. We're driven by entrepreneurial spirit and motivated by the opportunities of an ever-changing business environment. Our goal is to provide a supportive foundation to pave the way for tomorrow's leaders, innovators, and change-makers

Opening Q2 2020

Flexible office space on month to month agreements

Starting at \$900 + GST per month

Full access to all building amenities and the Aspen Club at no cost

Access to meeting rooms and shared lounge

Free coffee and wifi





# 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](https://aspenproperties.ca/club)**

**ANDREW DOMMETT**

Leasing Manager

403.470.2847

[adommett@aspenproperties.ca](mailto:adommett@aspenproperties.ca)

