



The Ampersand

INTRODUCING THE WORKPLACE THAT'S JUST YOUR TYPE

The Ampersand

Redefining the modern workplace, The Ampersand offers 57,000 square feet of amenities with office space that's just your type. The Ampersand reflects not only what is provided in the complex today with fitness & conference & yoga & food trucks & well, you get the picture, but our commitment that there will always be more than just office space.

& one more thing... you are going to love it here.

& Plaza

Upon purchase in 2018 Aspen began to reposition the plaza, adding 57,000 square feet of amenities, most of which are tenant exclusive.

With a focus on collaborative and unique meeting spaces, the social stair provides built in seating and meeting spaces while also connecting the plaza with the upper mezzanine level. While generally this stair will be used for seating after picking up a quick lunch from one of the food truck providers, the stair will also allow for people to congregate in the new plaza to see a live performance or watch a presentation on a theatre style screen that is in place for events.

Digital displays wrap around the second floor mezzanine and a large theatre style screen is suspended from the exposed steel beams at the southern end of the lobby. Each tower has a dedicated video wall to further modernize the feel of the space and showcase the uniqueness of each specific tower. These screens can be used in conjunction with the social stair to create a world-class event space.

& Library

For those who prefer a quieter environment, the library is separated by a living green wall with soft seating for quiet meetings or working coffee breaks.

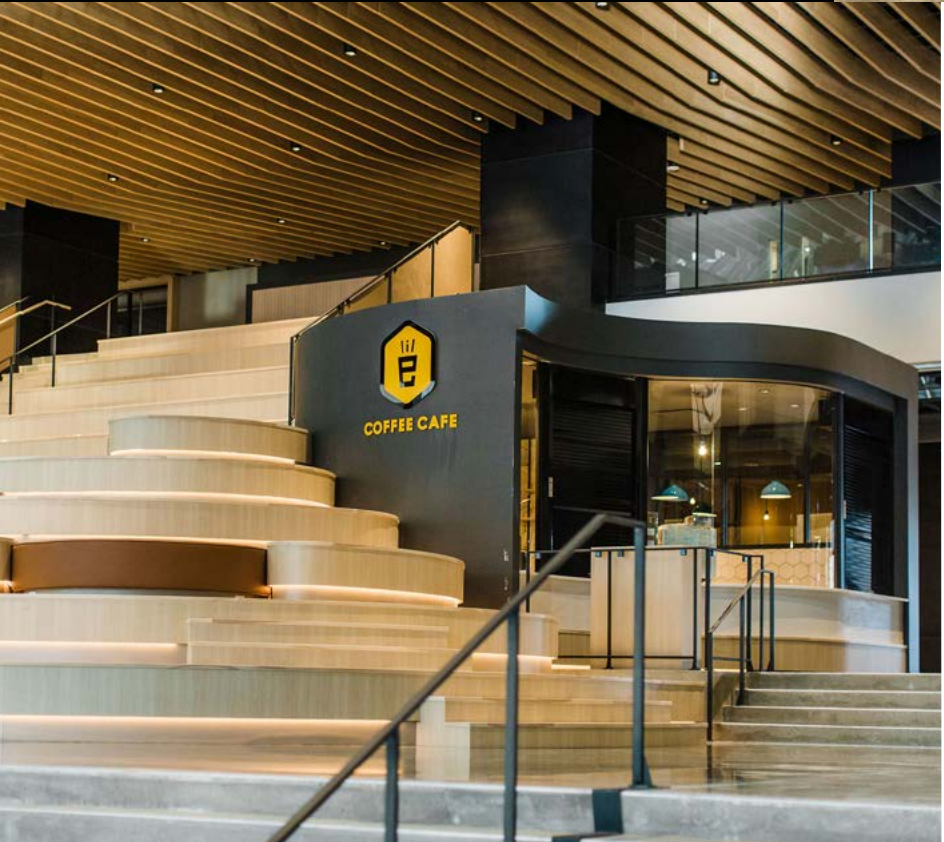
**MAKING
THE WORLD
OF WORK A
BETTER PLACE**

CULINARY EXPERIENCE

& Food Trucks

Aspen has created a first of its kind retail experience in Calgary; indoor food trucks. Situated on the main level of The Ampersand the indoor food market includes four custom built food trucks that can accommodate a variety of menus. The food trucks were built in to the complex which allows these vendors to be operational year-round. This allows us to provide a dynamic food experience to tenants, showcasing new vendors and concepts on a regular basis.

NOW LEASING



& Lil E Coffee Café

Aspen is proud to introduce Lil E Coffee Café in The Ampersand. Lil E is a unique not-for-profit coffee café that is dedicated to employing individuals with intellectual and developmental disabilities, creating meaningful opportunities for productive employment along with changing the awareness of our local community.



A large selection of free weights, weight machines, and cardio equipment.



& Multipurpose Court

A multipurpose court on the main floor of the complex provides an area for basketball, floor hockey, dodgeball and many other athletic activities. Tenants can use this space for small team building activities or to provide an area where employees can meet other people in the complex for pickup games.



FITNESS EXPERIENCE

& Fitness Facility

The largest private facility in downtown Calgary is exclusive and free of charge to Aspen tenants. The facility includes first class showers and change rooms, garment steamers, toiletries, and free towel service. Day lockers provide a safe space for all your recreational gear.

The purpose-built modern spin studio hosts regularly scheduled spin classes.

The meditation room; a quiet relaxing space, free of technology to quiet your mind.



& Golf

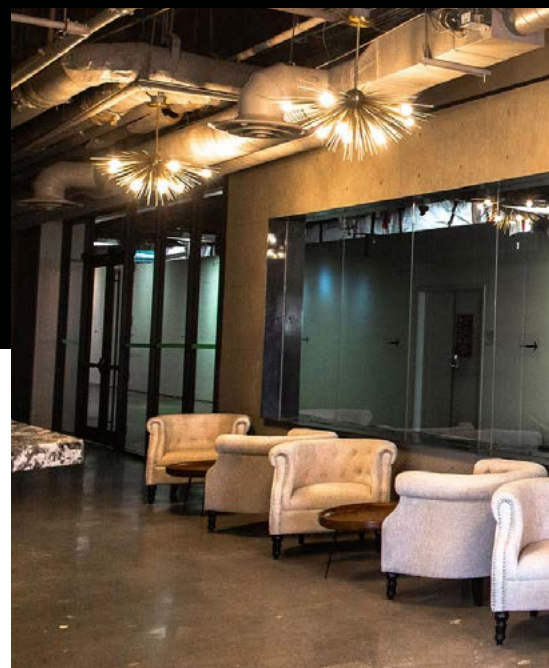
Located on the main floor of The Ampersand, a new multi-sport simulator has recently been installed. The simulator offers a variety of options such as golf, dodgeball, football and more including a great view into the basketball court.

WORK & PLAY



& Tenant Lounge

Located adjacent to the fitness facility, this tenant exclusive lounge is available for daily use and can be booked for after hour events. With finishes similar to a hotel lobby bar and upscale coffee shop, the lounge serves as a space to encourage collaboration, host meetings, or relax after work with a cocktail served up from a bartender. An adjacent exclusive outdoor patio is the perfect place to unwind on a sunny afternoon, host an event, or meet other members of the complex. The tenant lounge is a space for work & play.



Another first of its kind in Calgary is the university style lecture room with elevated seating for meetings and presentations. Fixed millwork with an abundance of outlets curve around a centred podium to provide space that encourages participation & collaboration.

& Conference Centre

Communities large and small need spaces to meet and host events outside of their everyday office. Whether it be an annual general meeting, a training session, or just a small meeting with your team, the new conference centre provides a creative space for collaboration. The largest meeting space can host up to 230 people, while a variety of smaller spaces will provide your team the perfect place to meet. Every room is fully equipped with audio visual technologies suitable for tenant needs.



The most unique feature in the centre are the suspended meeting rooms, which hang over the existing lobby for a unique view of the plaza.

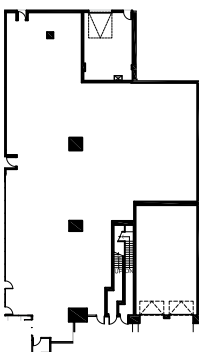
AVAILABLE SUITES

EAST TOWER

+/- 200,000 SF of contiguous space available on floors 9 through 20

#150 | 7,071 sf

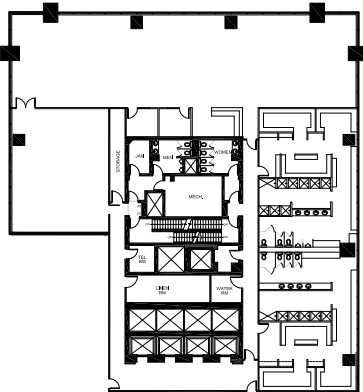
Available Immediately



#320 | 10,047 sf

Daycare Opportunity With Patio

Available Immediately



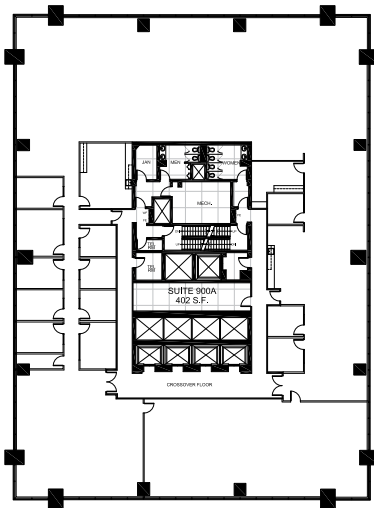
AVAILABLE SUITES

EAST TOWER

+/- 200,000 SF of contiguous space available on floors 9 through 20

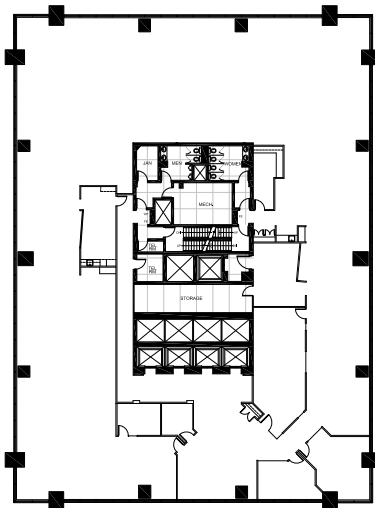
#900 | 16,336 sf

Available Immediately



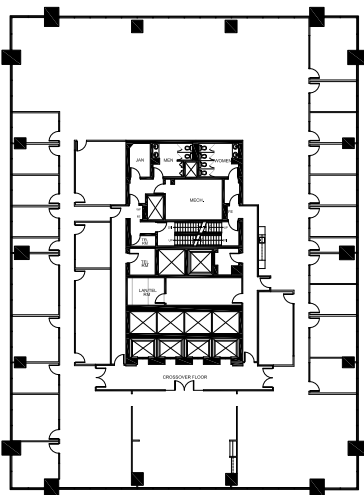
#1000 | 16,737 sf

Available Immediately



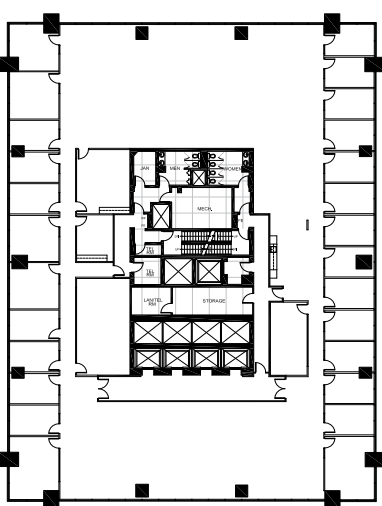
#400 | 16,335 sf

Available Immediately



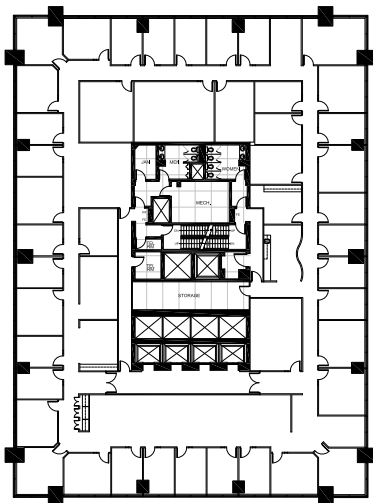
#500 | 16,733 sf

Show Suite Available Immediately



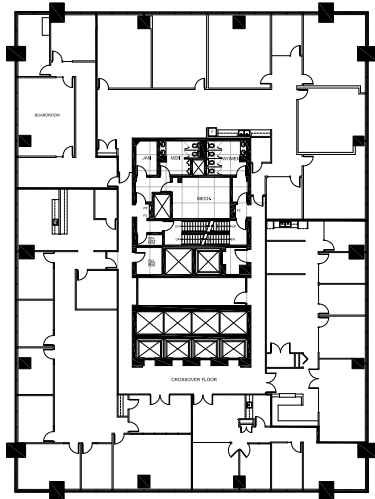
#1100 | 16,735 sf

Available Immediately



#1200 | 16,361 sf

Available on 120 days notice



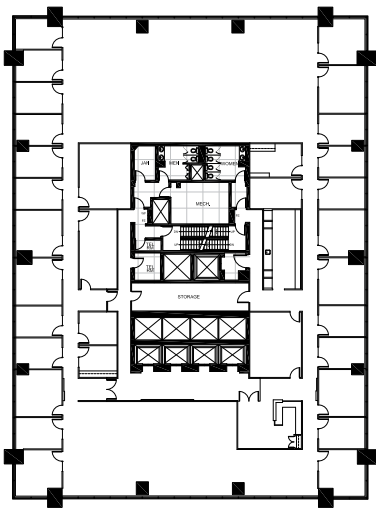
AVAILABLE SUITES

EAST TOWER

+/- 200,000 SF of contiguous space available on floors 9 through 20

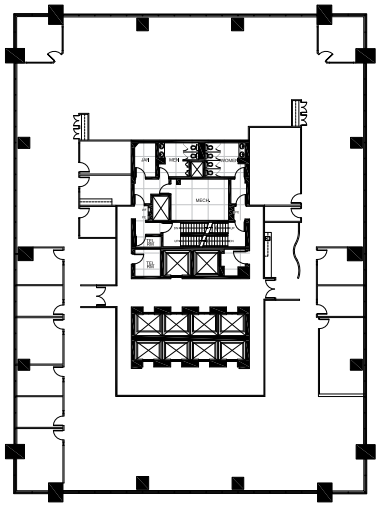
#1300 | 16,736 sf

Available Immediately



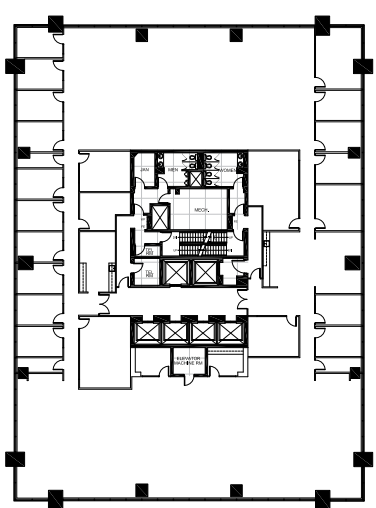
#1400 | 16,740 sf

Available Immediately



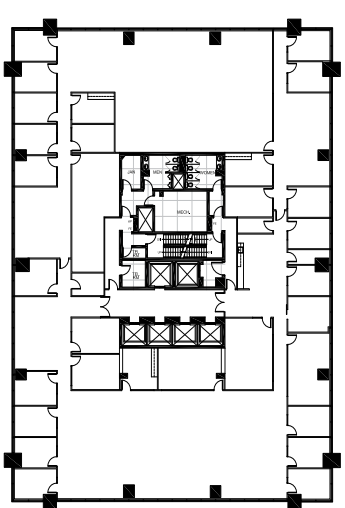
#1700 | 16,980 sf

Available Immediately



#1800 | 17,112 sf

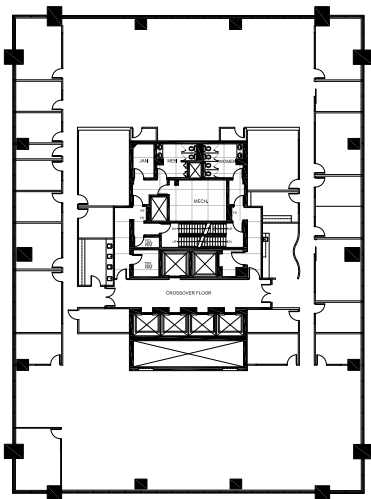
Available Immediately



#1500 | 16,700 sf

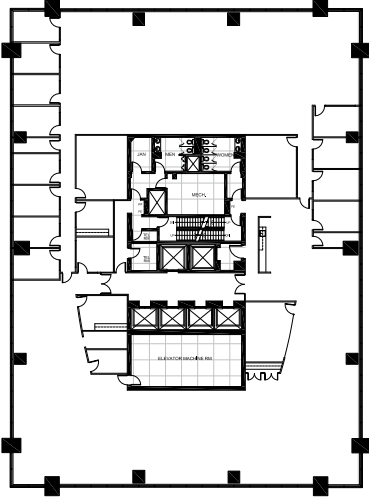
Future Show Suite

Available November 2021



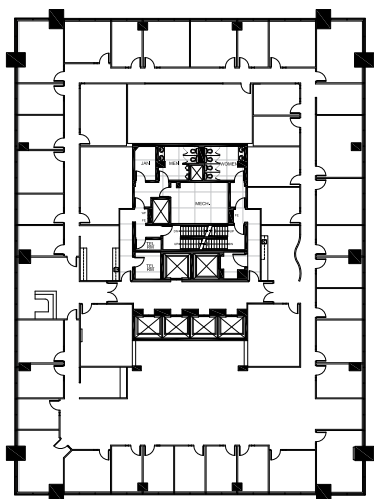
#1600 | 16,360 sf

Available Immediately



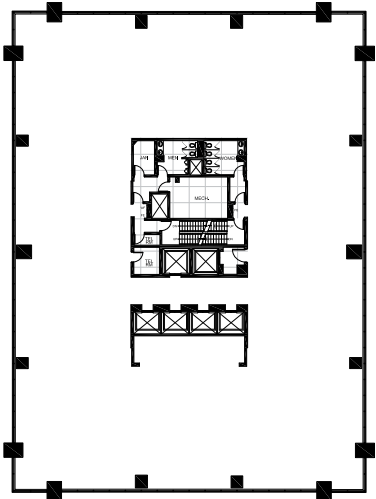
#1900 | 17,109 sf

Available Immediately



#2000 | 17,107 sf

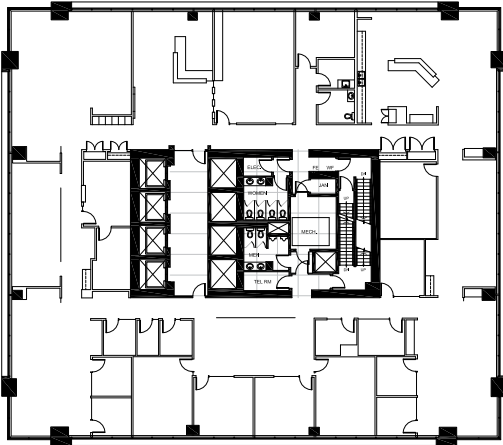
Whiteboxed | Available Immediately



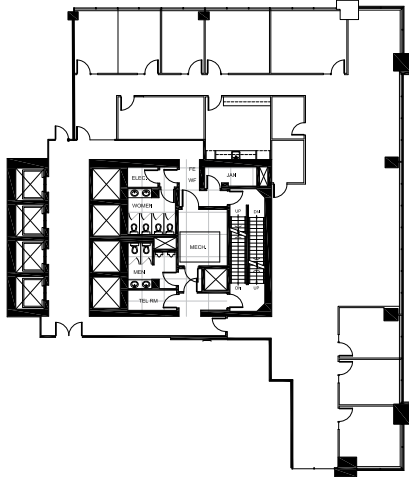
AVAILABLE SUITES

NORTH TOWER

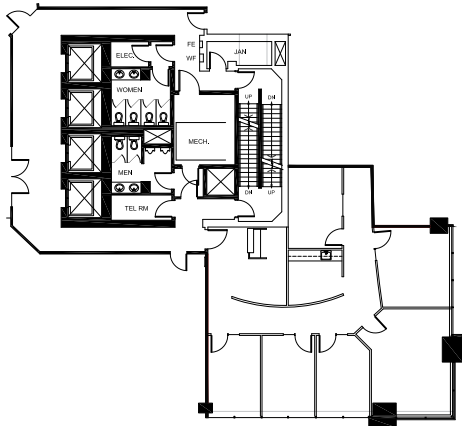
#300 | 12,570 sf
Available Immediately



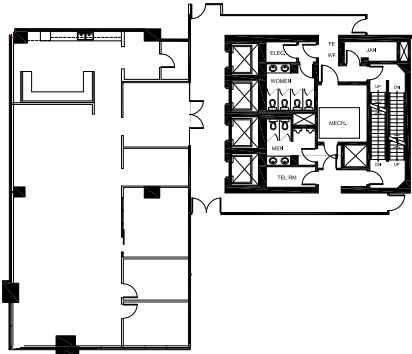
#520 | 5,674 sf
Available Immediately



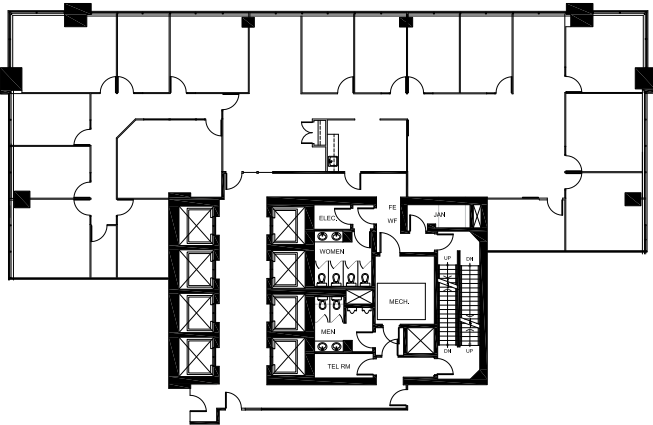
#1950 | 2,173 sf
Future Show Suite
Available November 2021



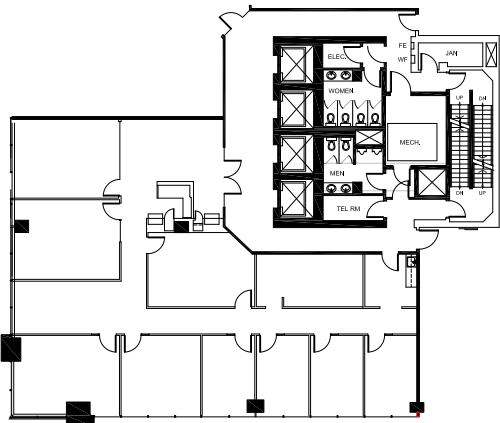
#2020 | 3,554 sf
Show Suite Available Immediately



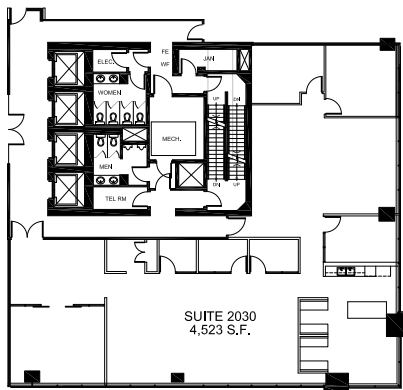
#1500 | 5,974 sf
Available Immediately



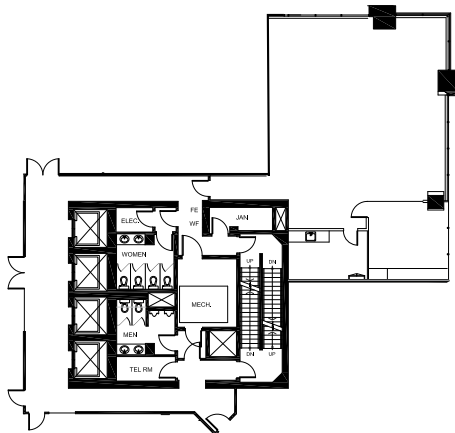
#1910 | 4,028 sf
Future Show Suite
Available January 1, 2022



#2030 | 4,523 sf
Show Suite Available Immediately



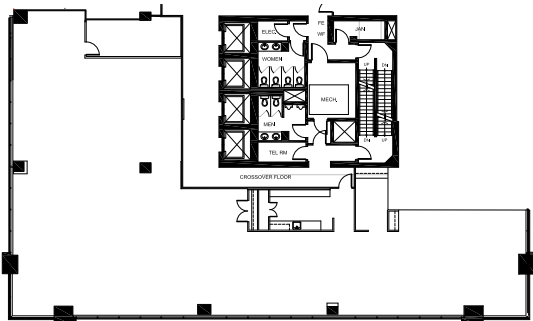
#2110 | 2,156 sf
Future Show Suite
Available November 2021



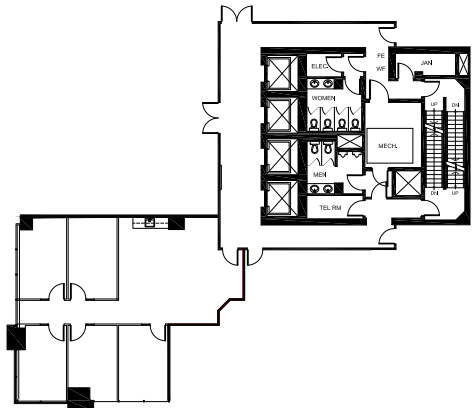
AVAILABLE SUITES

NORTH TOWER

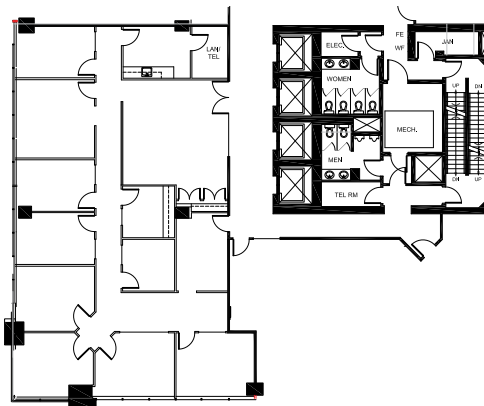
#2320 | 6,326 sf
Available Immediately



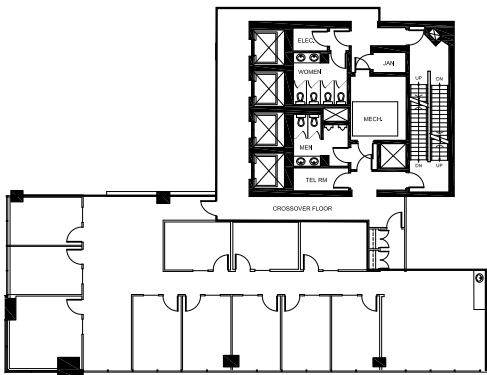
#2220 | 1697 sf
Available January 1, 2022



#2180 | 3,567 sf
Available Immediately



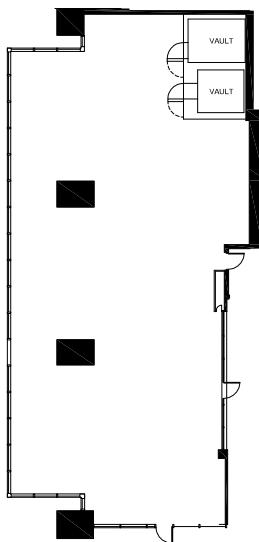
#2820 | 3,603 sf
Show Suite Available Immediately



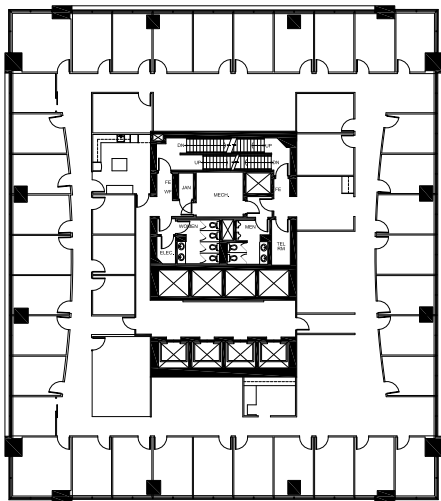
AVAILABLE SUITES

WEST TOWER

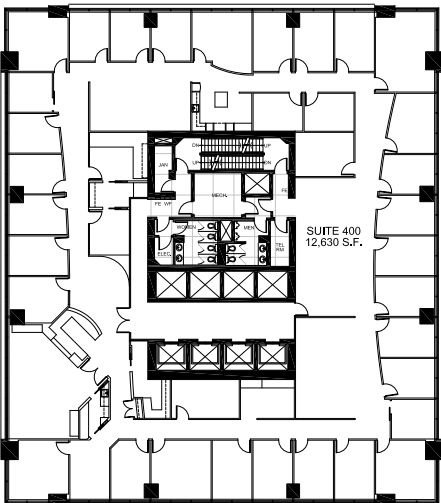
#110 | 4,436 sf
Retail Opportunity Available Q1 2021



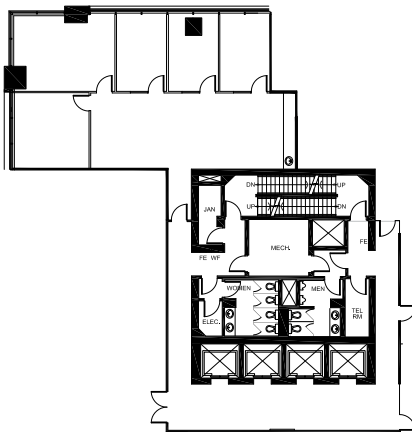
#300 | 12,577 sf
Available Immediately



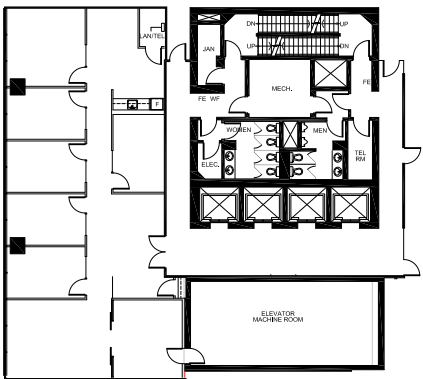
#400 | 12,630 sf
Available Immediately



#1710 | 2,062 sf
Available Immediately



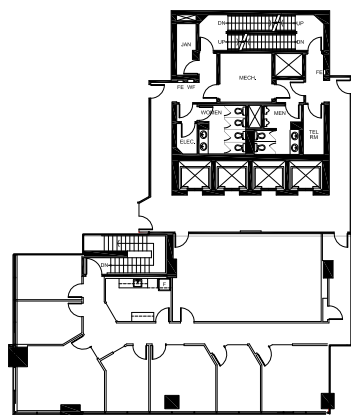
#1720 | 2,719 sf
Show Suite Available Immediately



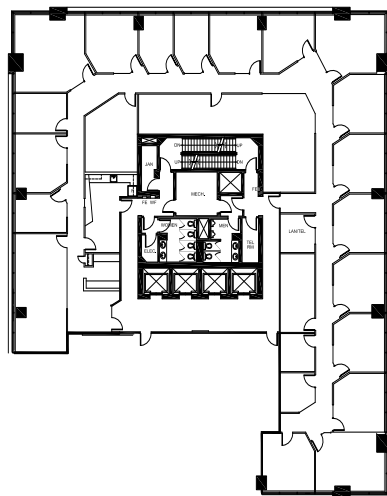
AVAILABLE SUITES

WEST TOWER

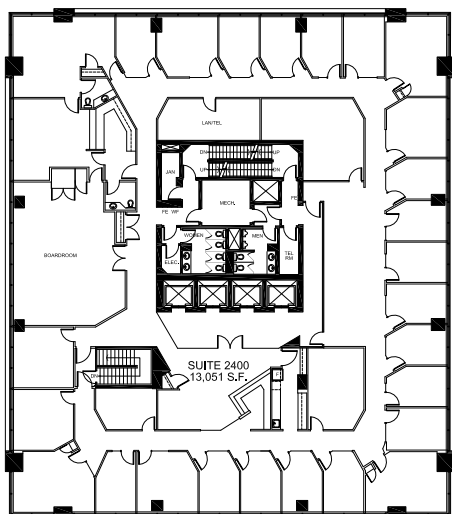
#2310 | 3,532 sf
Available Immediately



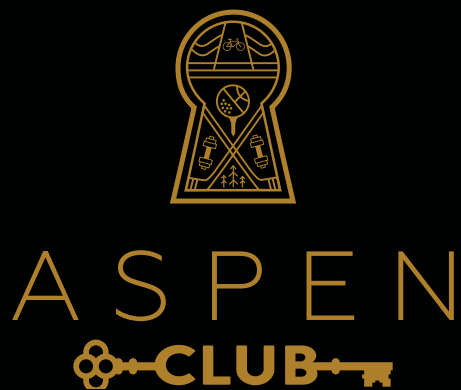
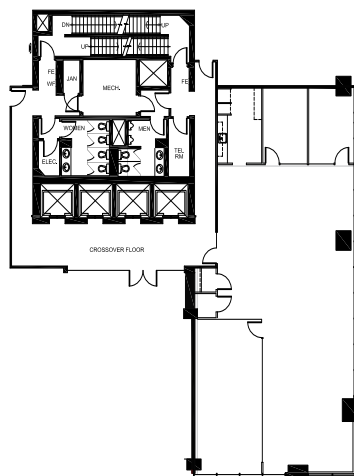
#2320 | 9,521 sf
Available Immediately



#2400 | 13,051 sf
Available on 30 days notice



#2810 | 3,048 sf
Available Immediately



This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton. Tenants in The Ampersand gain access to multiple fitness facilities, tenant lounges, libraries, and more.

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

&PROPERTY INFO

OPERATING COSTS (2021)

\$18.31 per square foot (East)
\$19.02 per square foot (North & West)

PARKING RATIO

One stall per 1,875 square feet

TELECOM PROVIDERS

Rogers, Zayo, Shaw, Telus, Bell, Terago

PARKING RATE

\$585.00 per month (reserved)
\$485.00 per month (unreserved)
6' 4" clearance

SURROUNDING AMENITIES

- ①

Impark Lot #217
- ②

Happy Veggie House
- ③

Gong Cha Bubble Tea
- ④

Lil E Coffee Cafe
- ⑤

TD Canada Trust
- ⑥

Dragon City Mall
- ⑦

Regency Palace
- ⑧

James Short Parkade
- ⑨

Sunterra Market
- ⑩

Starbucks
- ⑪

Olly Fresco's
- ⑫

OEB Breakfast Co
- ⑬

The International Hotel
- ⑭

Impark Lot #31

Our passion is to innovate,
to offer the very best in every
Aspen building
to everyone we serve and to be
first-to-market with amenities
that make coming to work fun
and productive.



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