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# THE EDISON

150 – 9<sup>TH</sup> AVENUE | CALGARY, AB



# PROPERTY INFORMATION



BOMA Certified Gold | WIRESCORE Certified Platinum | Dog Friendly

## OPERATING COSTS

\$22.65 per square foot (2024)

## PARKING RATIO

One stall in Calgary Tower Parkade per 1,750 square feet

## TELECOM PROVIDERS

Telus, Bell, Shaw, MTS, Allstream

## PARKING RATE

\$385.00 per month (unreserved)

\$250.00 per month (unreserved rooftop)

6' 5" clearance

## SURROUNDING AMENITIES

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



# 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.



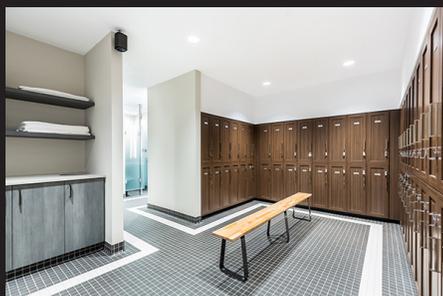
## GOLF LOUNGE

Located on the 3rd floor and bookable for private functions, the golf lounge includes a state of the art, Trackman 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.



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## BASKETBALL KEY

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



## 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.

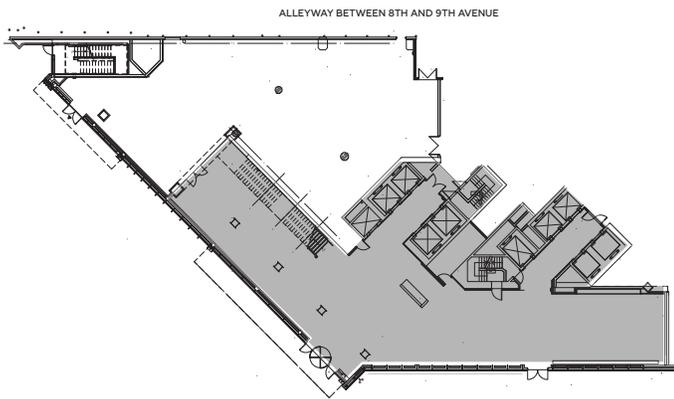


# AVAILABLE SUITES

**#125** | 5,300 sf

**Restaurant Opportunity**

Available Immediately



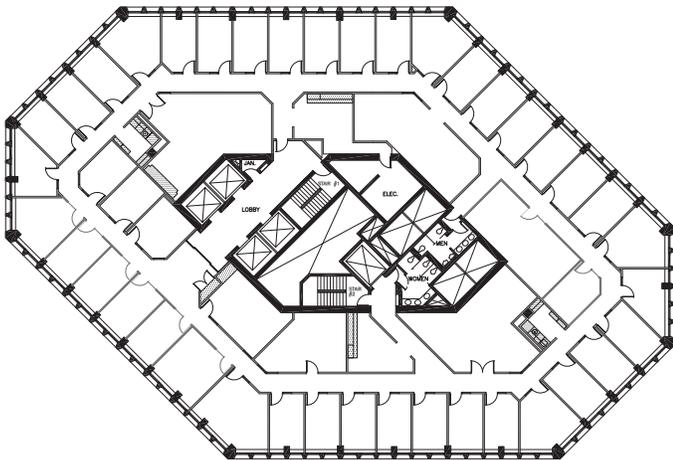
**#550** | 2,858 sf

Available August 1st



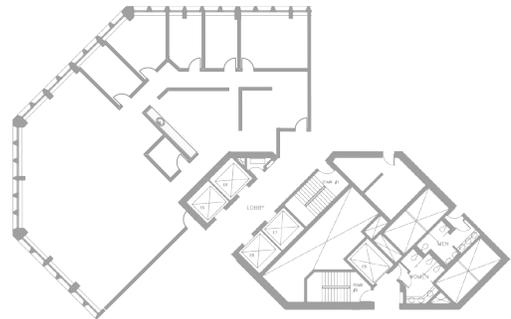
**#600** | 16,035 sf

Available Immediately



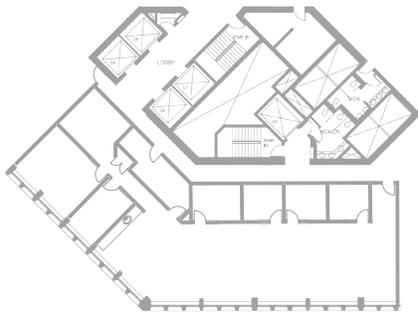
**#710** | 5,032 sf

Show Suite Coming October

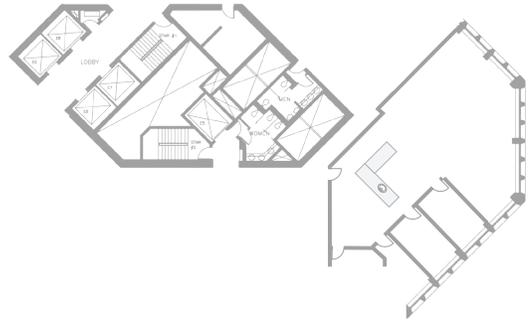


# AVAILABLE SUITES

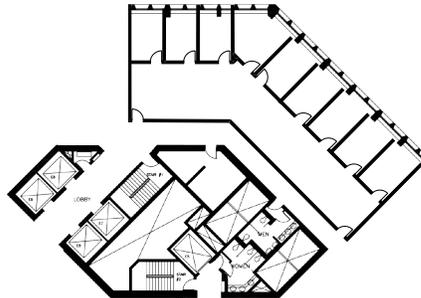
**#720** | 4,093 sf  
Show Suite Coming October



**#730** | 3,149 sf  
Show Suite Coming October

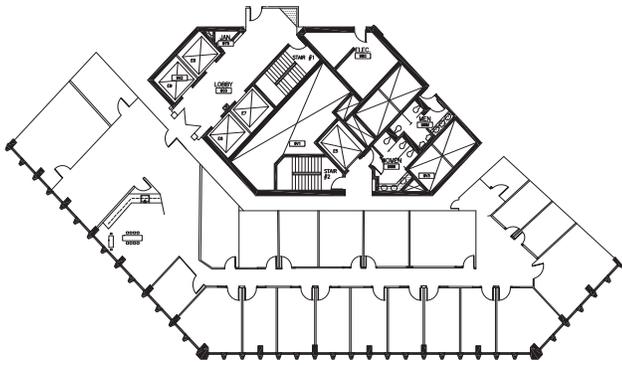


**#740** | 3,761 sf  
Available Immediately

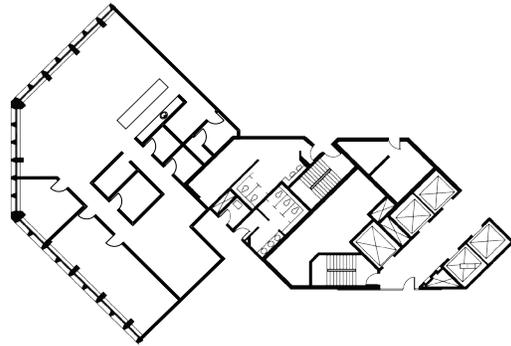


# AVAILABLE SUITES

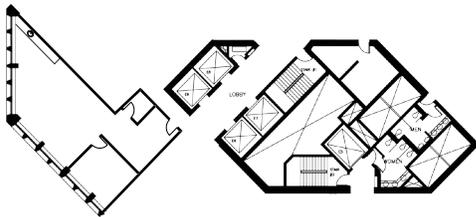
**#910** | 6,822 sf  
Available Immediately



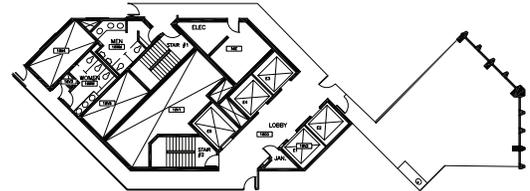
**#1210** | 3,947 sf  
Available Immediately



**#1230** | 1,631 sf  
Available Immediately



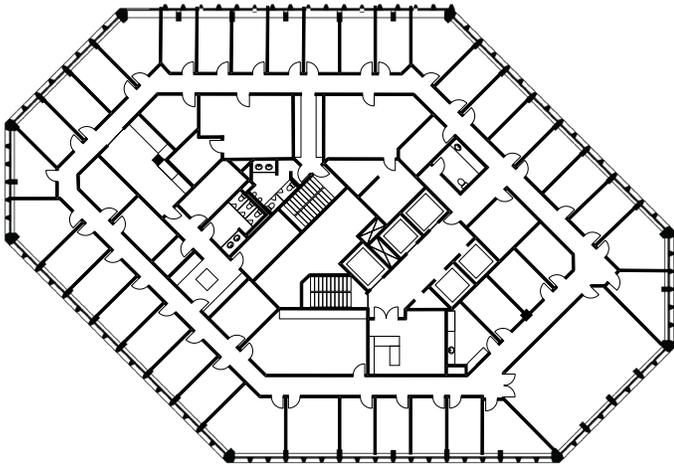
**#1620** | 1,349 sf  
**New Aspen Flex Suite**  
Available Immediately



# AVAILABLE SUITES

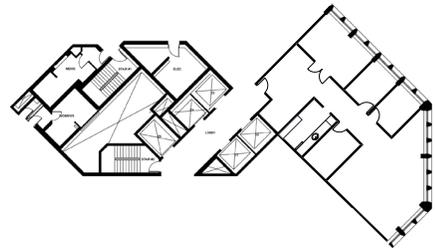
**#1800** | 16,127 sf

Available Immediately



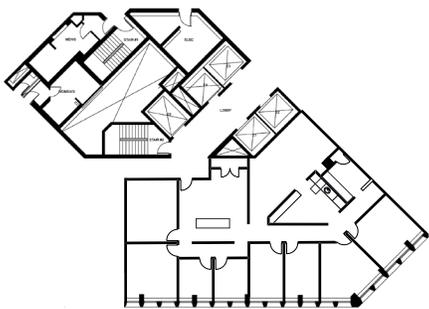
**#1910** | 2,571 sf

Available Immediately



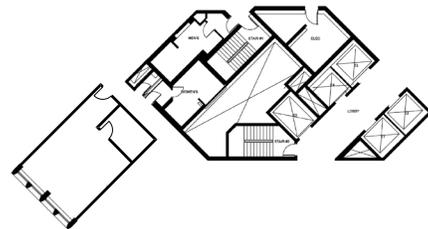
**#1920** | 3,467 sf

Available Immediately



**#1935** | 775 sf

Available Immediately

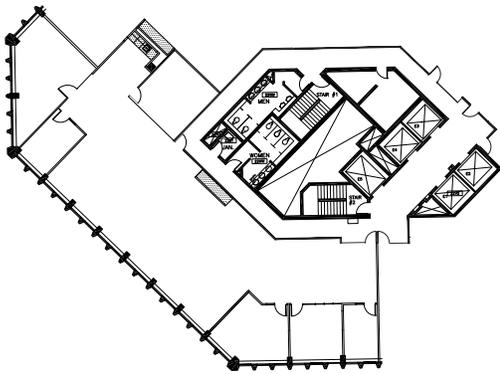


# AVAILABLE SUITES

**#2220** | 6,019 sf

**Show Suite**

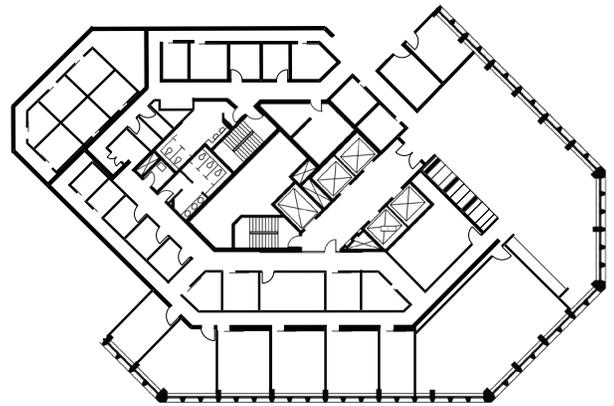
Available Immediately



**#2400** | 16,428 sf

**New Layout | Show Suite**

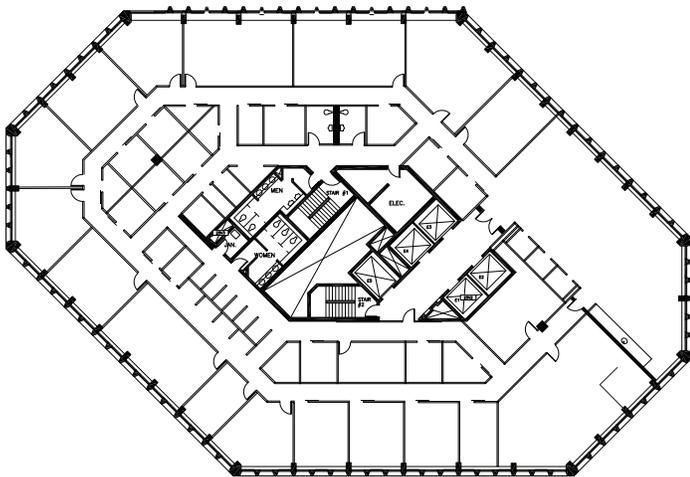
available Immediately



**#2500** | 16,428 sf

**Show Suite**

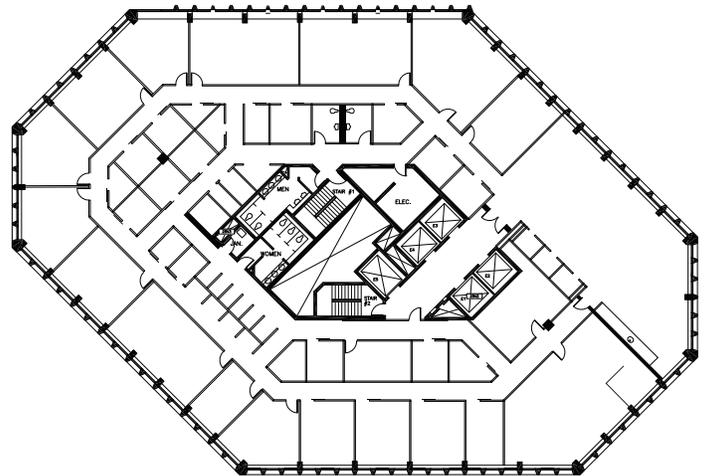
Available Immediately | Now demisablee



**#2600** | 16,428 sf

**Show Suite**

Available Immediately | Now demisable





# ASPEN FLEX SPACE

We are a Landlord managed community for businesses and entrepreneurs to work, meet, and play. Our spaces offer an unparalleled suite of amenities and the opportunity to connect and collaborate with Calgary and Edmonton's local leaders, innovators, and change-makers.

## INCLUDED TENANT PERKS



Access to Aspen Club amenities



Flex floor meeting rooms



Dedicated tenant WIFI



Local coffee provider



## LOCATIONS

**Calgary** | THE AMPERSAND | THE EDISON | MILLENNIUM TOWER |  
333 11 AVE SW | 444 5 AVE SW

**Edmonton** | BELL TOWER | MNP TOWER



# 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 100,000 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://www.aspenproperties.ca/club)

# THE EDISON

BRIGHT IDEAS BORN HERE

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