

FOR SUBLEASE

The Edison 150 9th Ave SW

The Edison is a fully modernized office building conveniently located at the intersection of 9th Avenue and 1st Street SW in downtown Calgary.

Thoughtfully renovated into downtown Calgary's most sought after tech-friendly workspace, The Edison has a vibrant atmosphere throughout the building ... and it's dog friendly!

FULL FLOOR OPPORTUNITY

16,455 SF of recently built out office space

High end improvements throughout

Flexible Lease Term

Furnished

Fantastic Views



CORE Commercial.ca

Bow Valley Square 4, Suite 1230
250 6th Avenue SW
Calgary, AB T2P3H7

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The Edson 150 9th Ave SW



Top quality improvements throughout
Premises is in "as new" condition.



Private showers in the washrooms

Conference Centre

Tenant Lounge

Fitness Center/Gym Iron Lab Fitness

WiredScore Platinum

Telus, Bell, Shaw, MTS, Allstream

24 hour manned security

Transit Access



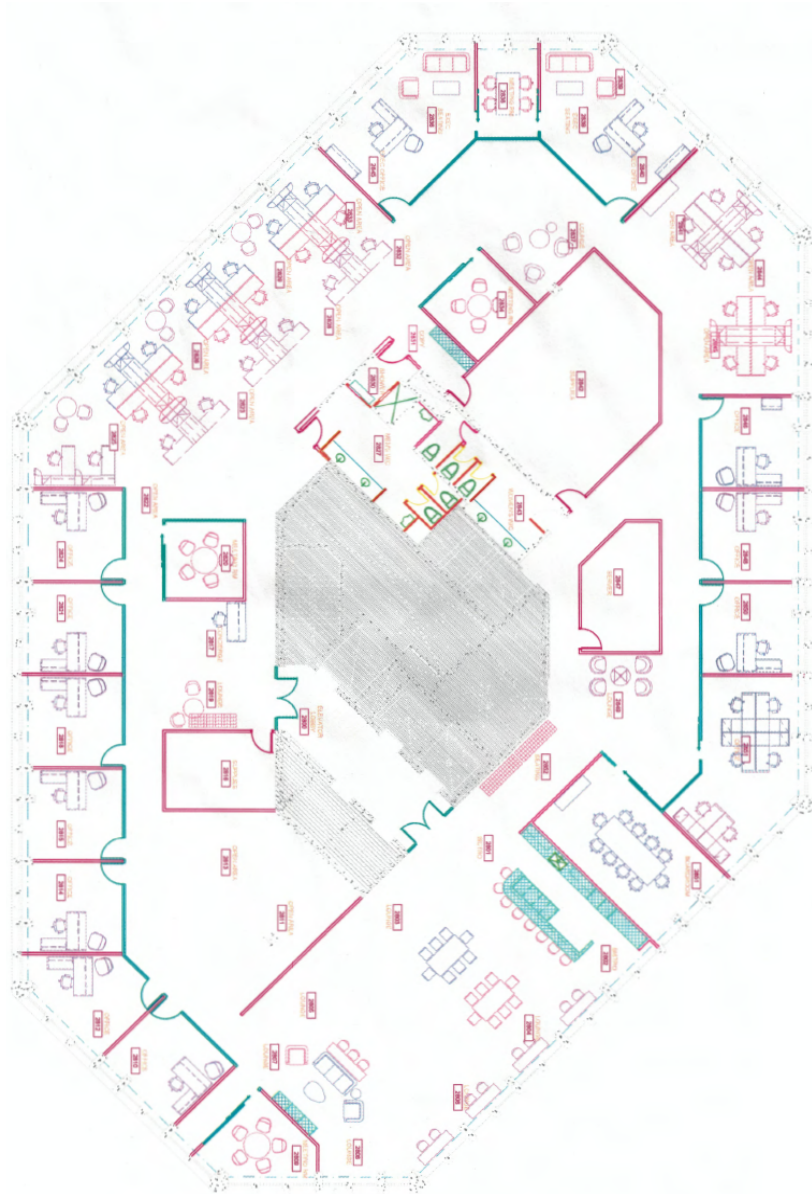
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The Edlson 150 9th Ave SW

Landlord: Aspen Properties
Premises: 28th floor 16,445 SF
Term: March 30, 2033
Op Costs & Taxes: \$22.65 PSF
Available: 30 days
Base Rent: Market Sublease Rates
Parking: 1:1,770 SF Plenty of additional month-to-month parking

FLOOR PLAN



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The Edison is an amenity rich building which are exclusively for tenant use and carry no additional charge

- WiredScore Platinum Certification
- Conference facility which can seat up to 60 people and can also be divided into smaller spaces. The facility is equipped with the latest AV technology
- 24/7 Club-quality fitness facility with towel service and a basketball practice court
- Tenant Lounge and patio is open to all tenants during business hours and bookable for private functions. Equipped with pool, ping pong and foosball tables
- Dog patio available for your canine co-worker to take their own break
- Secure bike storage and bike sharing program
- Golf lounge which includes a state of the art simulator and is bookable for private functions



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