

# For Sublease

# The Edison 150 9th Avenue SW



4,645 square feet of new office space

or

Shared space scenario

Flexible Term to July 2024



## highlights

- Exclusive tenant lounge with boardgames and books
- Multi-purpose game room
- Club quality fitness facility
- Bike sharing program and bike storage
- Basketball half-court
- Golf simulator
- Third floor outdoor patio
- Conference facility
- Locally curated food amenities
- Calgary's first downtown dog friendly building - dog friendly patio, dog spa area

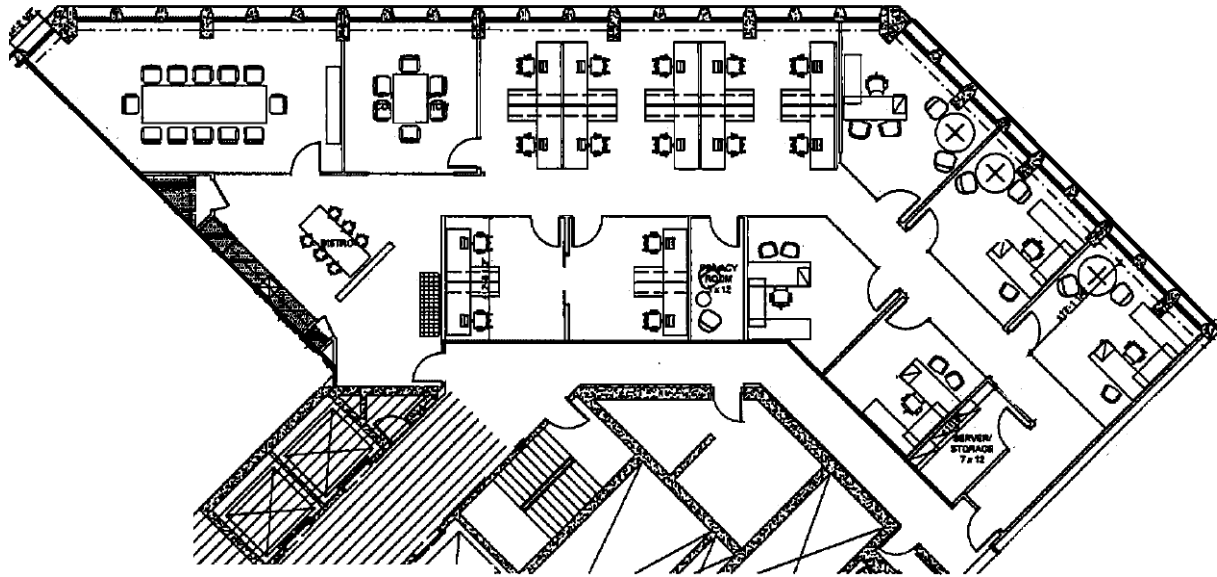
**Individual offices and workstations available for sublet**

**Shared space option includes the use of kitchen, boardroom & services**

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## floor plan

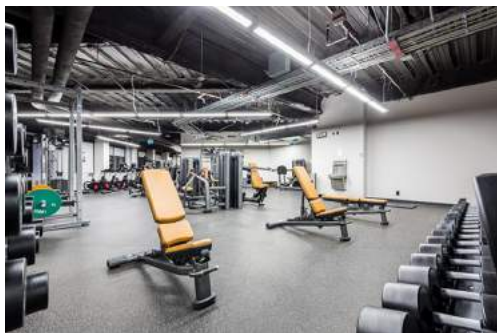


[www.CalgaryOfficeSpace.ca](http://www.CalgaryOfficeSpace.ca)

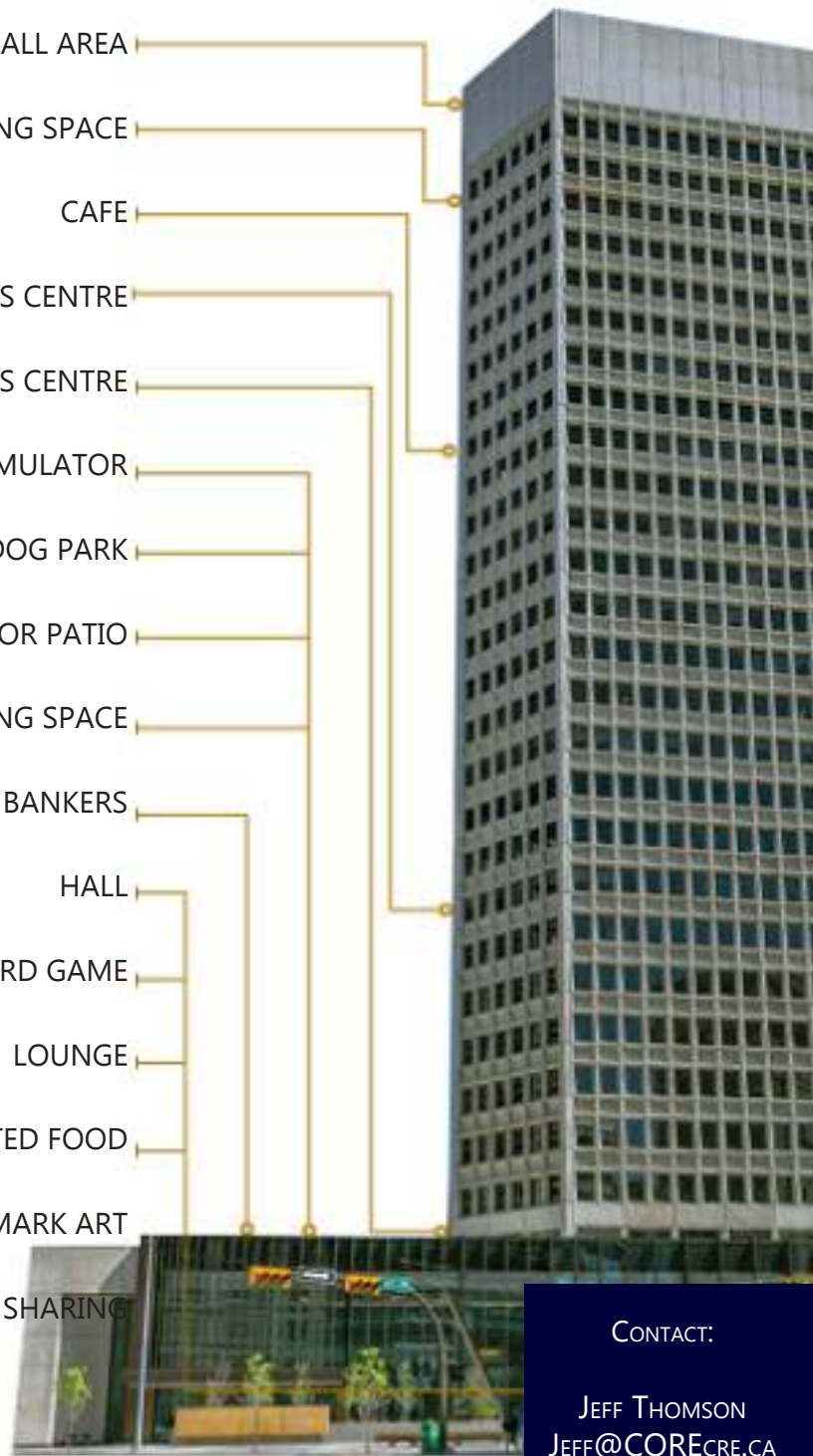
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## amenities



- BASKETBALL AREA
- CO-WORKING SPACE
- CAFE
- BUSINESS CENTRE
- FITNESS CENTRE
- GOLF SIMULATOR
- OUTDOOR DOG PARK
- THIRD FLOOR PATIO
- GAMES & MEETING SPACE
- PLANNED +15 TO BANKERS
- HALL
- BOOKS & BOARD GAME
- LOUNGE
- LOCALLY CURATED FOOD
- LANDMARK ART
- BIKE SHARING



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## details

<b>SUBLANDLORD:</b>	Northern Clover Inc.
<b>SUITE:</b>	12th floor; up to 4,645 sq ft
<b>AVAILABILITY:</b>	60 days
<b>TERM:</b>	Negotiable
<b>OP COSTS &amp; TAXES:</b>	\$17.25 per sq. ft. (est., 2019)
<b>SUBLEASE RATE:</b>	Market sublease rates

## BUILDING INFORMATION

<b>LANDLORD:</b>	Aspen Properties
<b>BUILDING CLASS:</b>	A
<b>NO. OF FLOORS:</b>	28
<b>TYPICAL FLOOR SIZE:</b>	16,817 Sq.ft.
<b>YEAR BUILT/RENOVATED:</b>	1982/2018



Given its close proximity to Stephen Avenue and 10th Avenue SW, The Edison is conveniently located near shopping, café's, convention space, hotels, and restaurants.



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