

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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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



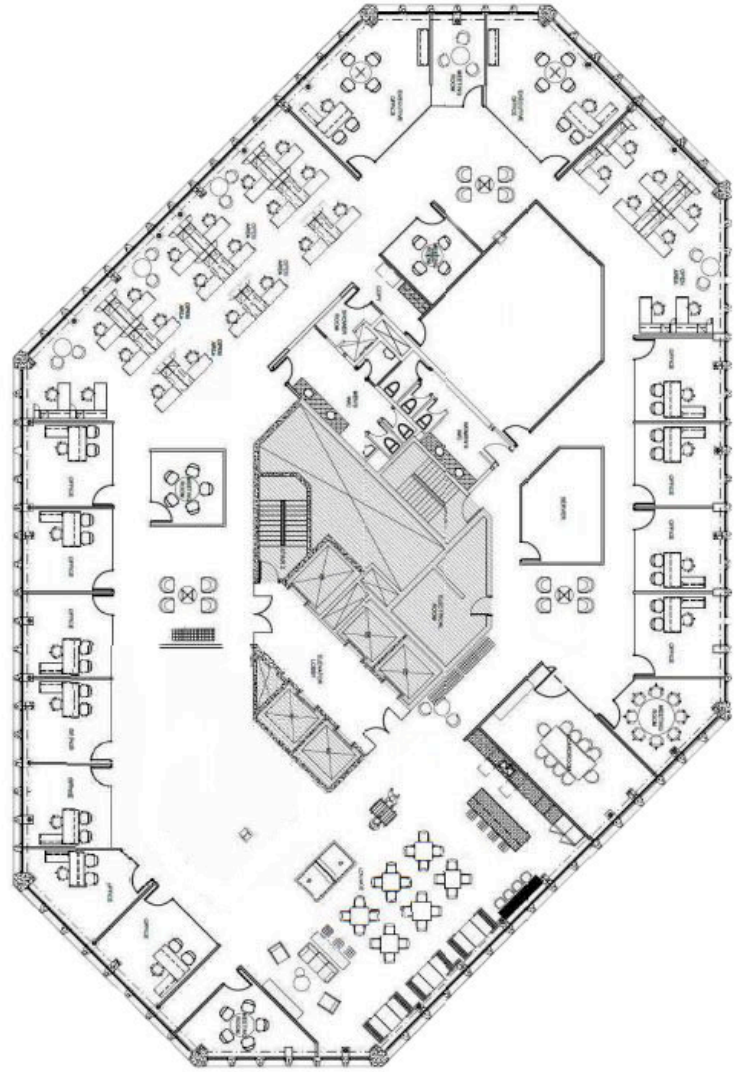
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Landlord: Aspen Properties
Premises: 28th floor 16,445 SF
Term: March 30, 2033
Op Costs & Taxes: \$22.65 PSF
Available: 30 days
Base Rent: Market Sublease Rates
Parking: 1:1,770 SF Plenty of additional month-to-month parking

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

CONTACT

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