



PALLISER ONE

125 – 9TH AVENUE | CALGARY, AB



PROPERTY INFORMATION

BOMA Certified Gold

OPERATING COSTS

\$17.74 per square foot (2022)

PARKING RATIO

One stall per 1,500 square feet

TELECOM PROVIDERS

Telus, Bell, Shaw, Allstream, MTS

PARKING RATE

\$385.00 per month (unreserved)

\$250.00 per month (unreserved rooftop)

6' 4" clearance

SURROUNDING AMENITIES

- | | |
|---------------------|---------------------------|
| ① Stephen Avenue | ⑧ World Deli |
| ② Milestones | ⑨ Ruth Chris Steakhouse |
| ③ Starbucks | ⑩ Sky 360 Restaurant |
| ④ Marriott Downtown | ⑪ Fairmont Palliser Hotel |
| ⑤ Glenbow Museum | ⑫ Charcut Steakhouse |
| ⑥ Waves Coffee | ⑬ Le Germain Hotel |
| ⑦ Palliser Parkade | ⑭ Meat & Bread |



BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.



PALLISER FITNESS & OUTDOOR HOCKEY RINK

Located in the lobby, the fitness facility includes: changing rooms; towel service; and club quality cardio & weight machines. A professional trainer is on site during business hours to offer classes at an additional charge. Just outside, you can find Palliser's premier hockey rink.



CONFERENCE FACILITY

6,700 SF conference facility located on the second floor with various sized meeting rooms equipped with the latest audio-visual technology.



TENANT LOUNGE & PATIO

Brand new and found on the third floor, the 6,600 SF tenant lounge is a modern and relaxing atmosphere to have a casual meeting or quick lunch. Equipped with pool, ping pong, and darts, the lounge is conveniently located near the outdoor Palliser patio, and can be booked for private functions after hours.



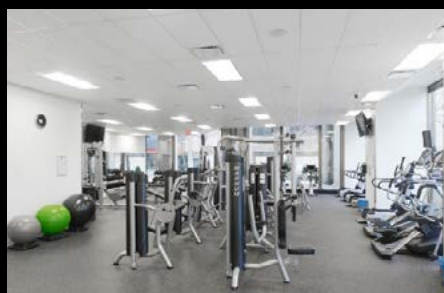
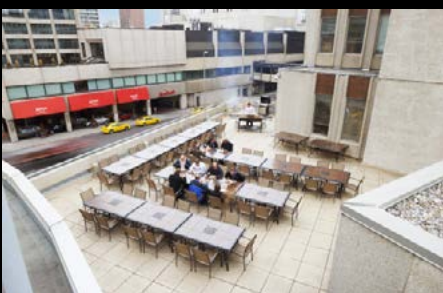
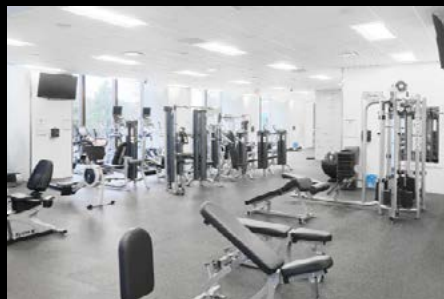
GOLF SIMULATOR

Located within the tenant lounge and bookable for private functions, the golf lounge includes a state of the art golf simulator to help improve your swing.



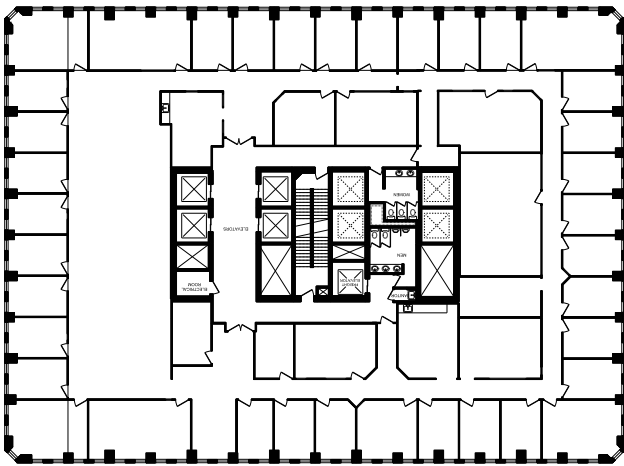
BICYCLE STORAGE & BICYCLE SHARE PROGRAM

Secure bicycle storage is available to all tenants. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.

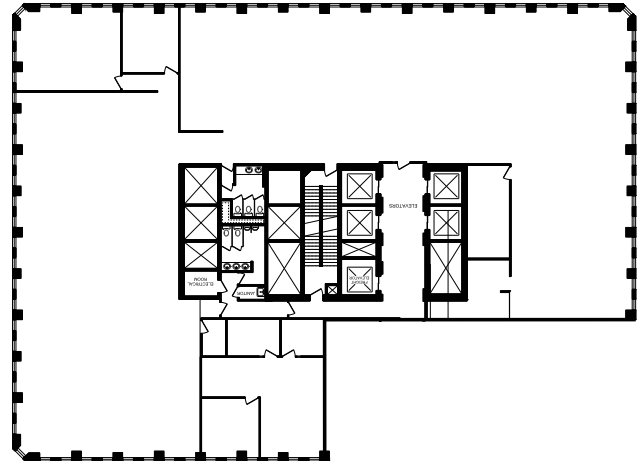


AVAILABLE SUITES

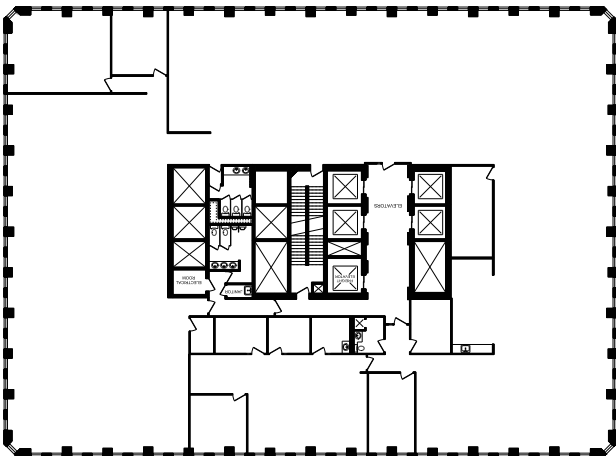
#800 | 16,291 sf
Available Immediately



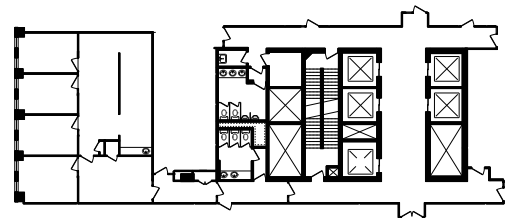
#1250 | 12,615 sf
Available Immediately



#1500 | 16,258 sf
Show Suite Available Immediately

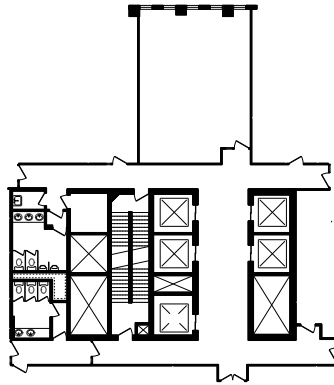


#1810 | 1,702 sf
Available Immediately



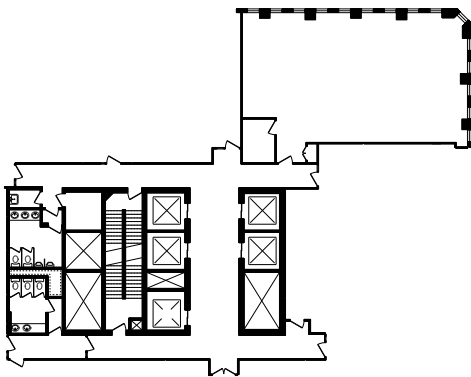
AVAILABLE SUITES

#1840 | 945 sf



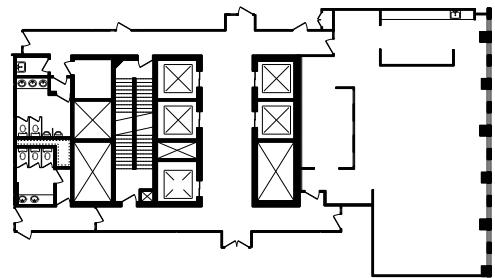
#1850 | 1,854 sf

Show Suite Available Immediately



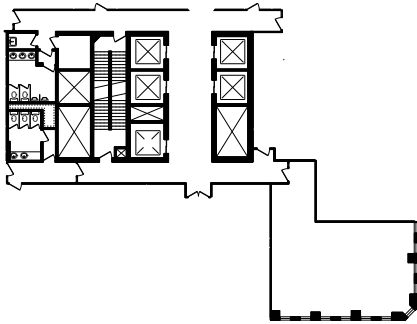
#1860 | 2,409 sf

Show Suite Available Immediately

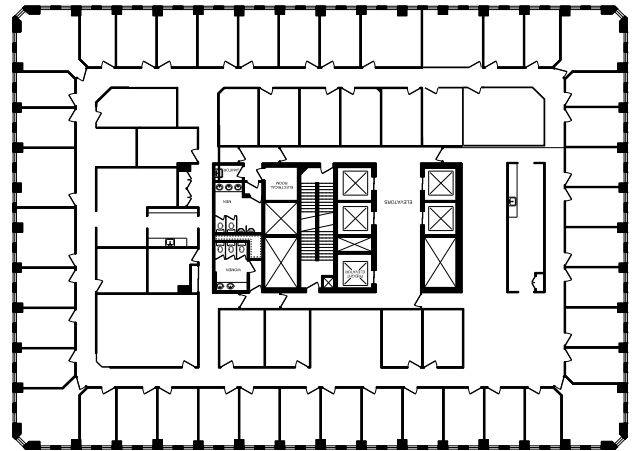


AVAILABLE SUITES

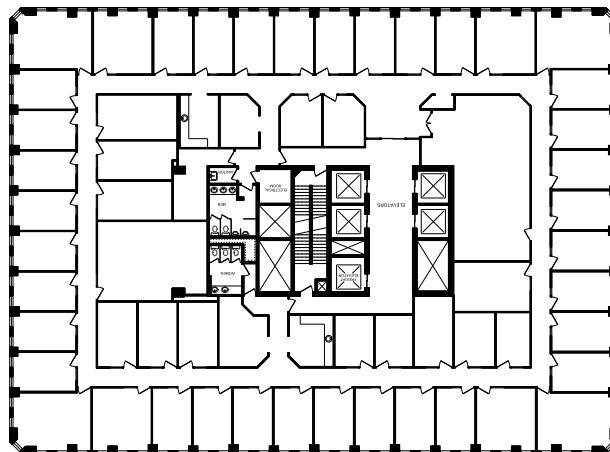
#1870 | 1,258 sf
Available Immediately



#1900 | 16,660 sf
Available Immediately



#2400 | 16,658 sf
Available Immediately





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 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](https://www.aspenproperties.ca/club)

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