



THE EDISON

150 – 9TH AVENUE | CALGARY, AB



PROPERTY INFORMATION



BOMA Certified Gold | WIREDScore Certified Platinum | Dog Friendly

OPERATING COSTS

\$18.96 per square foot (2022)

PARKING RATIO

One stall per 1,750 square feet

TELECOM PROVIDERS

Telus, Bell, Shaw, MTS, Allstream

PARKING RATE

\$500.00 per month (reserved)

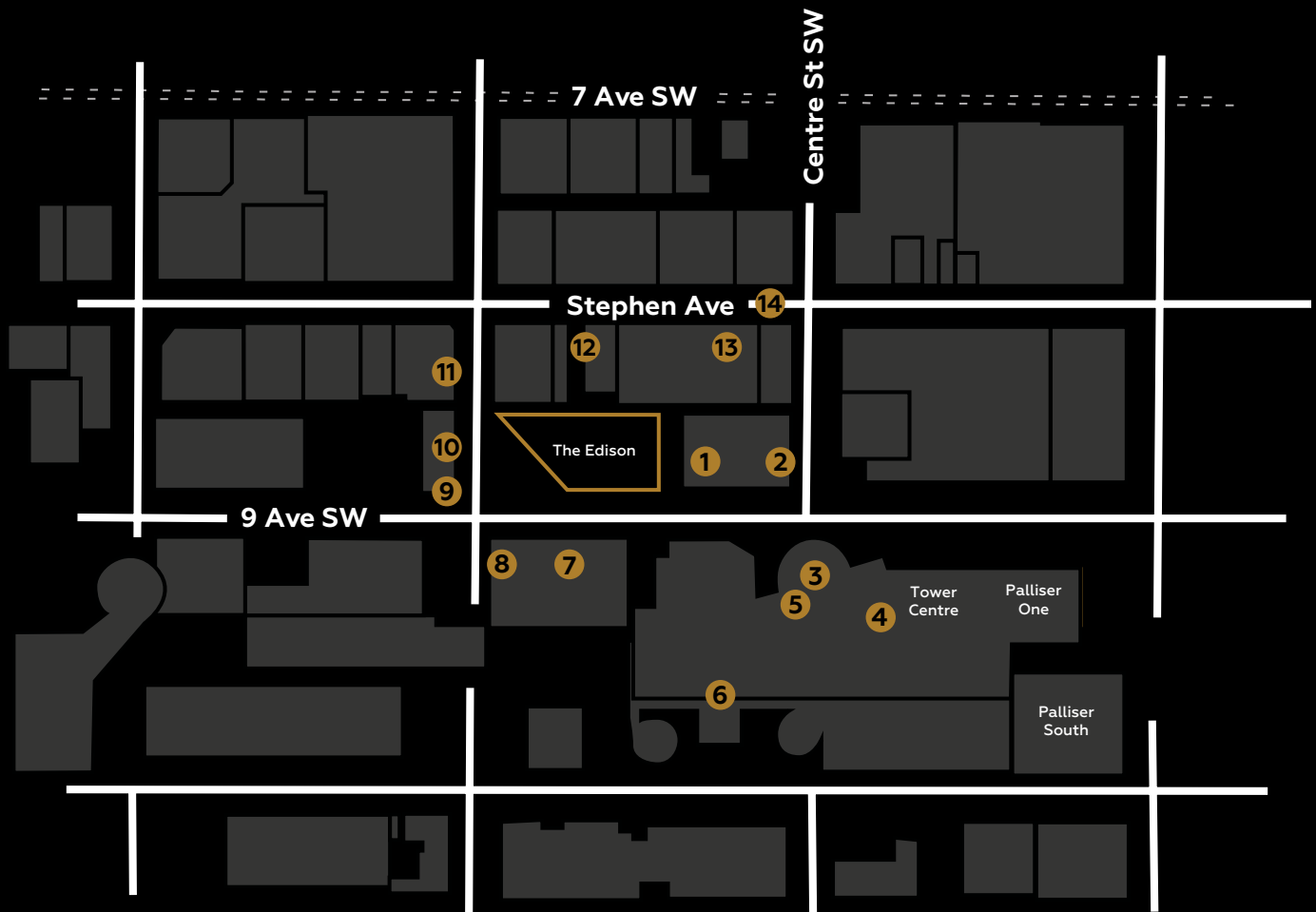
\$385.00 per month (unreserved)

\$250.00 per month (unreserved rooftop)

6' 5" clearance

SURROUNDING AMENITIES

- | | |
|---------------------------|--|
| ① Le Germain Hotel | ⑧ Starbucks |
| ② Charcut Steakhouse | ⑨ Meat & Bread |
| ③ Sky360 Restaurant | ⑩ Thai Thien Sub |
| ④ World Deli | ⑪ Deville Coffee |
| ⑤ Ruth Chris Steakhouse | ⑫ Bank & Baron Pub |
| ⑥ Palliser Parkade | ⑬ El Furniture Warehouse |
| ⑦ Fairmont Palliser Hotel | ⑭ Stephen Avenue; retail and restaurants |



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 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.



BUILDING AMENITIES

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



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

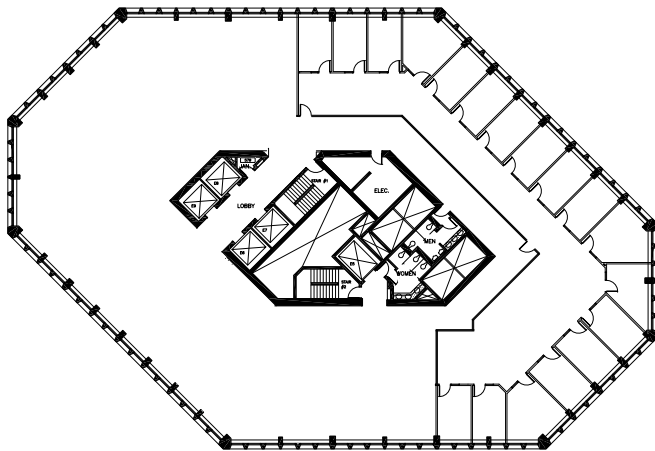
Secure bike storage and a bike sharing program is available on the main floor. The lobby also hosts a library for a quieter place to unwind.



AVAILABLE SUITES

#500 | 7,070 sf

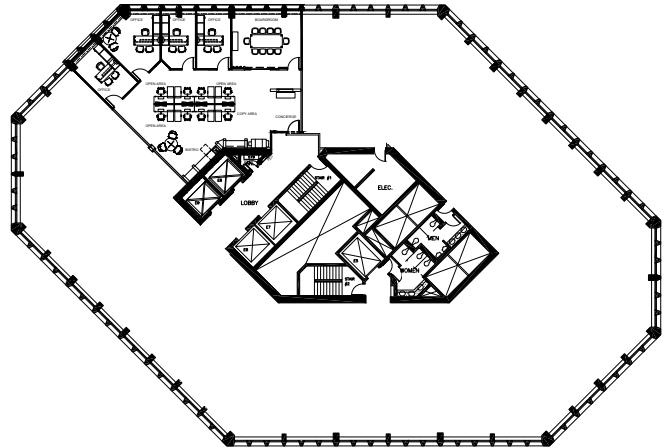
Available Immediately



#510 | 2,613 sf

Show Suite

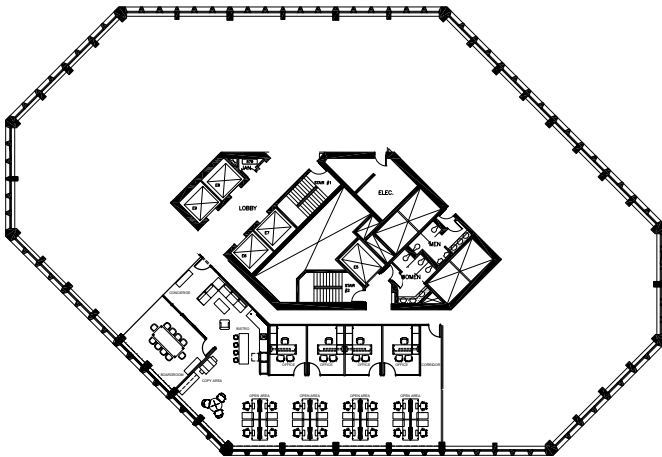
Available Immediately



#540 | 3,494 sf

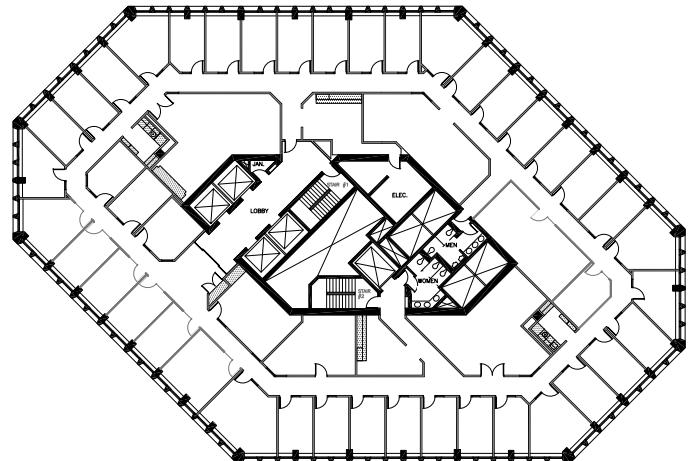
Show Suite

Available Immediately



#600 | 16,035 sf

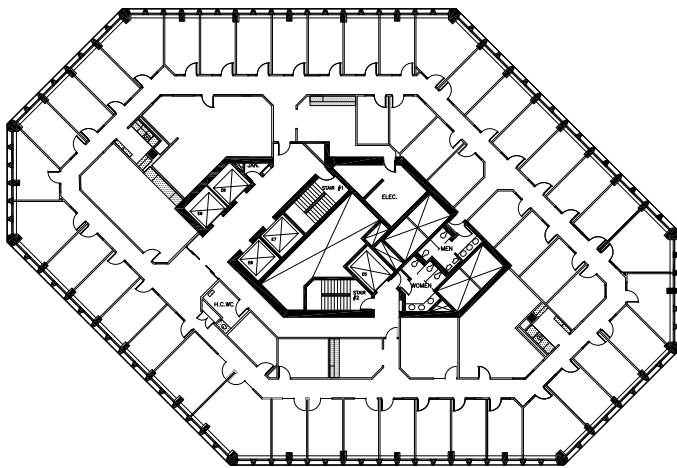
Available Immediately



AVAILABLE SUITES

#700 | 16,035 sf

Available Immediately

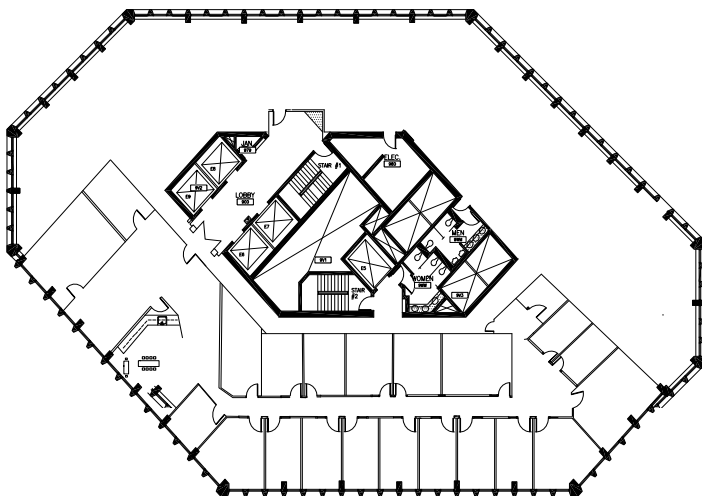


#820 | 4,735 sf



#910 | 6,822 sf

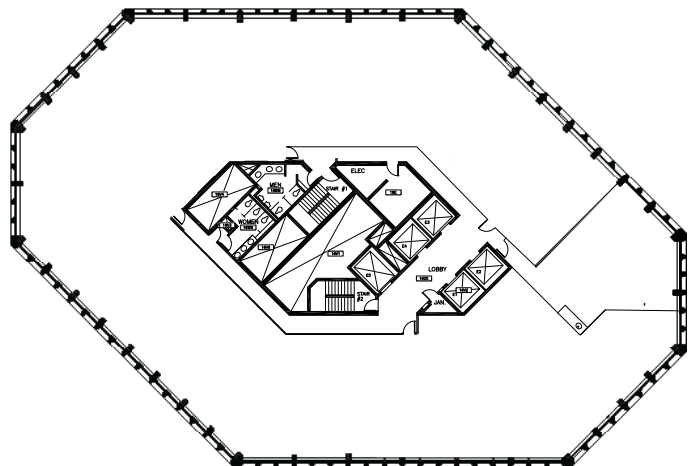
Available Immediately



#1620 | 1,349 sf

Show Suite

Available Immediately

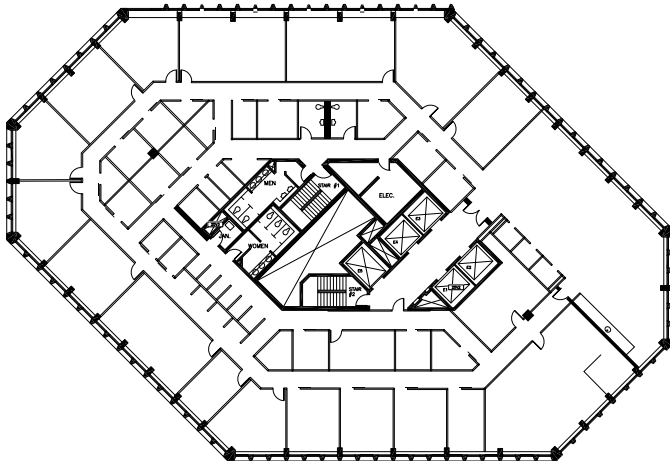


AVAILABLE SUITES

#2400 | 16,428 sf

Show Suite

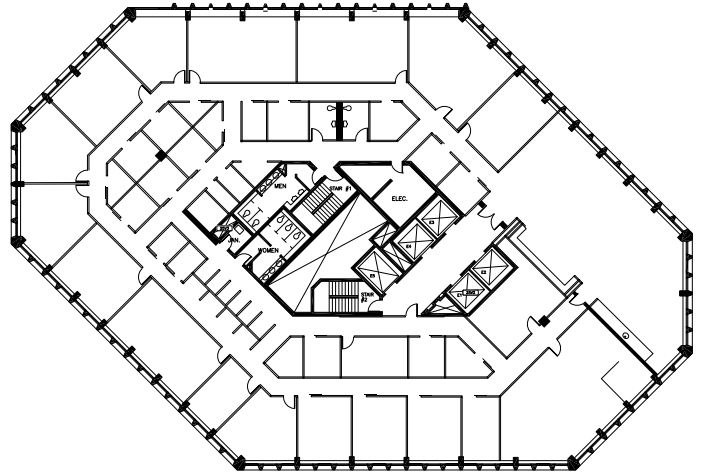
Available Immediately



#2500 | 16,428 sf

Show Suite

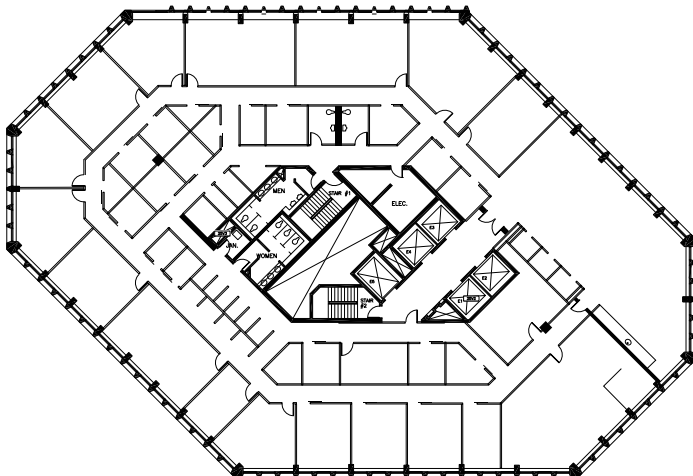
Available Immediately



#2600 | 16,428 sf

Show Suite

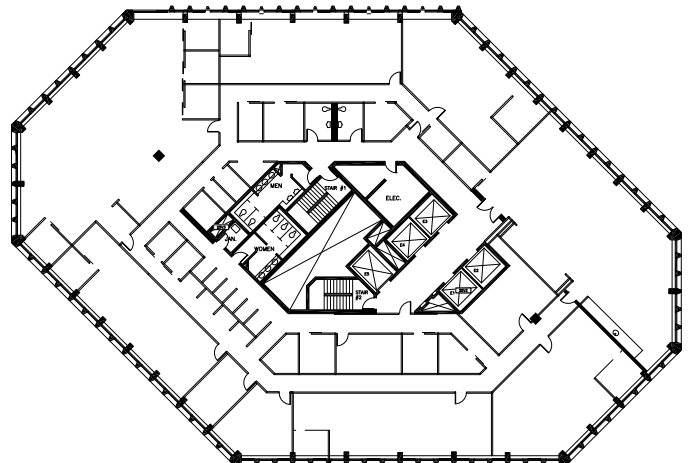
Available February 2023



#2700 | 16,428 sf

Show Suite

Available February 2023





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 EDISON | MILLENNIUM TOWER | 333 11 AVE SW | 444 5 AVE SW

Edmonton | BELL 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 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

THE EDISON

BRIGHT IDEAS BORN HERE

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