



THE EDISON

150 – 9TH AVENUE | CALGARY, AB



PROPERTY INFORMATION



BOMA Certified Gold | WIREDScore Certified Platinum | Dog Friendly

OPERATING COSTS

\$23.65 per square foot (2025)

PARKING RATIO

One stall in Calgary Tower Parkade per 1,750 square feet

TELECOM PROVIDERS

Telus, Bell, Shaw, MTS, Allstream

PARKING RATE

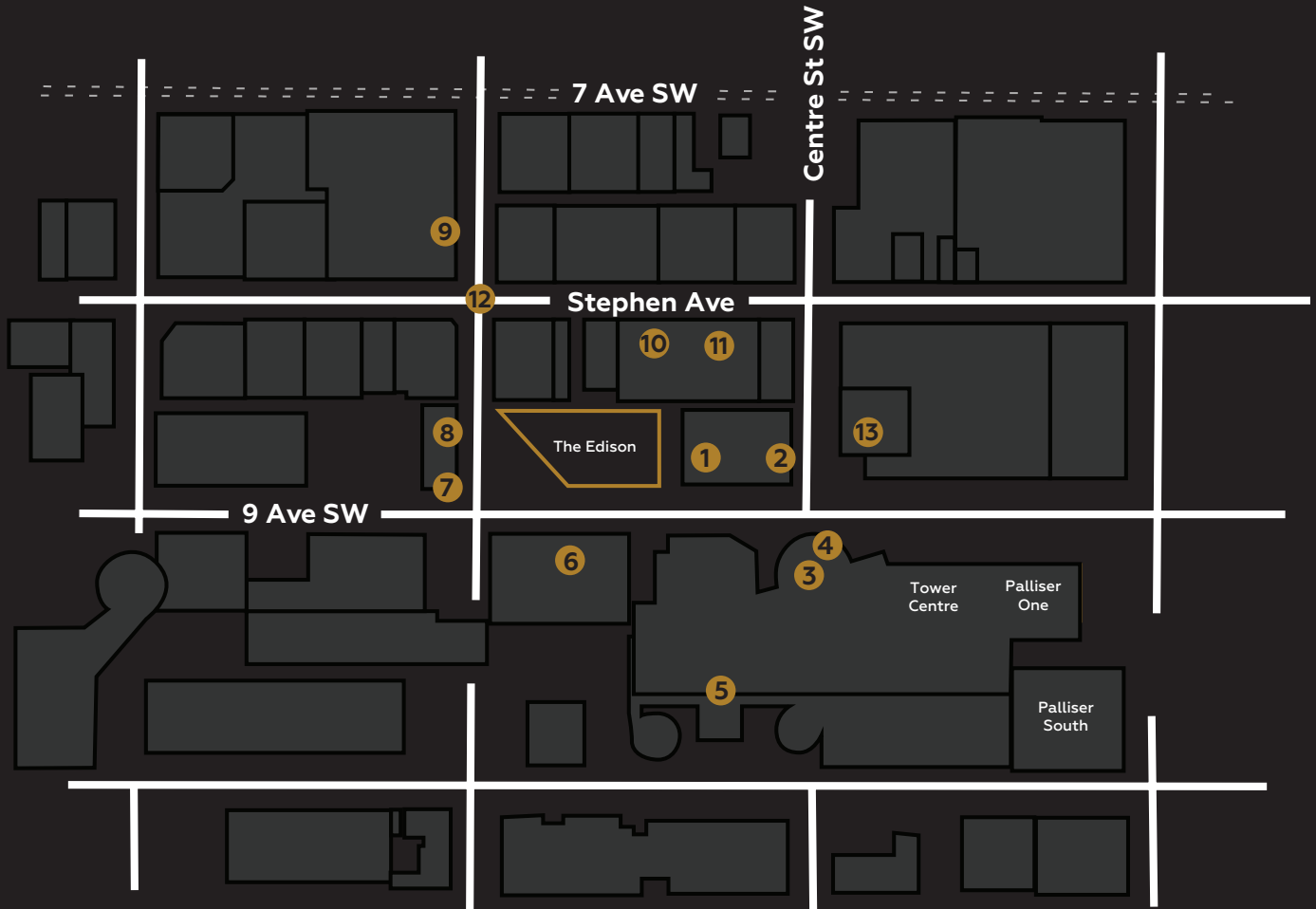
\$385.00 per month (unreserved)

\$250.00 per month (unreserved rooftop)

6' 5" clearance

SURROUNDING AMENITIES

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



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.



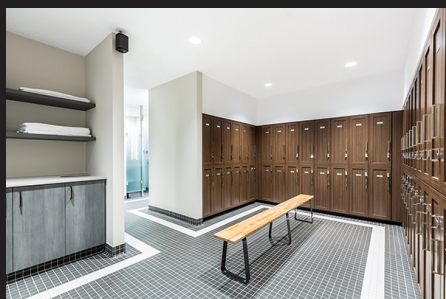
GOLF LOUNGE

Located on the 3rd floor and bookable for private functions, the golf lounge includes a state of the art, Trackman 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.



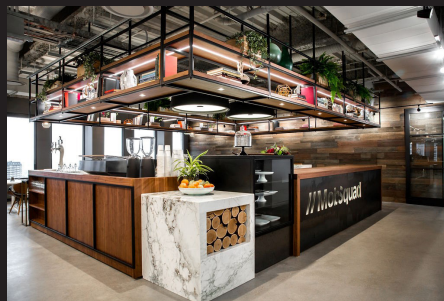
DOG PATIO

An additional patio is available for your canine companion to take their own break.



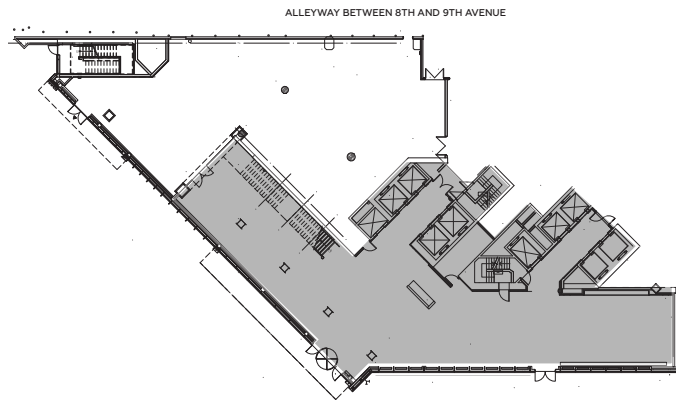
BICYCLE STORAGE & BICYCLE SHARING PROGRAM

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.

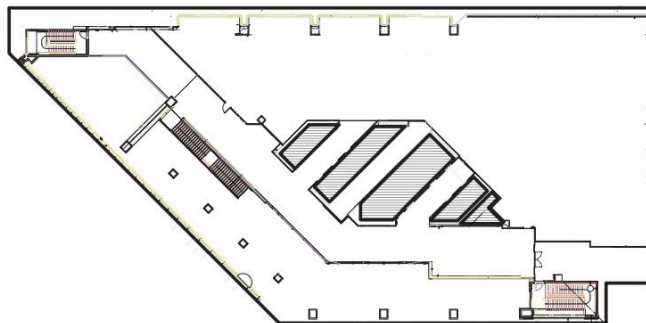


AVAILABLE SUITES

#125 | 5,300 sf
Restaurant Opportunity
Available Immediately



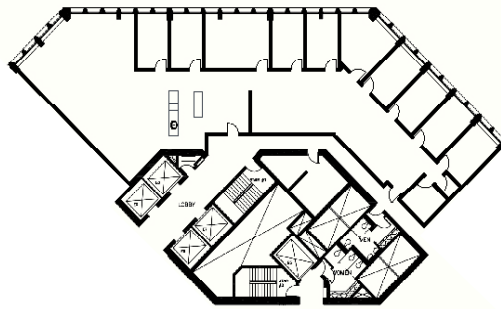
#220 | 13,052 sf
Available Immediately



AVAILABLE SUITES

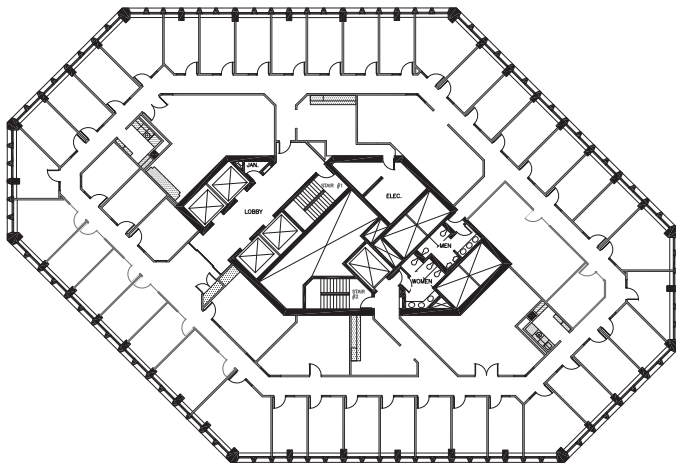
#430 | 6,068 sf

Available Immediately



#600 | 16,035 sf

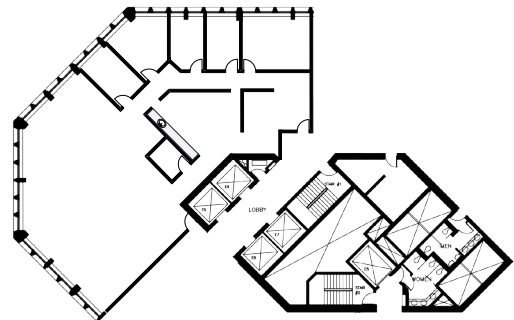
Available Immediately



#710 | 5,032 sf

Show Suite

Available Immediately

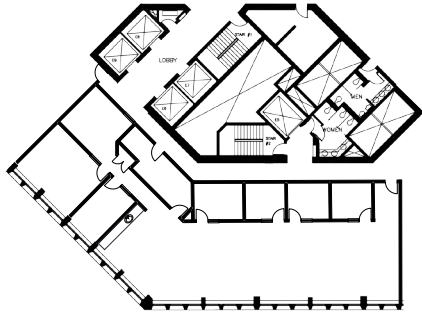


AVAILABLE SUITES

#720 | 4,093 sf

Show Suite

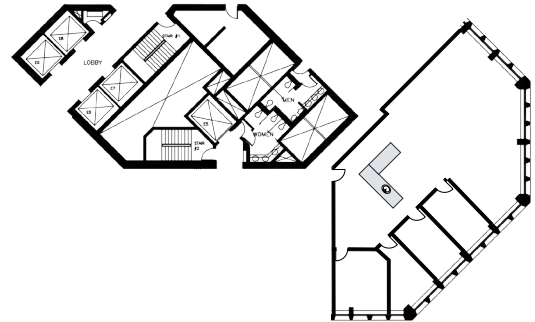
Available Immediately



#730 | 3,149 sf

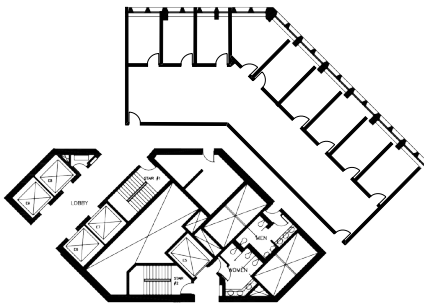
Show Suite

Available Immediately



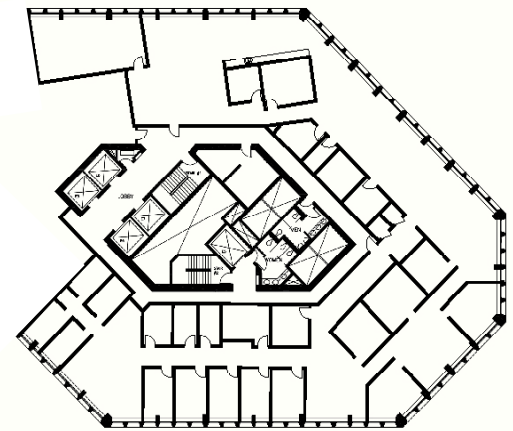
#740 | 3,761 sf

Available Immediately



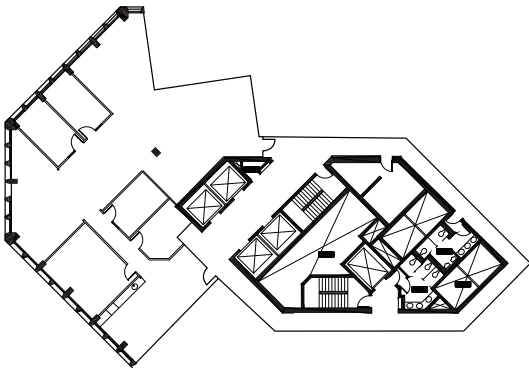
#810 | 11,300 sf

Available June 1, 2025

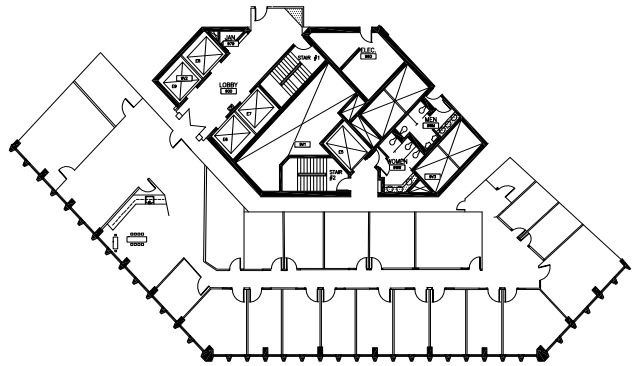


AVAILABLE SUITES

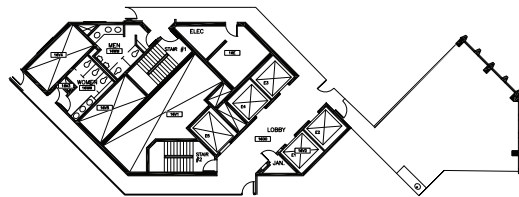
#820 | 4,735 sf
Available Immediately



#910 | 6,822 sf
Available Immediately



#1620 | 1,349 sf
Show Suite
Available Immediately

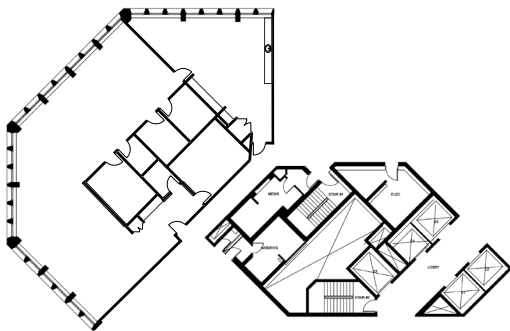


AVAILABLE SUITES

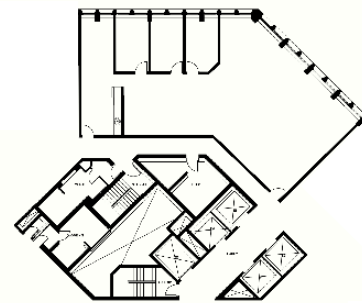
#1935 | 775 sf
Available Immediately



#1940 | 4,695sf
Available August 1, 2025



#1950 | 3,043sf
Available August 1, 2025

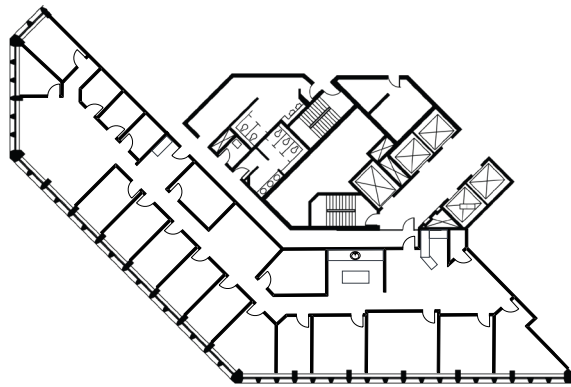


AVAILABLE SUITES

#2020 | 2,448 sf
Available Immediately



#2030 | 6,545 sf
Available Immediately

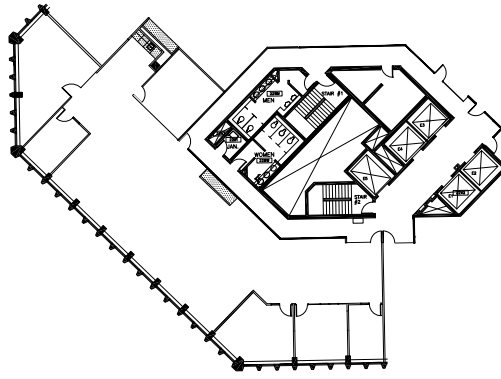


AVAILABLE SUITES

#2220 | 6,019 sf

Show Suite

Available Immediately





ASPEN FLEX SPACE

PRIVATE OFFICES AND SUITES

As part of Aspen Properties' portfolio of premier office buildings, Aspen Flex offers dynamic owner-operated flexible office spaces tailored to the evolving needs of modern businesses. With over 114,000 square feet of flexible office space available across Calgary and Edmonton, Aspen Flex provides an all-inclusive experience for freelancers, start-ups, and established companies alike.

From small office options to larger self-contained suites, our adaptable shared workspace solutions scale with your business, allowing you to focus on your success—on your terms—with the space, flexibility, and environment your company needs to thrive.

The workplace has never been this flexible

INCLUDED TENANT PERKS



Access to Aspen Club amenities



Flex floor meeting rooms



Dedicated tenant WIFI



Local coffee provider



LOCATIONS

Calgary | THE AMPERSAND | THE EDISON | MILLENNIUM TOWER |
333 11 AVE SW | 444 5 AVE SW

Edmonton | BELL TOWER | MNP 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 100,000 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

ANDREW DOMMETT

Senior Leasing Manager

403.470.2847

adommett@aspenproperties.ca

