

# THE EDISON

150 9 Ave SW, Calgary, AB



Office Space  
for Sublease

 CUSHMAN &  
WAKEFIELD





# WELCOME TO THE EDISON

## Property Highlights

The Edison is an 'A' Class office building situated in the bustling downtown core of Calgary, providing immediate access to Calgary's dynamic business district, Stephen Avenue, and the Core Shopping Centre. This modern high-rise is also walking distance from multiple transit stops and surrounding parks.

Available Space: Suite 1120: 3,096 sf

Availability: Immediately

Operating Costs: \$22.65 psf (2024)

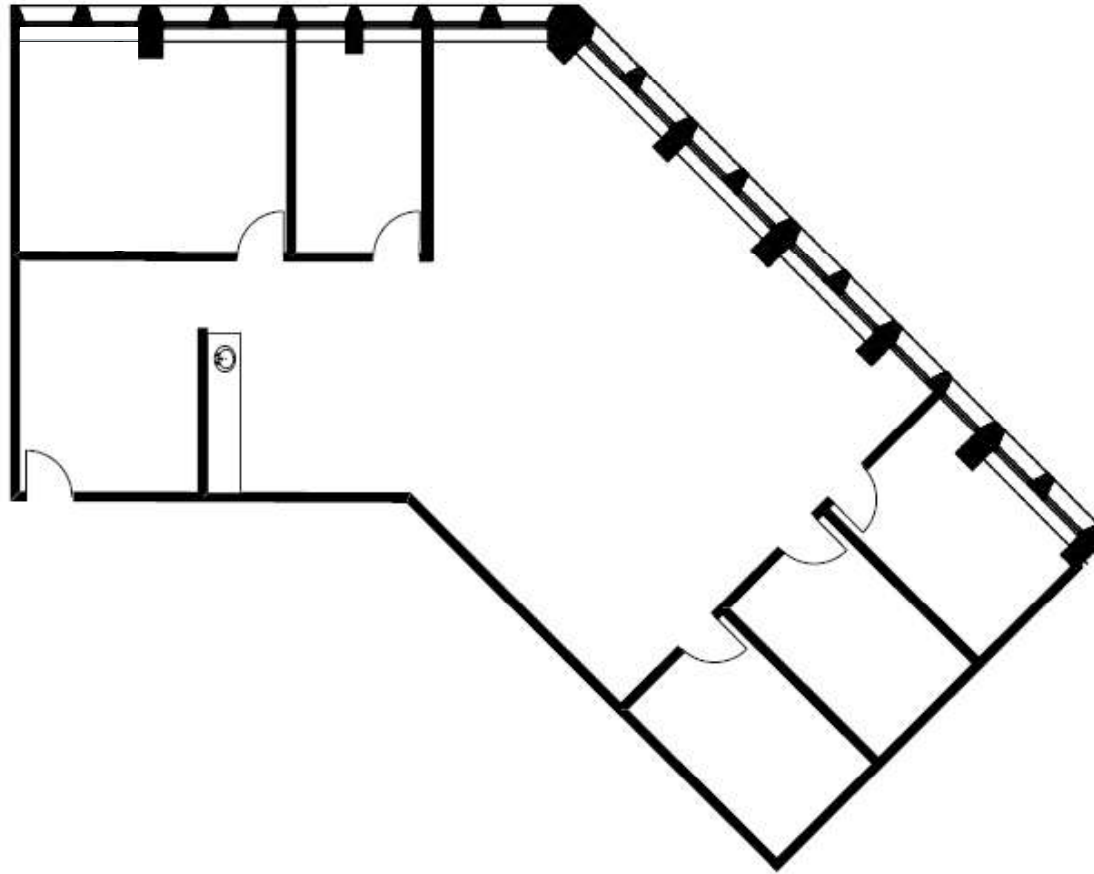
Sublease Expiry: May 31, 2027

- Suite comes fully furnished
- An abundance of tenant exclusive amenities including a fitness centre, conference facility, golf lounge, patio, basketball court, and more.
- +15 connected to Fairmont Palliser Hotel
- BOMA Certified Gold and WIRESCORE Certified Platinum
- End of trip facilities and bicycle storage



# Floor Plan

Suite 1120: 3,096 sf



## About the Area

### RESTAURANTS

1. Bank & Baron Pub
2. Saltlik
3. CHARCUT Roast House
4. The Guild
5. Barbarella
6. Major Tom Bar
7. LOCAL Public Eatery
8. Earls Kitchen + Bar
9. Sukiyaki House
10. Ten Foot Henry

### RETAIL OPTIONS

1. Winners
2. Patagonia
3. Hudson's Bay
4. Dollarama
5. Johnny's Barber + Shop
6. TD
7. Sunterra Market
8. Scotiabank
9. CIBC
10. Real Canadian Superstore

### HOTELS

1. Le Germain Hotel
2. Marriott Downtown
3. Fairmont Palliser
4. Hyatt Regency

### MULTI-FAMILY

1. First on Tenth
2. The Oliver
3. Upten



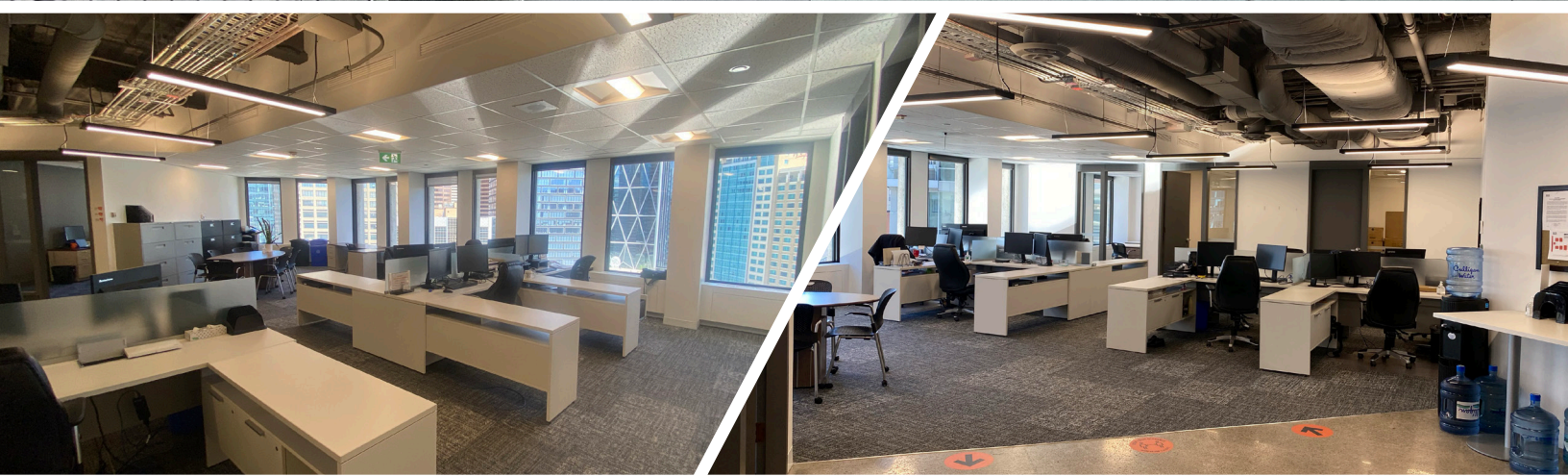
**110,762**  
TOTAL POPULATION  
within 3 km

**240,417**  
DAYTIME POPULATION  
within 3 km

**\$116,769**  
AVG HOUSEHOLD INCOME  
within 3 km

**39.4**  
AVG AGE  
within 3 km





## CONTACT INFORMATION

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