





# 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)

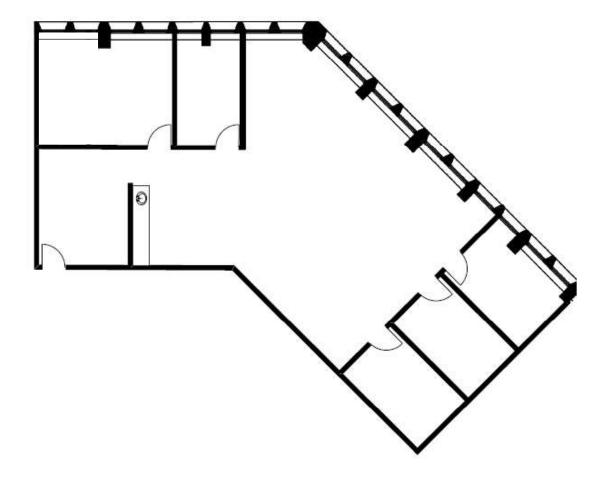
Sublease Expiry: May 31, 2027

- 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 WIREDSCORE Certified Platinum
- End of trip facilities and bicycle storage

3 | THE EDISON

## Floor Plan

Suite 1120: 3,096 sf







## About the Area

#### RESTAURANTS

- 1. Bank & Baron Pub
- 2. Saltli
- 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

39.4 AVG AGE

within 3 km





### CONTACT INFORMATION

#### DAVID LEES

Executive Vice President

+1 403 261 1102

+1 403 869 5025

david.lees@cushwake.com

#### ADAM RAMSAY

**Executive Vice President** 

+1 403 261 1103

+1 403 660 6390

adam.ramsay@cushwake.com

#### TRENT PETERSON

Vice President

+1/403/261/1101/

+1 403 771 5969

trent.peterson@cushwake.com

#### CUSHMAN & WAKEFIELD ULC

250 6 Ave SW, Suite 2400 Calgary, AB

+1 403 261 1111

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.