

THE EDISON

150 9 Ave SW, Calgary, AB



Office Space
Available for
Sub-sublease

NICK POLLITT
Associate
+1 403 470 7418
nick.pollitt@cushwake.com

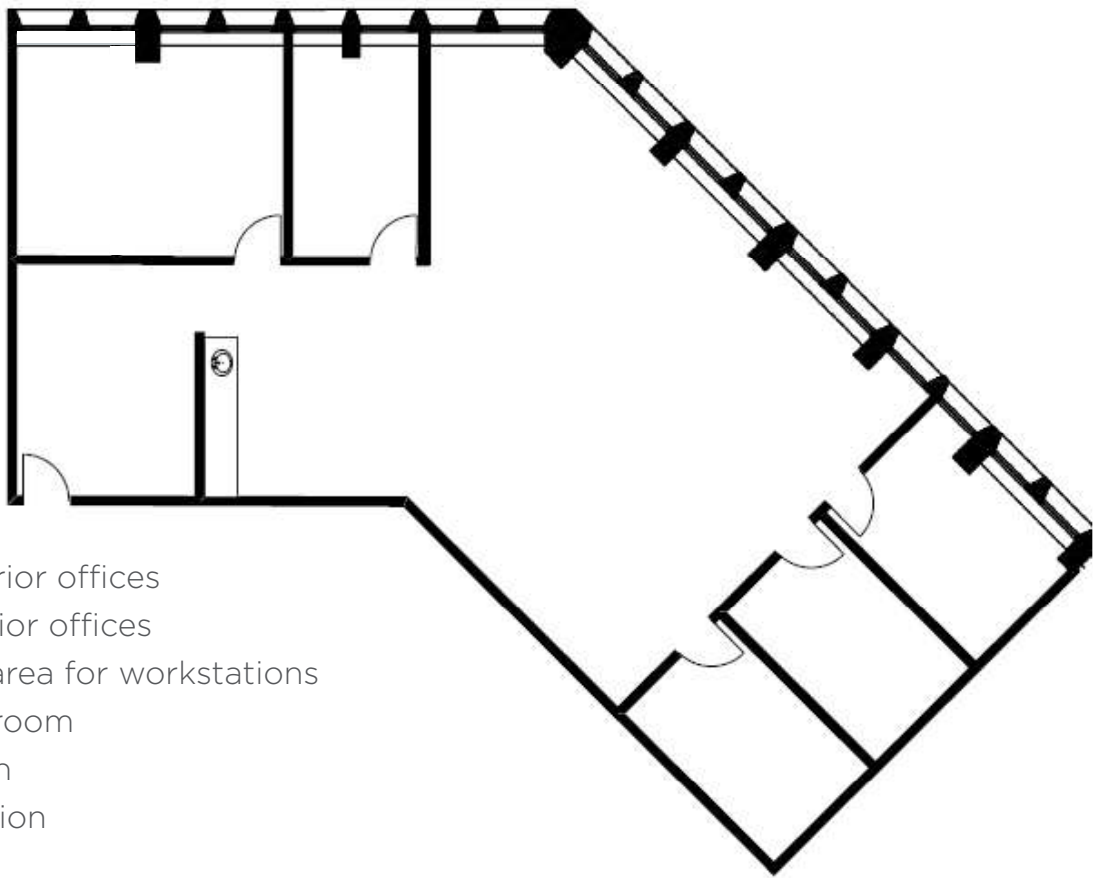


**CUSHMAN &
WAKEFIELD**



Floor Plan

Suite 1120: 3,096 sf



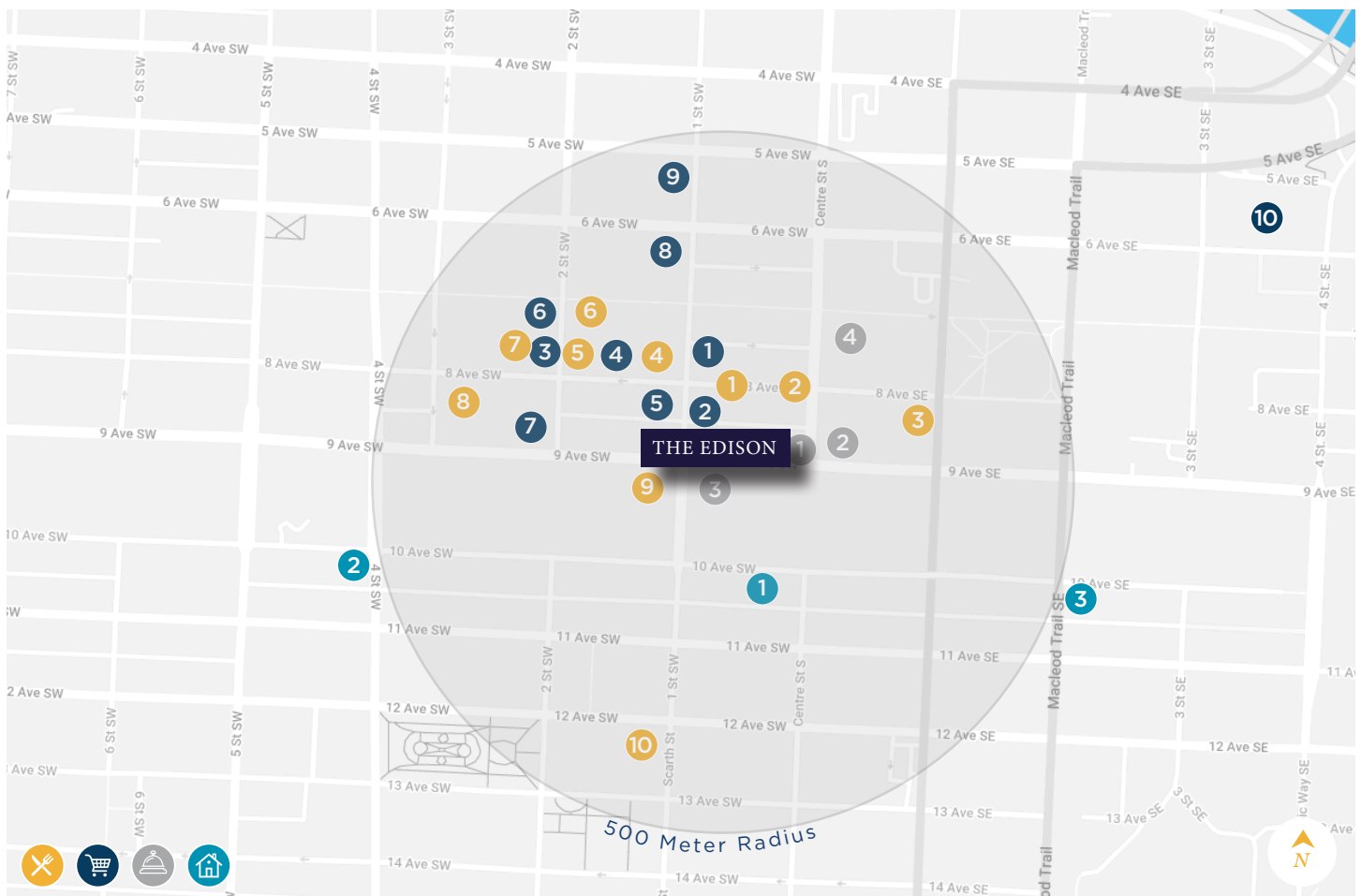
- 2 exterior offices
- 2 interior offices
- open area for workstations
- boardroom
- kitchen
- reception

Property Highlights

The Edison, ideally located just steps from the vibrant atmosphere of Stephen Avenue, you'll find yourself immersed in the city's best restaurants, cafés, shopping and entertainment. Within short walking distance to The CORE Shopping Centre for premium retail and everyday conveniences, or enjoy the countless amenities that make this one of Calgary's most sought-after urban destinations. With exceptional access in and out of downtown, The Edison offers the perfect balance of connectivity, convenience, and an exceptional work environment.

Available Space:	Suite 1120: 3,096 sf	• Suite comes fully furnished
Availability:	Immediately	• An abundance of tenant exclusive amenities including a fitness centre, conference facility, golf lounge, patio, basketball court, and more.
Operating Costs:	\$23.33 psf (2026)	• +15 connected to Fairmont Palliser Hotel and Palliser Parkade
Sub-sublease Expiry:	May 30, 2027	• BOMACertifiedGold and WIREDSCORE Certified Platinum
Rates:	Market sub-sublease rates	• End of trip facilities and bicycle storage
Parking:	Stalls available in the Palliser Parkade	





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. The CORE Shopping Mall
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

CONTACT INFORMATION

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CUSHMAN & WAKEFIELD ULC
250 6 Ave SW, Suite 2400
Calgary, AB
cushmanwakefield.com