CUSHMAN & WAKEFIELD

FOR SUBLEASE | SUITE 1500

THE EDISON

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FOR SUBLEASE

THE EDISON

SUITE 1500 | 16,457 SF

SUBLEASE OPPORTUNITY

Subpremises	Suite 1500 | 16,457 square feet

**Demising options available for 5,000 square feet or larger.*

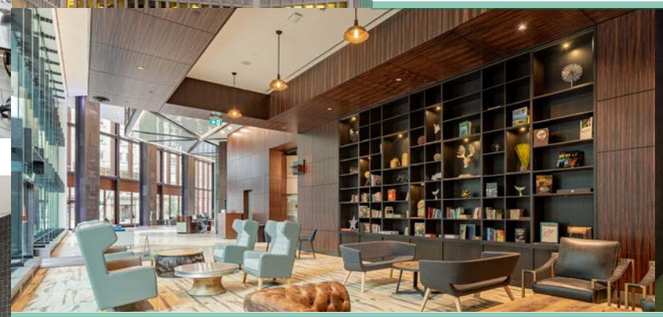
Availability	60 - 90 Days Notice
Term of Sublease	January 13, 2030
Annual Net Rent	Market Sublease Rates
2026 Operating Costs & Taxes	$22.33 per square foot
Parking	3 stalls in the building $500/month/stall 14 stalls in the Palliser parkade Rooftop $250/month/stall Unreserved $385/month/stall Reserved $430/month/stall

**Ample parking stalls available in the Palliser parkade.*

PROPERTY HIGHLIGHTS

THE EDISON

Constructed	1979 [renovated in 2018]
Rentable Area	446,300 square feet
Number of Floors	28
Landlord	Aspen Properties Ltd.
Building Manager	Aspen Property Management Ltd.
HVAC	Monday - Friday | 7:00am - 6:00pm
Amenities	• Club-quality gym with changing rooms, free towel service open 24/7 • Conference centre that seats up to 60 people and can be divided into smaller spaces • Golf simulator and basketball court • Tenant lounge and patio with ping-pong, pool table, and foosball tables • BOMA Certified Gold • WIREDSCORE Certified Platinum • Dog friendly with a dog patio • Bicycle storage and bicycle sharing program • Access to all Aspen Club amenities

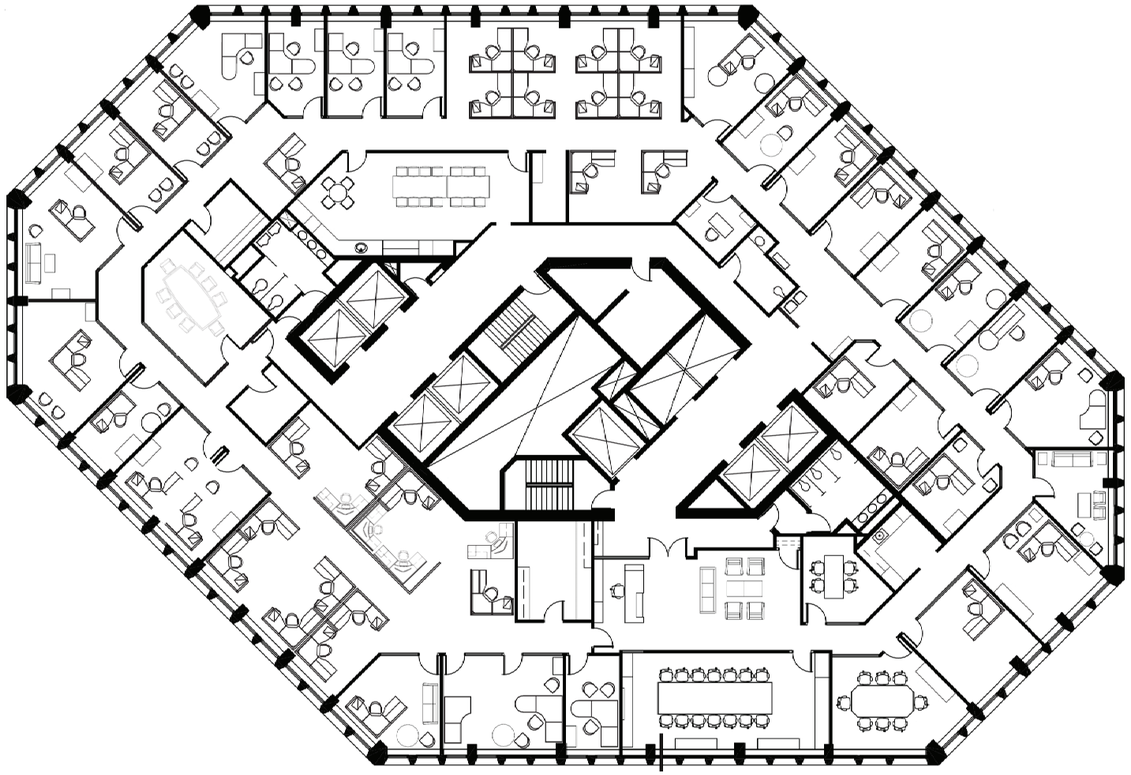


CURRENT FLOORPLAN

Suite 1500 | 16,457 SF

24 Exterior Offices
4 Interior Offices
25 Workstations
Boardroom
3 Meeting Rooms
2 Kitchens
Reception
3 Copy/Print Areas

Fully Furnished



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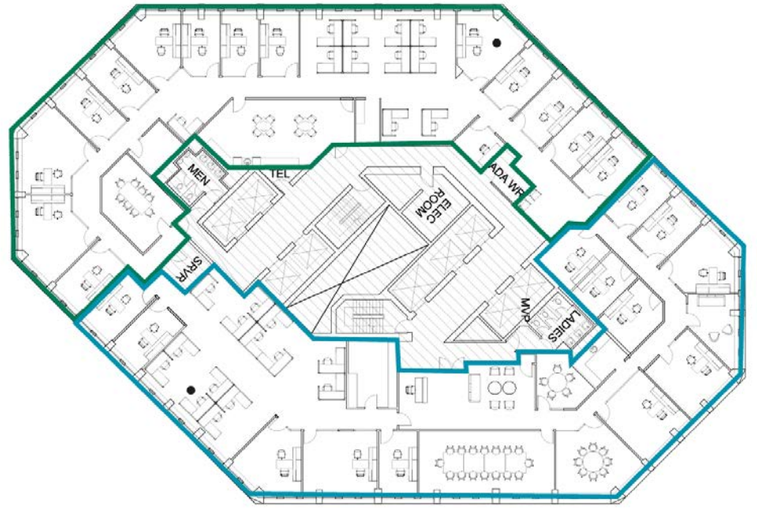
CONCEPTUAL DEMISING OPTIONS

OPTION A | 7,703 SF
14 Exterior Offices
1 Interior Office
11 Workstations
Meeting Room
Kitchen
1 Breakout Room



OPTION B | 8,755 SF
11 Exterior Offices
3 Interior Offices
14 Workstations
Boardroom
2 Meeting Rooms
Kitchen
Reception
Storage Room

OPTION C | 10,235 SF
14 Exterior Offices
15 Workstations
Boardroom
3 Meeting Rooms
Kitchen
Reception
1 Breakout Room

OPTION D | 6,221 SF
11 Exterior Offices
4 Interior Offices
10 Workstations
Kitchen
1 Breakout Room

**demising options are conceptual and can be tailored to suit specific requirements +/- 5,000 square feet or larger.*

CUSHMAN & WAKEFIELD

AREA AMENITIES

RESTAURANTS

1. Sukiyaki House
2. Hy's Steakhouse
3. Cactus Club
4. Local Eatery
5. Major Tom Bar
6. Pineapple Hall
7. Meat and Bread
8. The Unicorn
9. Hawthorn Dining Room

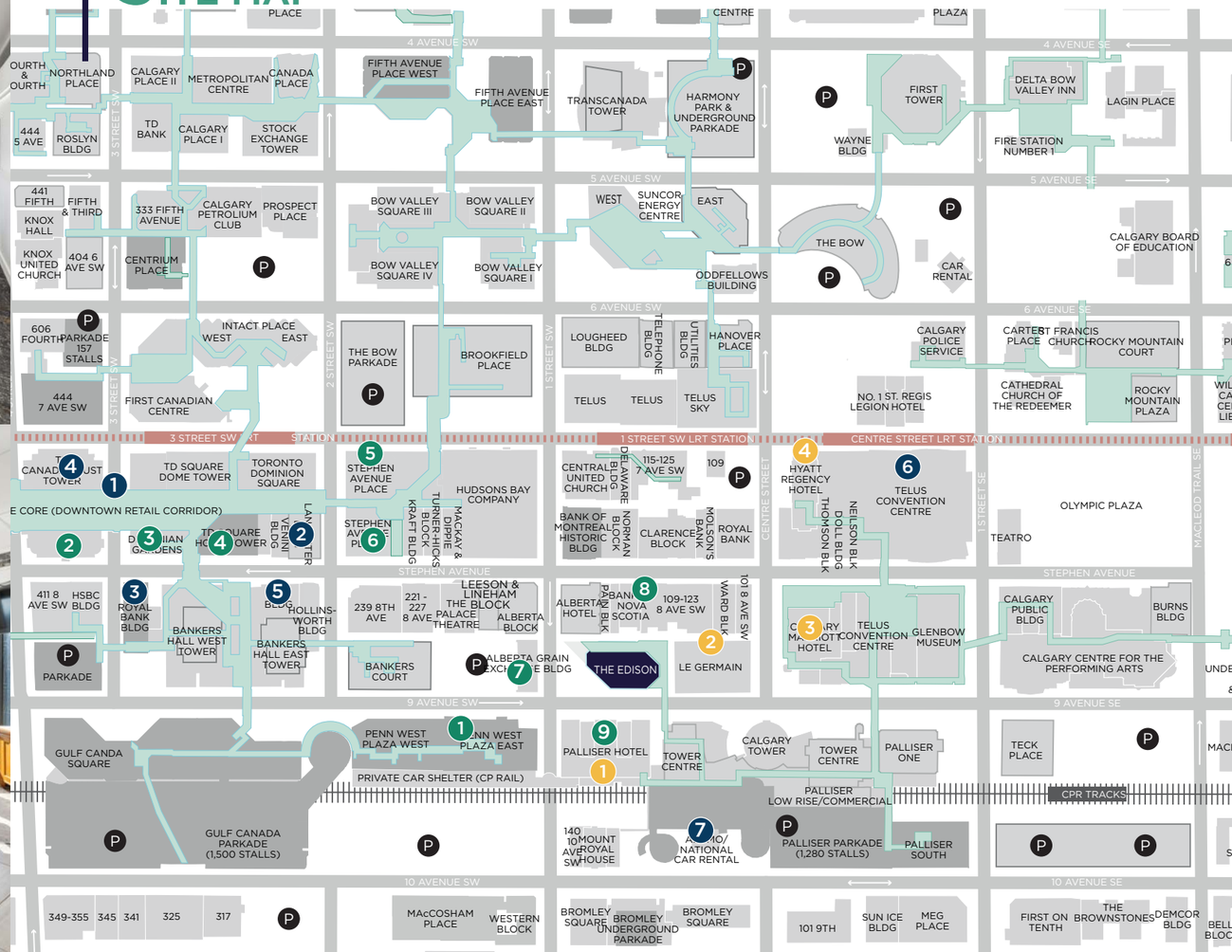
SERVICES

1. The CORE Shopping Mall
2. Simons
3. RBC
4. TD Bank
5. CIBC
6. Telus Convention Centre
7. Avis Car Rental

HOTELS

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

SITE MAP



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