



RETAIL SPACE FOR LEASE

# THE EDISON

150 9 Avenue SW, Calgary, Alberta

**Retail Availability:**

Suite 125 - 5,300 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

ABBY BILLARD

Mobile: (403) 200-9935  
[abillard@taurusgroup.com](mailto:abillard@taurusgroup.com)





## ABOUT

# BUILDING HIGHLIGHTS

The Edison is a 30-storey office tower located on the corner of 1st Street and 9th Avenue SW, in Calgary's downtown commercial district.

- > In 2017, the building was renovated into downtown Calgary's most tech friendly sought-after office building
- > Offers a variety of enant exclusive amenities, including a fitness facility, golf simulator, basketball court, outdoor patio and café with views from the 21<sup>st</sup> floor
- > Connected to the Palliser parkade through the Plus 15
- > Targeted uses: Restaurant, Brewery / Distillery



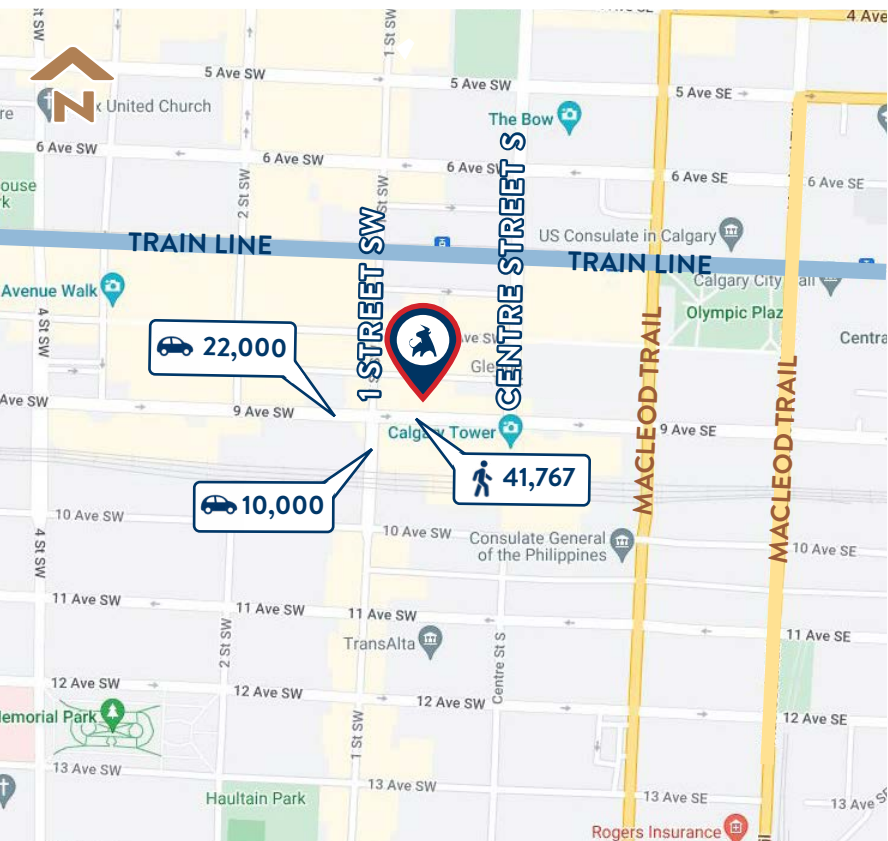


## ABOUT

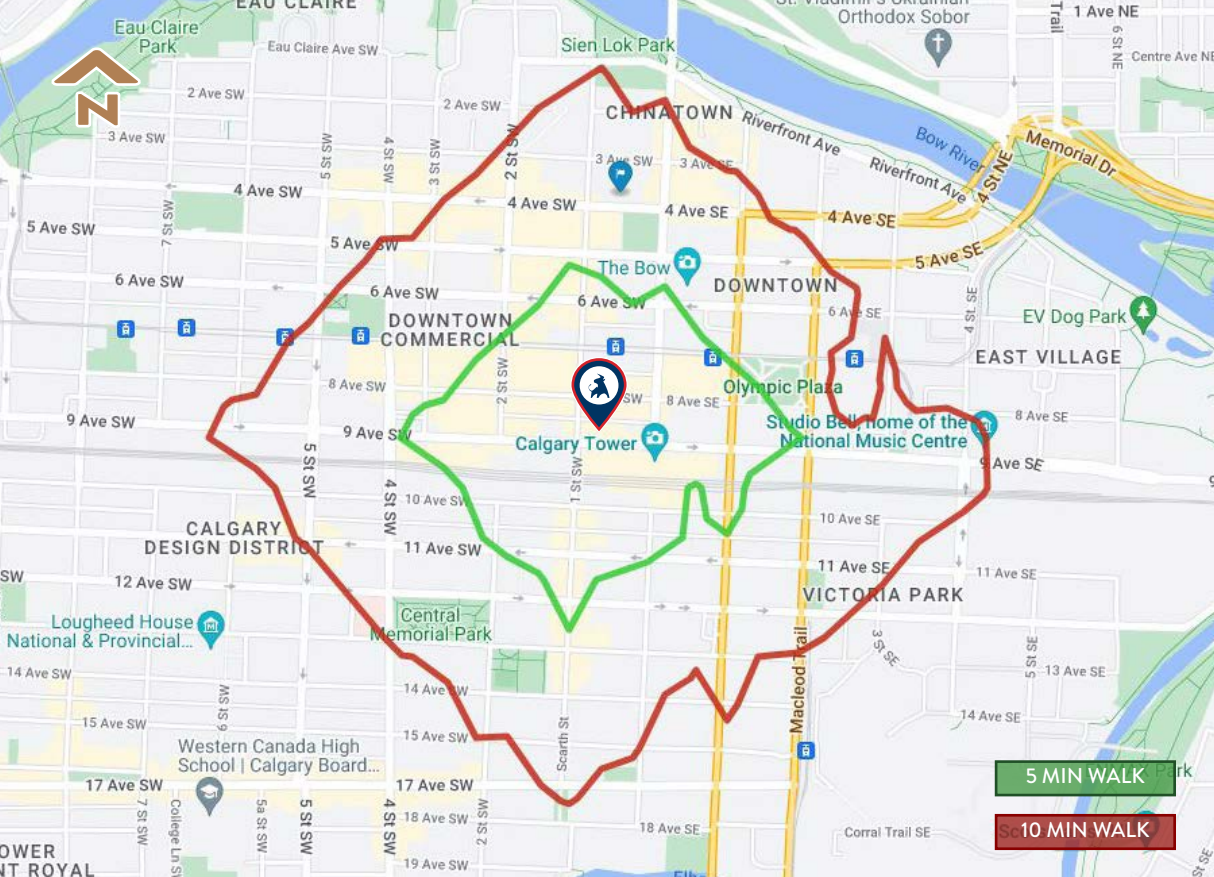
# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Situated between downtown commercial core and Beltline district, offering exposure to a lively daytime and nightlife scene
- Three blocks from the WB 1st Street CTrain Station and EB Centre Street CTrain Station
- Two minute walk from the downtown Plus 15 network
- Steps away from several award winning restaurants including: D.O.P., Major Tom, Vintage Chophouse, Ten Foot Henry and Native Tongues







## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

5 Min Walk:	1,442
10 Min Walk:	9,574
Calgary:	1,306,784



### DAYTIME POPULATION

5 Min Walk:	20,041
10 Min Walk:	66,240



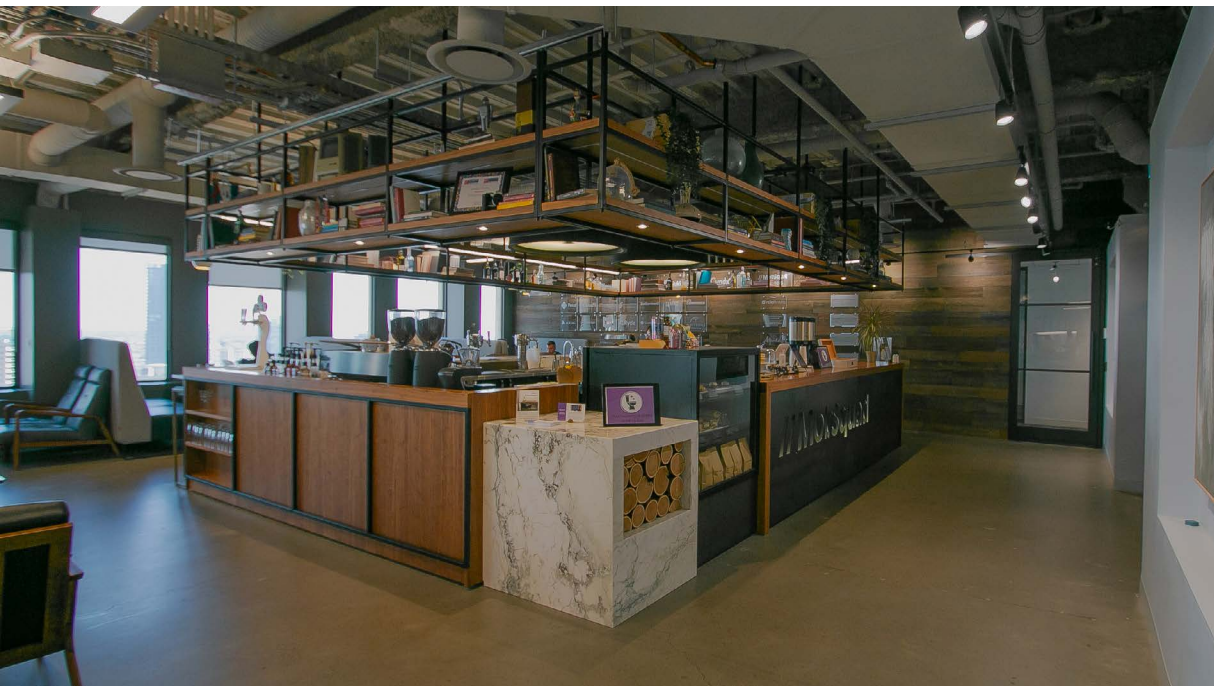
### AVERAGE AGE

5 Min Walk:	37.3
10 Min Walk:	39.6
Calgary:	38.8



### HOUSEHOLD INCOME

5 Min Walk:	\$ 72,655
10 Min Walk:	\$ 79,498
Calgary:	\$129,000





## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 517,041 sq ft  
Retail Size: 5,300 sq ft

## LANDLORD

Aspen Properties

## ZONING

CR20 - C20/R20

## PARKING

52 underground stall parkade with Plus  
15 access to 1,398 stall Palliser parkade

## YEAR BUILT

1982; Renovated 2017

## LEGAL DESCRIPTION

Plan: A  
Block: 63  
Lot: 30-40 Inclusive, excepting thereout,  
as to surface only, a portion for road on Plan  
8310866



## ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 20.23 PSF
Property Tax	\$ 2.42 PSF
Total	\$ 22.65 PSF

Premises Utilities	Separately Metered
Management Fee	Included



## TENANTS

//MokSquad  
café

COFFEE + VIEWS

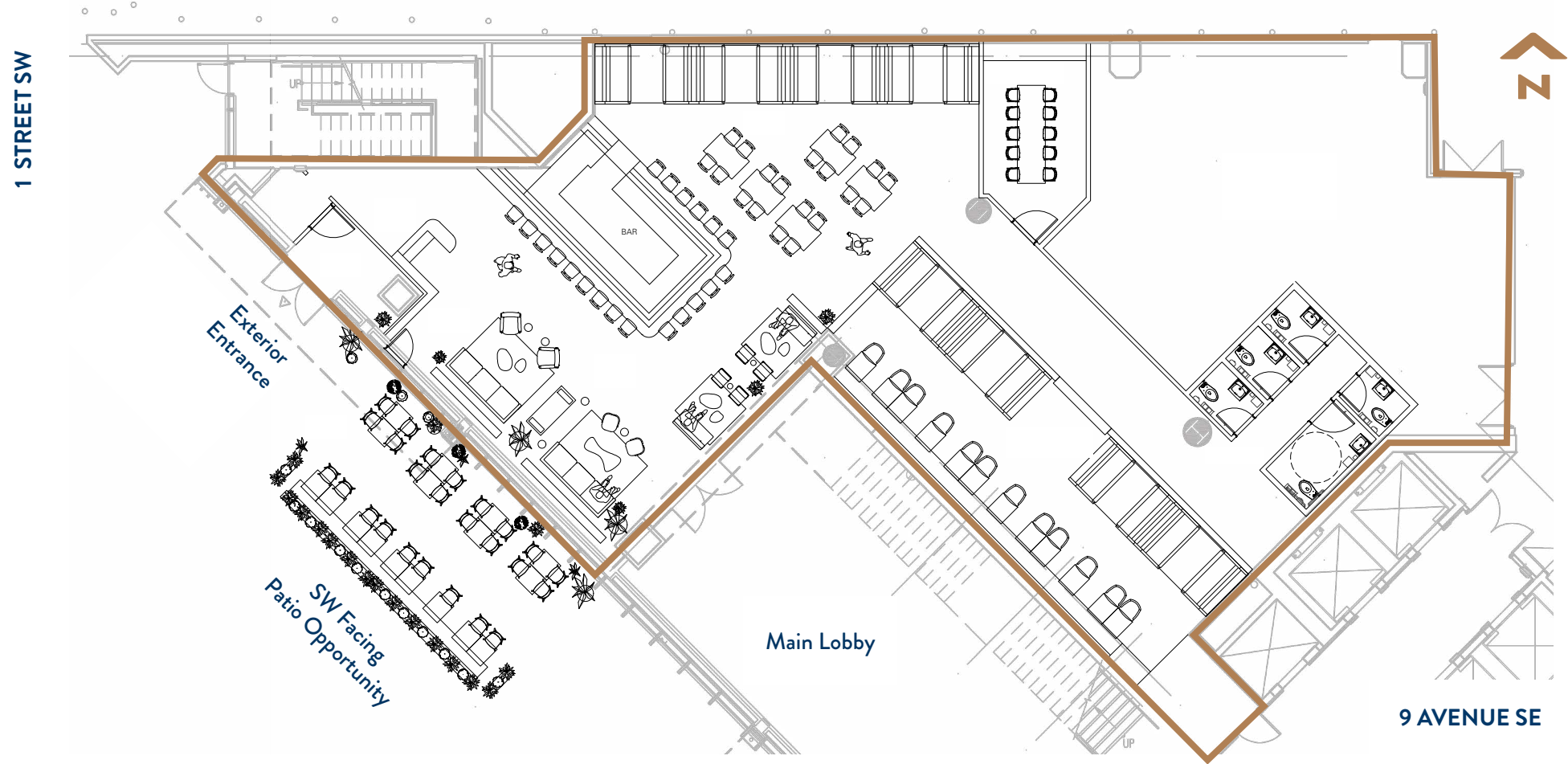


## UNIT 125 (PROPOSED DESIGN)





# UNIT 125 (PROPOSED TEST FIT)



**RETAIL AREA**  
5,300 Square Feet

**CEILING HEIGHT**  
Front: 31'6" ; Back: 16'7" ;  
Centre Bulkhead: 9'8"

**POWER**  
400A splitter that supplies  
one 200A panel for 600/347  
services; two 225A panels for  
120/208V services

**HVAC**  
1,500 CFM

**KITCHEN EXHAUST**  
Yes

**ECOLOGY UNIT**  
Yes

**MUA**  
2500 CFM

**WATER**  
2" Line

**GAS**  
Available upon request

**SEWER**  
4" Line

**STORAGE**  
Available upon request

**GARBAGE**  
Main Level

**LOADING**  
Main level access  
Double doors behind space

## CONNECT WITH US

# CONTACT

### GENERAL



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[inquiries@taurusgroup.com](mailto:inquiries@taurusgroup.com)



[taurusgroup.com](http://taurusgroup.com)

### ABOUT THIS LISTING

#### ABBY BILLARD



Mobile: (403) 200-9935



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[abillard@taurusgroup.com](mailto:abillard@taurusgroup.com)

## ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

