

RETAIL SPACE FOR LEASE



THE EDISON

150 9 Avenue SW, Calgary, Alberta

Retail Availability:

Suite 125 - 5,300 SF

BERNIE BAYER

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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.

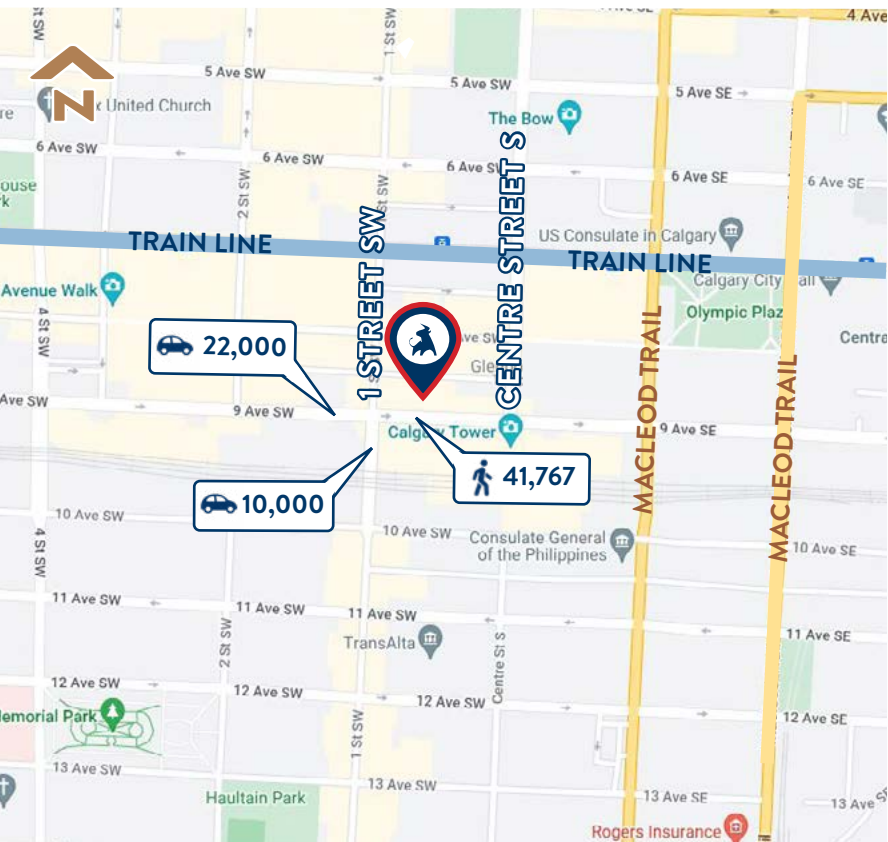
- In 2017, the building was renovated into downtown Calgary's most tech friendly sought-after office building
- Offers a variety of enant exclusive amenities, including a fitness facility, golf simulator, basketball court, outdoor patio and café with views from the 21st floor
- Connected to the Palliser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

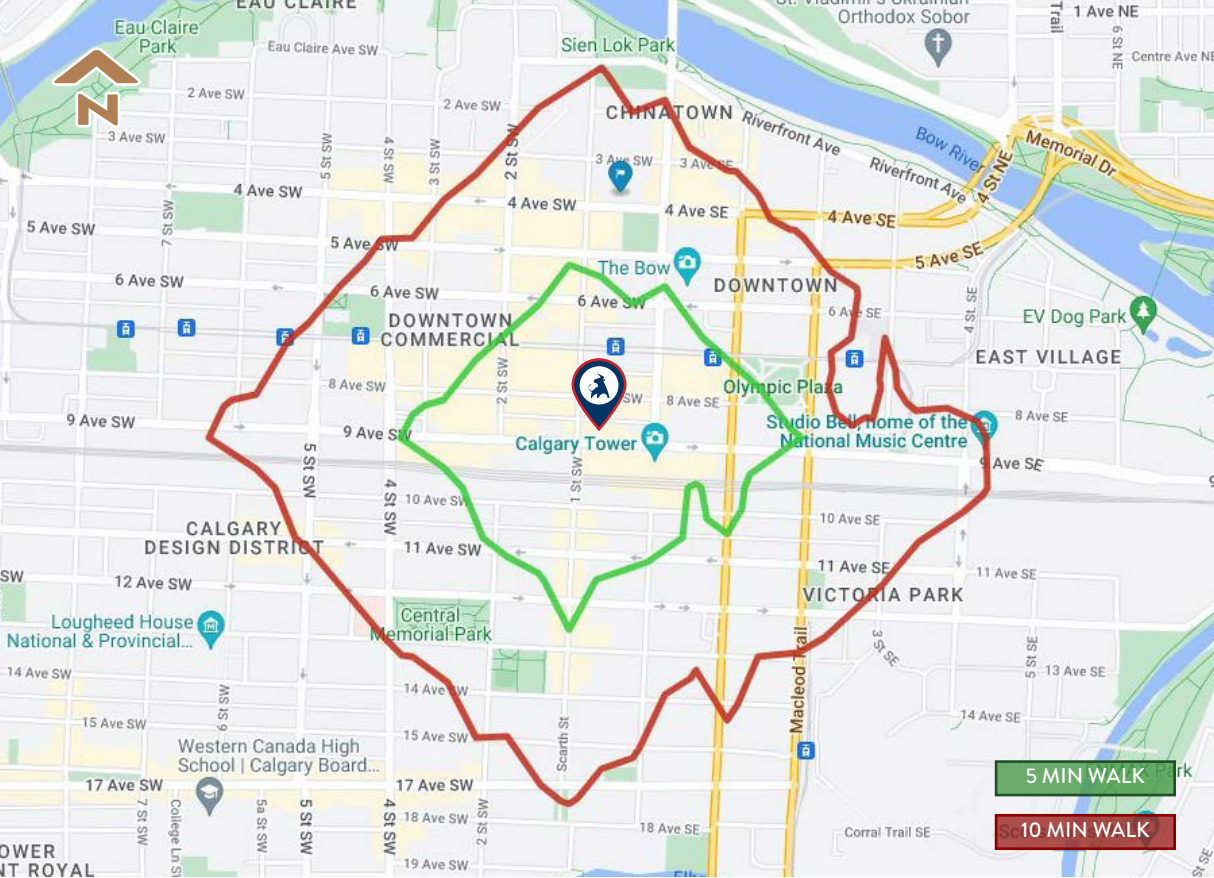


ABOUT

LOCATION HIGHLIGHTS

- > 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



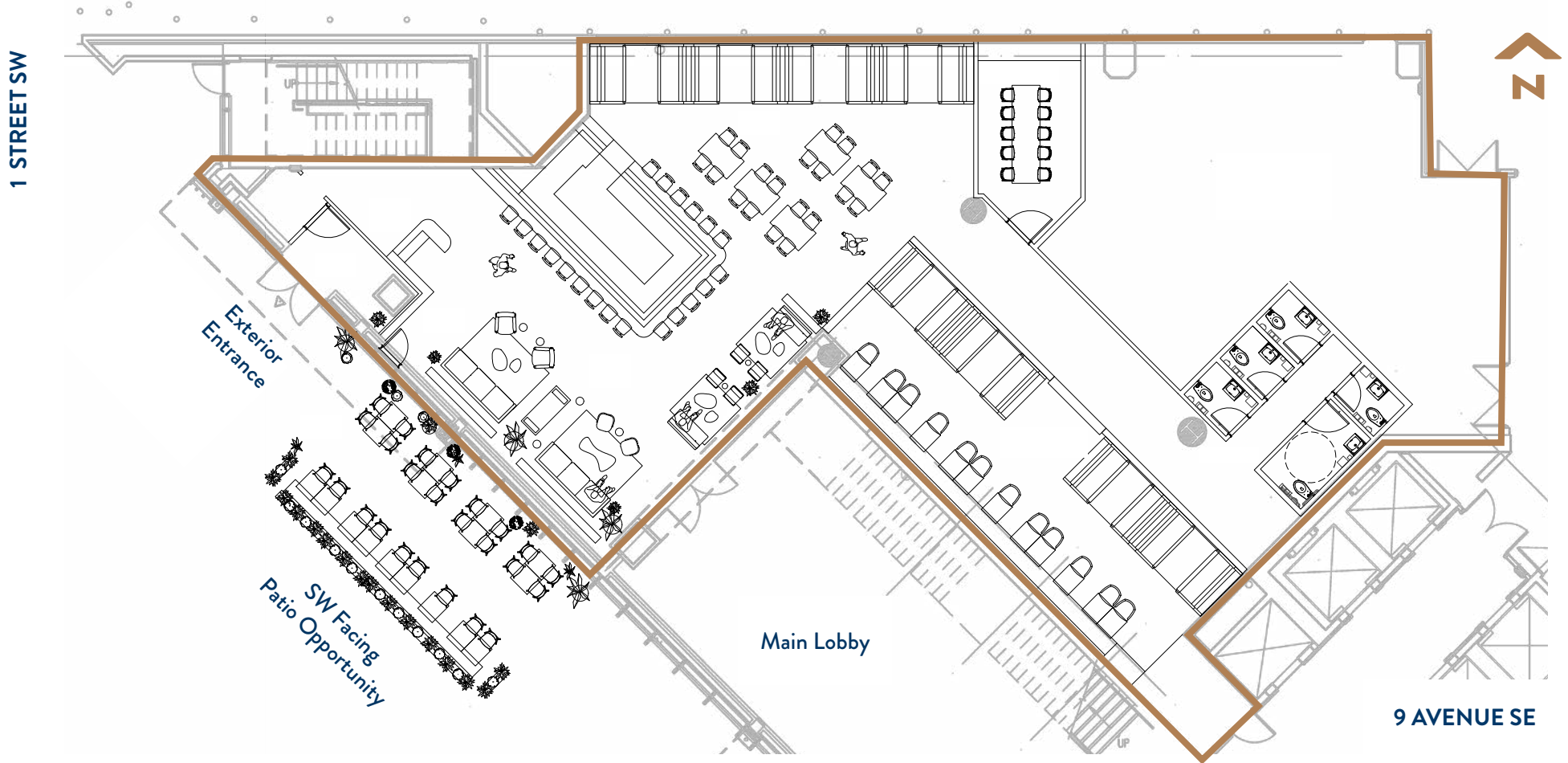
TENANTS

// **MobSquad**
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



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ABOUT THIS LISTING

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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.

