



RETAIL SPACE FOR LEASE

THE EDISON

150 9 Avenue SW, Calgary, Alberta

Retail Availability:

Suite 125 - 5,300 SF

TAURUSGROUP.COM

BERNIE BAYER

Direct: (403) 206-2131
bbayer@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 tenant 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

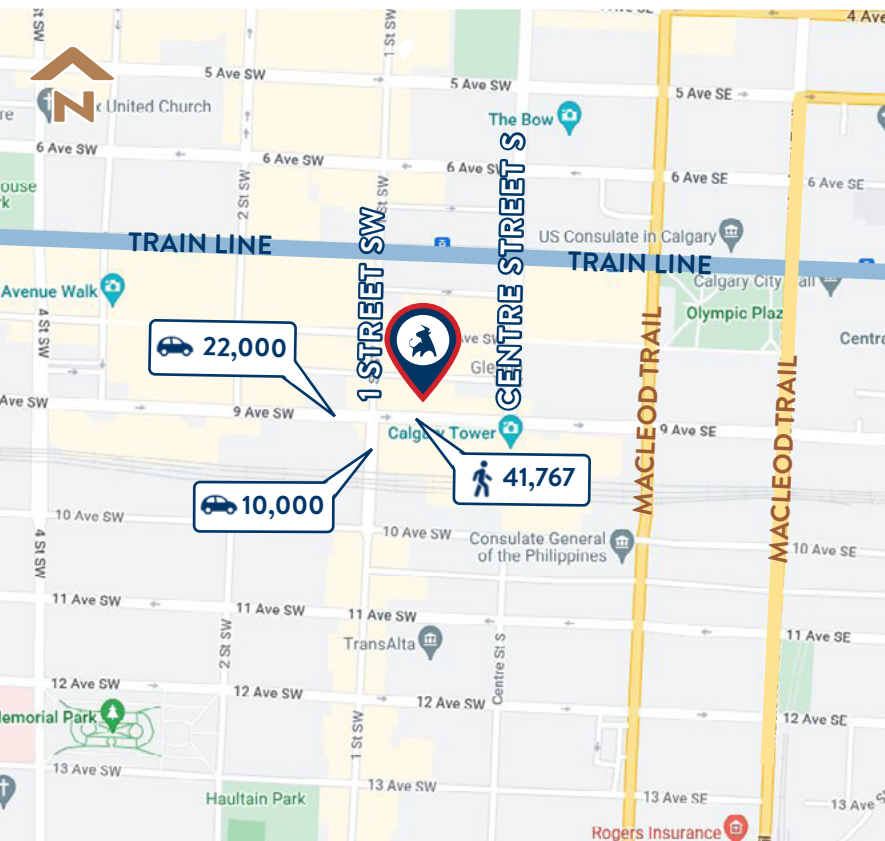


ABOUT

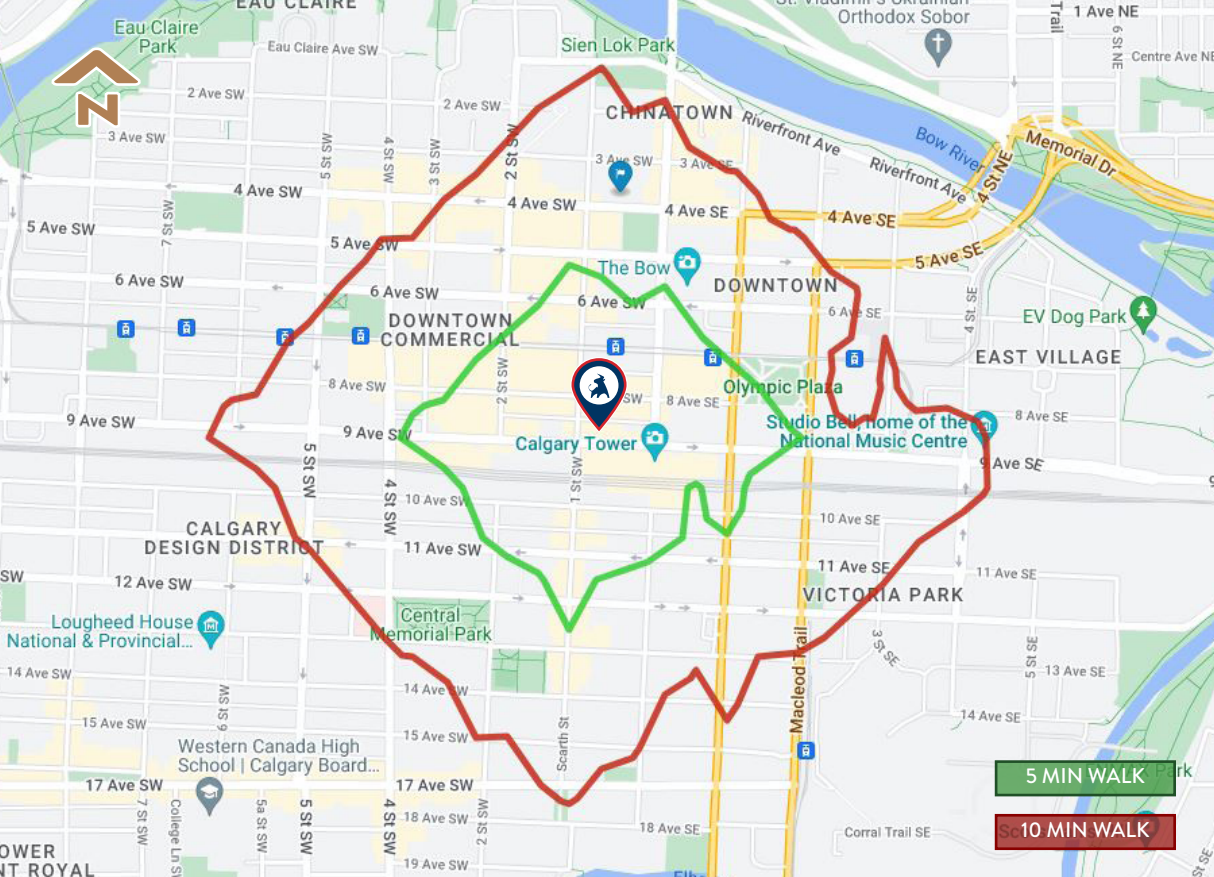
LOCATION HIGHLIGHTS

[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



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COMMUNITY

DEMOGRAPHIC DATA



POPULATION

5 Min Walk:	1,442
10 Min Walk:	9,574
Calgary (2025):	1,688,000



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 (2025):	38.9



HOUSEHOLD INCOME

5 Min Walk:	\$ 72,655
10 Min Walk:	\$ 79,498
Calgary (2025):	\$131,600

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 2025 ESTIMATES

Operating Costs	\$ 21.28 PSF
Property Tax	\$ 2.37 PSF
Total	\$ 23.65 PSF

Premises Utilities	Separately Metered
Management Fee	Included



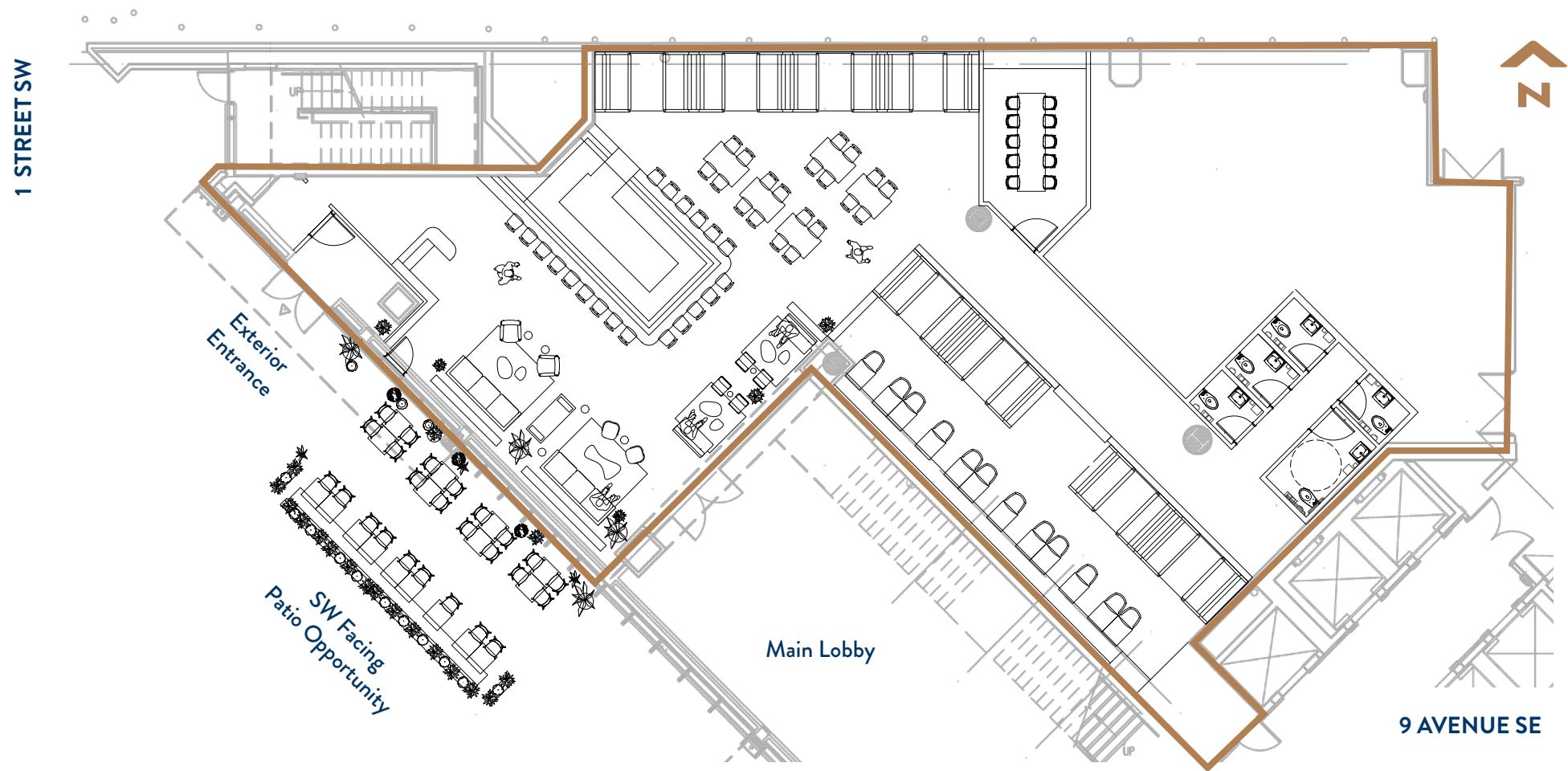
TENANTS

//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



taurusgroup.com

ABOUT THIS LISTING

BERNIE BAYER



Direct: (403) 206-2131



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Calgary, Alberta, T2R 1L9



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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.

