



# *The Ampersand*



# INTRODUCING THE WORKPLACE THAT'S JUST YOUR TYPE

## The Ampersand

Redefining the modern workplace, The Ampersand offers 60,000 square feet of amenities with office space that's just your type. The Ampersand reflects not only what is provided in the complex today with fitness & conference & yoga & food trucks & well, you get the picture, but our commitment that there will always be more than just office space.

& one more thing... you are going to love it here.

### & Plaza

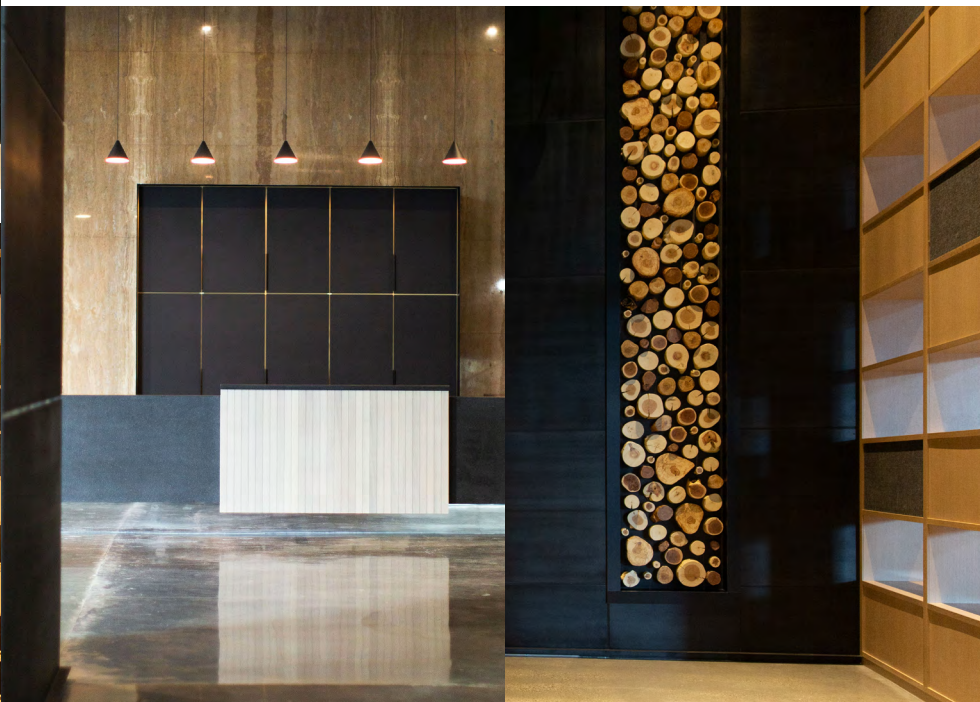
Upon purchase in 2018 Aspen began to reposition the plaza, adding 60,000 square feet of amenities, most of which are tenant exclusive.

With a focus on collaborative and unique meeting spaces, the social stair provides built in seating and meeting spaces while also connecting the plaza with the upper mezzanine level. While generally this stair will be used for seating after picking up a quick lunch from one of the food truck providers, the stair will also allow for people to congregate in the new plaza to see a live performance or watch a presentation on a theatre style screen that is in place for events.

Digital displays wrap around the second floor mezzanine and a large theatre style screen is suspended from the exposed steel beams at the southern end of the lobby. Each tower has a dedicated video wall to further modernize the feel of the space and showcase the uniqueness of each specific tower. These screens can be used in conjunction with the social stair to create a world-class event space.

### & Library

For those who prefer a quieter environment, the library is separated by a living green wall with soft seating for quiet meetings or working coffee breaks.



MAKING  
THE WORLD  
OF WORK A  
BETTER PLACE

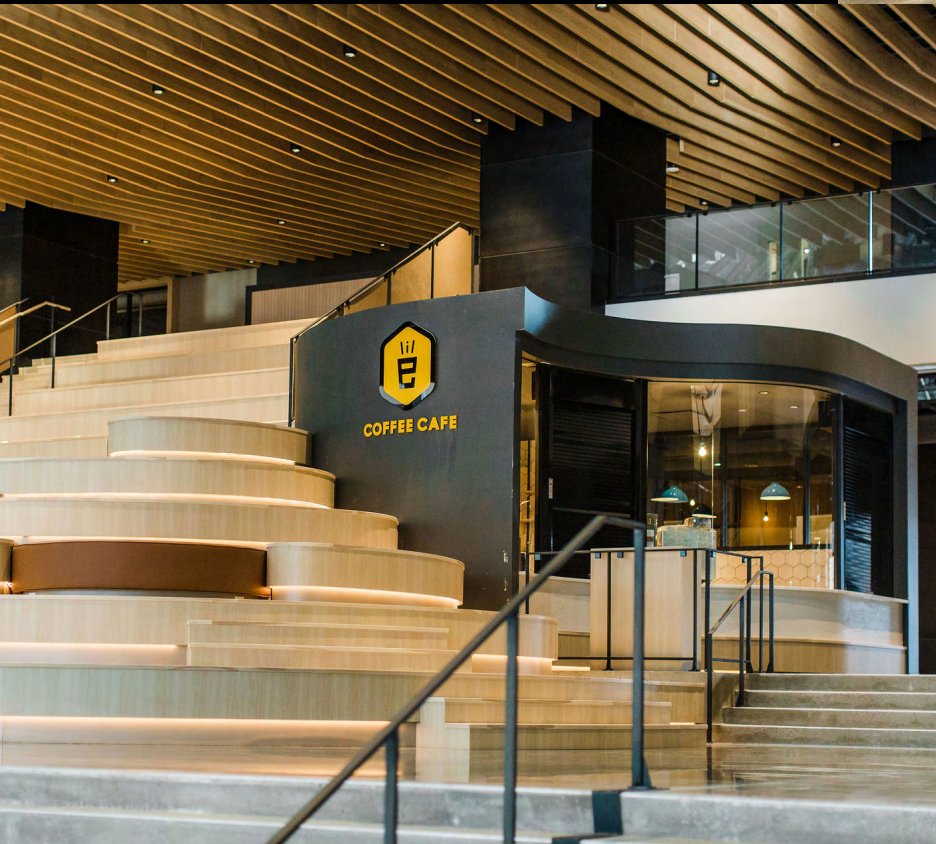


# CULINARY EXPERIENCE

## & Food Trucks

Aspen has created a first of its kind retail experience in Calgary; indoor food trucks. Situated on the main level of The Ampersand the indoor food market includes four custom built food trucks that can accommodate a variety of menus. The food trucks were built in to the complex which allows these vendors to be operational year-round. This allows us to provide a dynamic food experience to tenants, showcasing new vendors and concepts on a regular basis.

**NOW LEASING**  
» **more info**



## Lil E Coffee Café

Aspen is proud to introduce Lil E Coffee Café in The Ampersand. Lil E is a unique not-for-profit coffee café that is dedicated to employing individuals with intellectual and developmental disabilities, creating meaningful opportunities for productive employment along with changing the awareness of our local community.

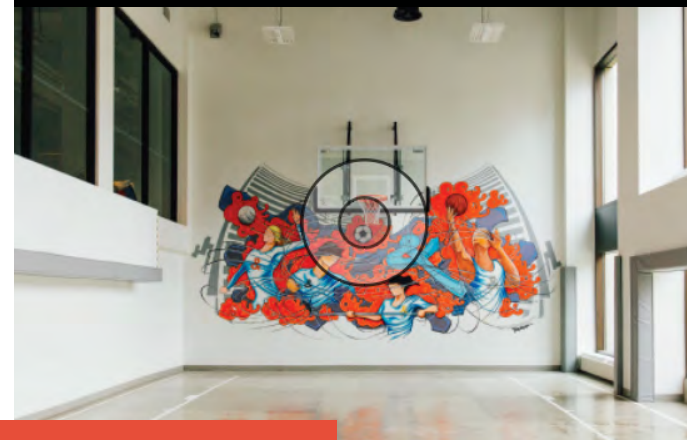


A large selection of free weights, weight machines, and cardio equipment.



## & Multipurpose Court

A multipurpose court on the main floor of the complex provides an area for basketball, pickle ball, floor hockey, dodgeball and many other athletic activities. Tenants can use this space for small team building activities or to provide an area where employees can meet other people in the complex for pickup games.



# FITNESS EXPERIENCE

## & Fitness Facility

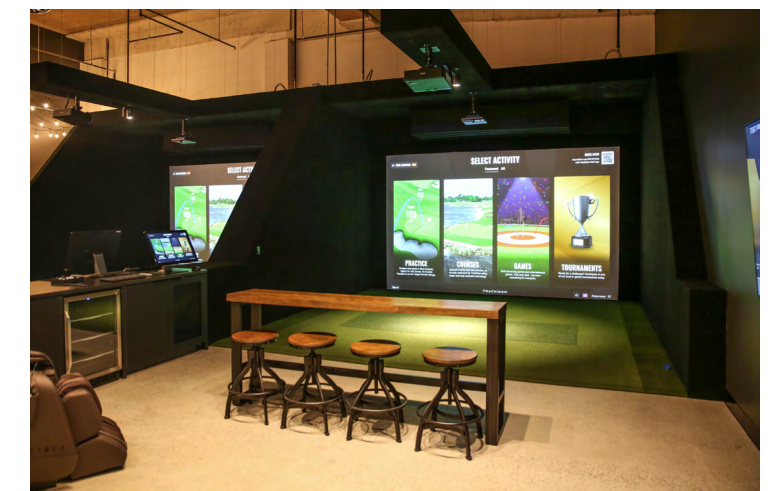
The largest private facility in downtown Calgary is exclusive and free of charge to Aspen tenants. The facility includes first class showers and change rooms, garment steamers, toiletries, and free towel service. Day lockers provide a safe space for all your recreational gear.

The purpose-built modern spin studio hosts regularly scheduled spin classes.

The meditation room; a quiet relaxing space, free of technology to quiet your mind.

## & Rec

There are three multi-sport simulators in the complex that offer a variety of options such as golf, dodgeball, football and more. One simulator is located on the main floor of the North Tower and two new simulator bays in the &Rec facility located on the main floor of the East Tower. &Rec also features a bocce court, dart board, Pop-a-Shot, massage chairs, TV's and soft seating. Tenants can use the space to host events, watch the latest sports game or just gather their teams to enjoy a round of golf.







# WORK & PLAY



## & Tenant Lounge

Located adjacent to the fitness facility, this tenant exclusive lounge is available for daily use and can be booked for after hour events. With finishes similar to a hotel lobby bar and upscale coffee shop, the lounge serves as a space to encourage collaboration, host meetings, or relax after work with a cocktail served up from a bartender. An adjacent exclusive outdoor patio is the perfect place to unwind on a sunny afternoon, host an event, or meet other members of the complex. The tenant lounge is a space for work & play.



## & Dogs

The Ampersand is a dog friendly complex. A dog park is located adjacent to the lounge for our canine friends to get some fresh air and use the facilities. Doggy bags and treats are also available for all your dog needs.



Another first of its kind in Calgary is the university style lecture room with elevated seating for meetings and presentations. Fixed millwork with an abundance of outlets curve around a centred podium to provide space that encourages participation & collaboration.

## & Conference Centre

Communities large and small need spaces to meet and host events outside of their everyday office. Whether it be an annual general meeting, a training session, or just a small meeting with your team, the new conference centre provides a creative space for collaboration. The largest meeting space can host up to 230 people, while a variety of smaller spaces will provide your team the perfect place to meet. Every room is fully equipped with audio visual technologies suitable for tenant needs.



The most unique feature in the centre are the suspended meeting rooms, which hang over the existing lobby for a unique view of the plaza.

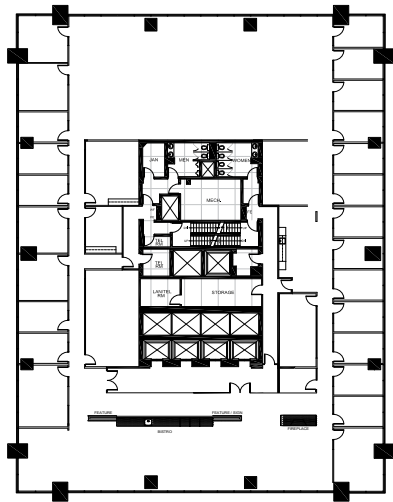


# AVAILABLE SUITES

## EAST TOWER

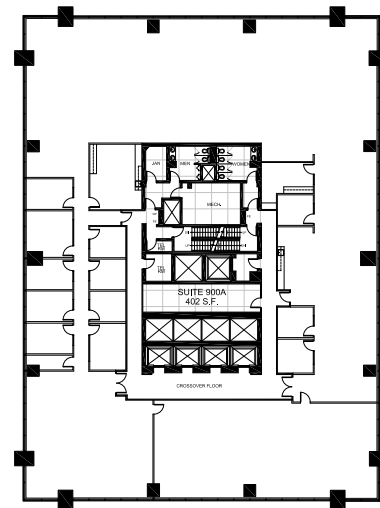
**#500** | 16,733 sf

Show Suite  
Available Immediately



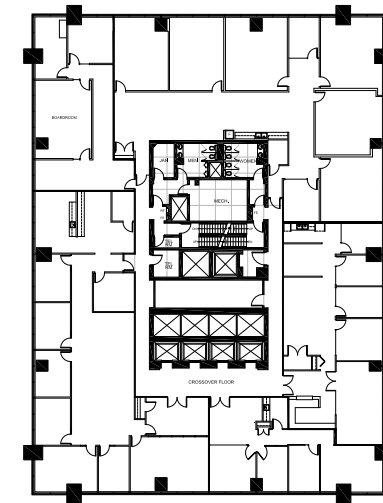
**#900** | 16,336 sf

Available Immediately



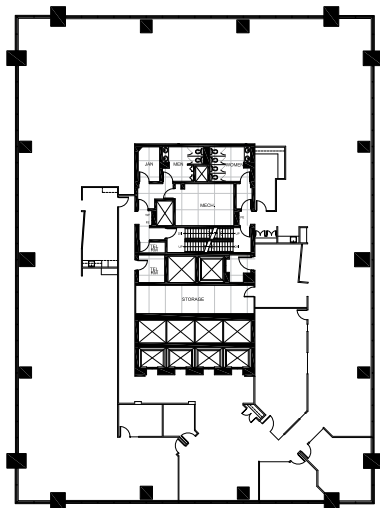
**#1200** | 15,385 sf

Available on 120 days notice



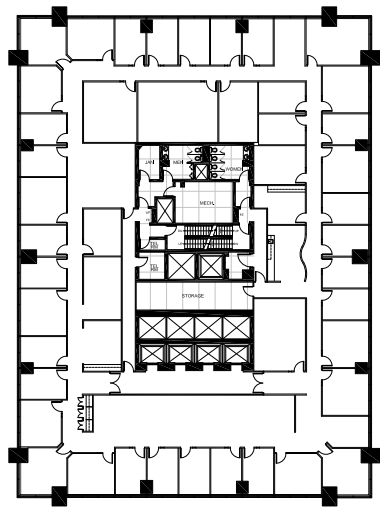
**#1000** | 16,737 sf

Available Immediately



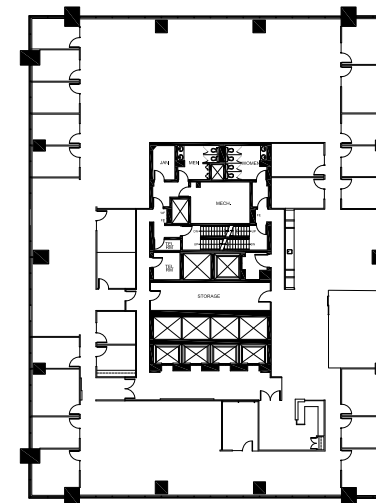
**#1100** | 16,735 sf

Available Immediately



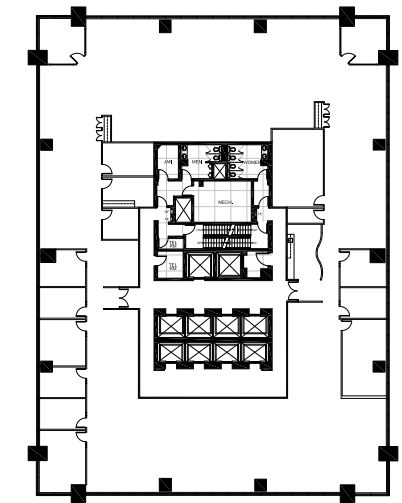
**#1300** | 16,736 sf

Show Suite  
Available on 6 months notice



**#1400** | 16,740 sf

Available Immediately

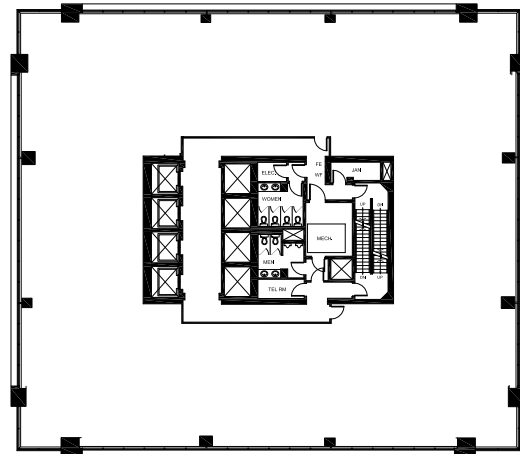


# AVAILABLE SUITES

## NORTH TOWER

#1100 | 12,690 sf

Available Immediately



#1610 | 4,755 sf



# AVAILABLE SUITES

## NORTH TOWER

#2420 | 4,005 sf



#2820 | 3,603 sf

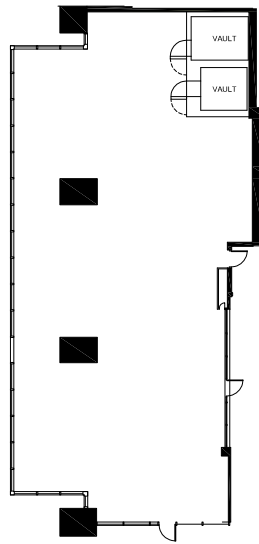


# AVAILABLE SUITES

## WEST TOWER

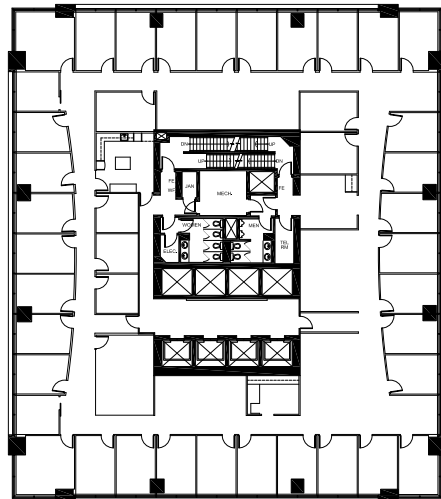
**#110** | 4,436 sf

Retail Opportunity  
Available Immediately



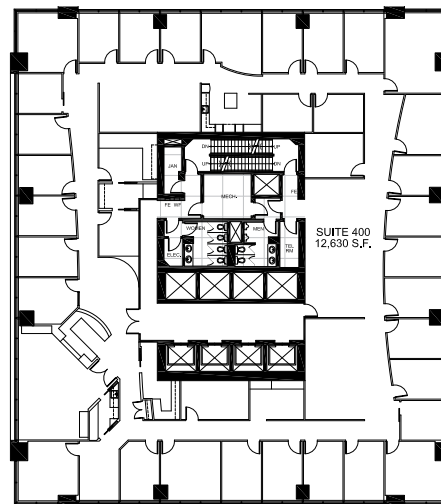
**#300** | 12,577 sf

Available Immediately



**#400** | 12,630 sf

Available Immediately

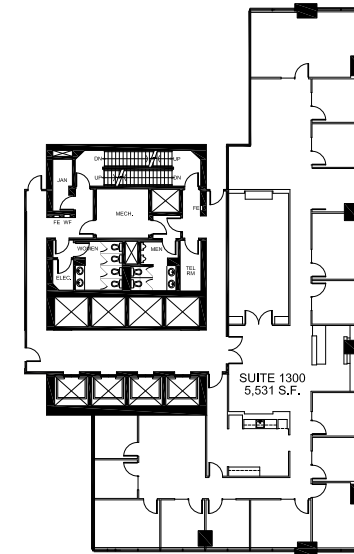


# AVAILABLE SUITES

## WEST TOWER

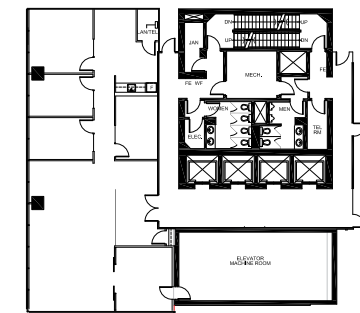
**#1300** | 5,531 sf

Available Immediately



**#1720** | 2,719 sf

Available August 1, 2024

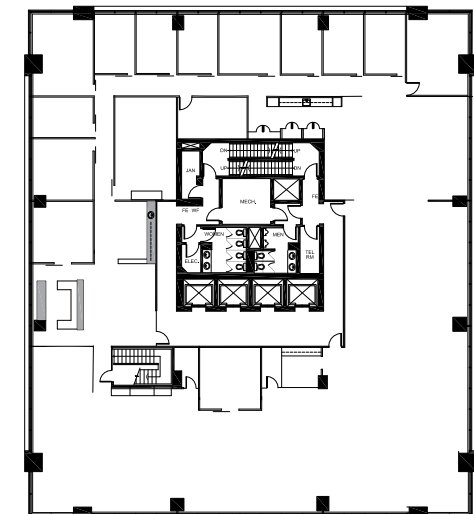


**#1760** | 2,862 sf



**#2200** | 13,053 sf

Show Suite  
Available Immediately

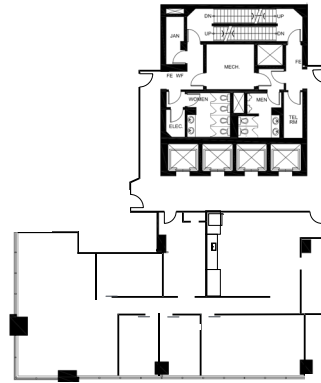


# AVAILABLE SUITES

## WEST TOWER

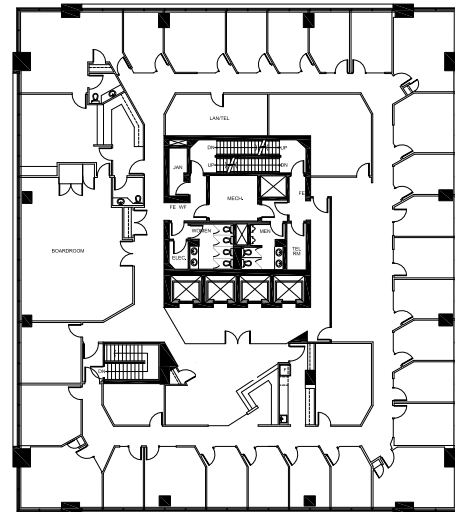
**#2310 | 3,532 sf**

Show Suite  
Available Immediately



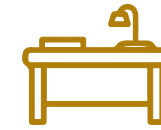
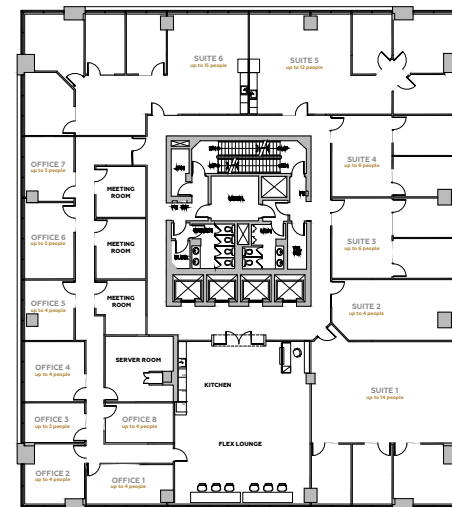
**#2400 | 13,051 sf**

Available Immediately



**#2600**





New Aspen Flex Space  
Available Immediately



## ASPEN FLEX SPACE

We are a Landlord managed community for businesses and entrepreneurs to work, meet, and play. Our spaces offer an unparalleled suite of amenities and the opportunity to connect and collaborate with Calgary and Edmonton's local leaders, innovators, and change-makers.

### INCLUDED TENANT PERKS

-  Access to Aspen Club amenities
-  Flex floor meeting rooms
-  Dedicated tenant WIFI
-  Local coffee provider



## LOCATIONS

**Calgary** | THE AMPERSAND | THE EDISON | MILLENNIUM TOWER |  
333 11 AVE SW | 444 5 AVE SW

**Edmonton** | BELL TOWER | MNP TOWER





# ASPEN CLUB

This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton. Tenants in The Ampersand gain access to multiple fitness facilities, tenant lounges, libraries, and more.

Over 100,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life.

For more information and to join the Aspen Club, visit:

[aspenproperties.ca/club](https://www.aspenproperties.ca/club)



# & PROPERTY INFO

## OPERATING COSTS (2024)

\$21.03 per square foot (East)  
\$21.78 per square foot (North and West)

## PARKING RATIO

One stall per 1,875 square feet

## PARKING RATE

\$585.00 per month (reserved)  
\$485.00 per month (unreserved)  
6'4" clearance Ampersand West  
6'6" clearance Ampersand East

## TELECOM PROVIDERS

Rogers, Zayo, Shaw, Telus, Bell, Terago

## SURROUNDING AMENITIES

- |   |                     |    |                         |
|---|---------------------|----|-------------------------|
| 1 | Lil E Coffee Cafe   | 9  | Regency Palace          |
| 2 | Italiano Please     | 10 | James Short Parkade     |
| 3 | 4 Corners Wing Stop | 11 | Starbucks               |
| 4 | Brick n Motor       | 12 | Olly Fresco's           |
| 5 | Impark Lot #217     | 13 | OEB Breakfast Co        |
| 6 | Gong Cha Bubble Tea | 14 | The International Hotel |
| 7 | TD Canada Trust     | 15 | Impark Lot #31          |
| 8 | Dragon City Mall    |    |                         |



Our passion is to innovate,  
to offer the very best in every  
Aspen building  
to everyone we serve and to be  
first-to-market with amenities  
that make coming to work fun  
and productive.



**GABBY LACOMBE**  
Director, Leasing  
glacombe@aspenproperties.ca  
403.473.6790