

FREE-STANDING PROFESSIONAL
BUILDING WITH STREET ACCESS



THE ANNEX

10120-103 AVENUE, EDMONTON, AB



THE ANNEX

WHAT DIFFERENTIATES ASPEN PROPERTIES:

The Annex is a unique opportunity in the heart of downtown Edmonton, located adjacent to Rogers Place and the ICE District. The building provides great visibility and exposure along 103rd Avenue and offers excellent signage and branding opportunities. Additionally, its large floor plate lends itself well to large scale users, but is demisable to approximately 10,000 SF.

WHY THE ANNEX IS UNIQUE

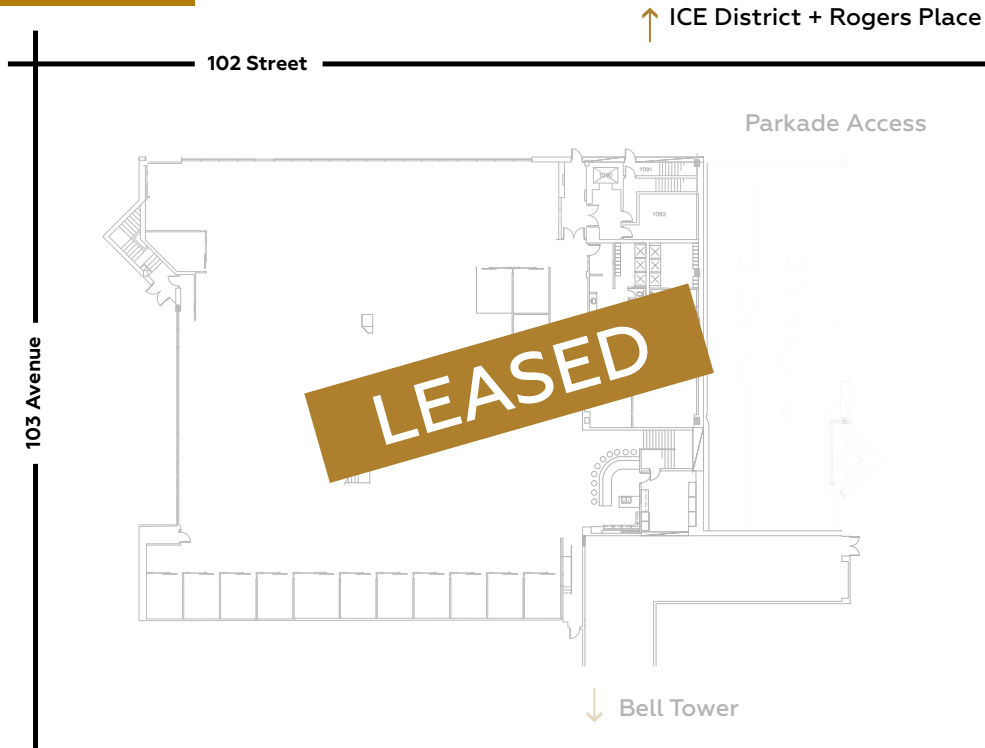
- Look & feel of brick & beam with downtown location
- Ground access & pedway connectivity
- Prominent exposure & signage opportunities
- Front door access to ICE District & Rogers
- Dog friendly building
- Demisable to minimum 10,000 SF



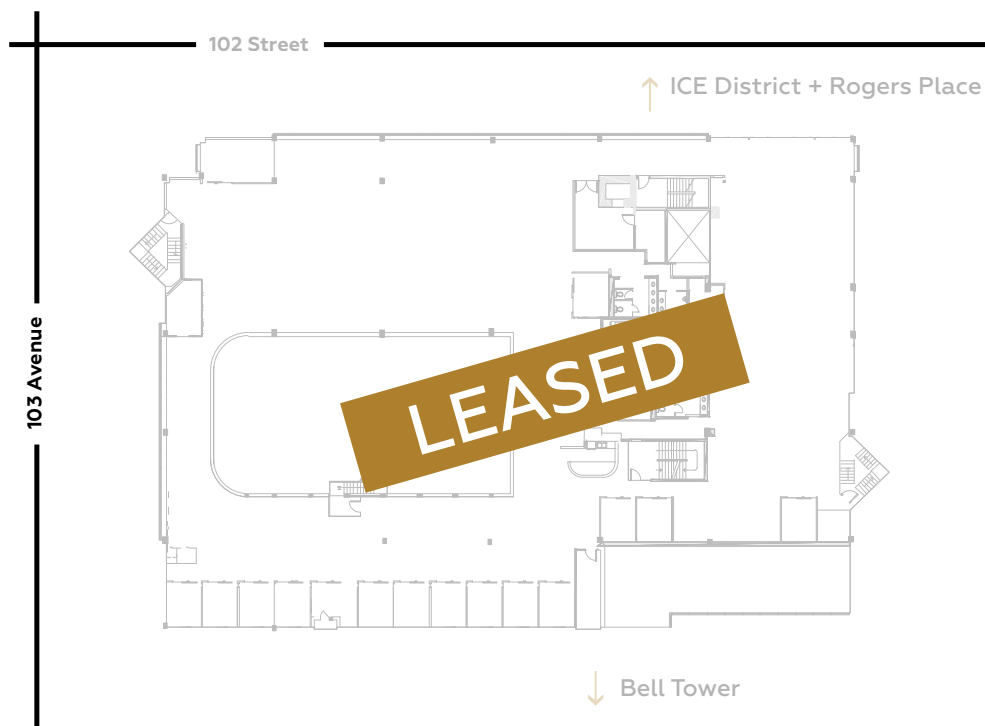
Office, retail or restaurant - the Annex offers a blank canvas to showcase your brand.

ANNEX FLOOR PLANS

MAIN FLOOR | 17,493 SF



SECOND FLOOR | 24,395 SF



PROPERTY INFORMATION

OPERATING COSTS

\$18.37 (2023 estimate)

PARKING RATIO

One stall per 1,500 square feet

TELECOM PROVIDERS

Telus, Bell & Shaw

PARKING RATE

\$345.00 per month (unreserved)

\$450.00 per month (reserved)

6' 6" clearance

SURROUNDING AMENITIES

- | | |
|-----------------------|------------------------------------|
| ① Rogers Place | ⑧ Cookie Love |
| ② Bell Tower Parkade | ⑨ Sandman Signature Hotel |
| ③ Remedy Cafe | ⑩ City Centre Mall |
| ④ JOEY Bell Tower | ⑪ 102 nd Street Parkade |
| ⑤ Amore Pasta | ⑫ JW Marriot Hotel |
| ⑥ Alinio Chiropractic | ⑬ Delta Hotel |
| ⑦ Delicious Pho | |



AMENITIES

JACKSON'S GYM

5,500 SF club quality fitness facility including: club quality changing rooms; towel service; cardio & weight machines; 900 SF studio.

ASPEN LINKS GOLF LOUNGE

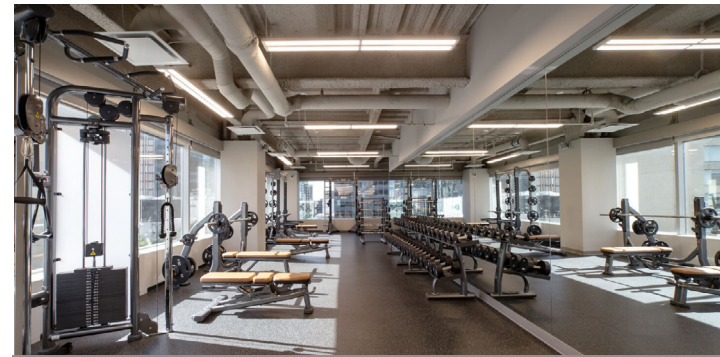
1,000 SF Golf Lounge adjacent to the fitness facility including: simulator provided by HD Golf; putting green; lounge area; club racks and beverages. The Golf Lounge can be booked for client events and private functions.

CONFERENCE FACILITY

4,200 SF conference centre located on the 4th floor including: three large boardrooms; two small breakout rooms; moveable wall for larger meetings and rooms equipped with the latest audio-visual technology.

BICYCLE STORAGE

Secure bicycle storage is located on the main floor: a bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.



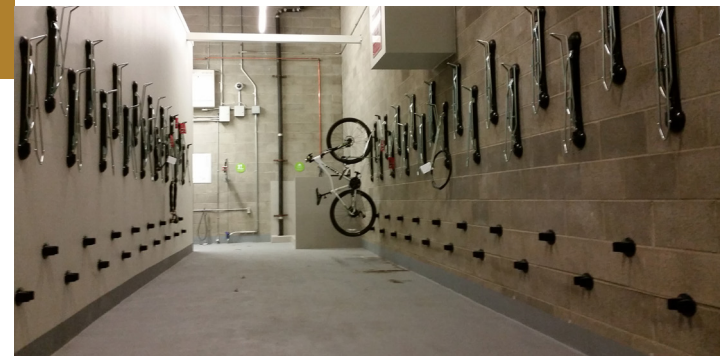
JACKSON'S GYM



ASPEN LINKS GOLF LOUNGE



CONFERENCE CENTRE



SECURE BICYCLE STORAGE



ASPEN LINKS GOLF SIMULATOR



JACKSON'S GYM



CONFERENCE CENTRE

RESTAURANTS & ADDITIONAL AMENITIES

- Joey Bell Tower
- Remedy Café
- Alinio Chiropractic
- Cookie Love
- Amore Pasta
- Delicious Pho
- Pedway connected to Rogers Place
- Secure bike storage



Link here for video on building and amenities.

All amenities are included in operating costs and there is no additional cost to the tenants of the building.



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 Bell Tower gain access to multiple fitness facilities, tenant lounges, libraries, and more.

Over 90,000 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)

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