

MAIN LOBBY  
RENOVATION COMPLETE!



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# BELL TOWER

10104 – 103<sup>RD</sup> AVENUE | EDMONTON, AB



# PROPERTY INFORMATION

BOMA Certified Platinum | 2021 BOMA Best Award Winner | 2020 BOMA Earth Award Winner | 2017 TOBY Award Winner for Office Building Of The Year

## OPERATING COSTS

\$21.71 per square foot (2023)

## 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

Shared parking program available

## SURROUNDING AMENITIES

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



# BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.



## JACKSON'S GYM

5,500 SF club quality fitness facility including: 2 Peloton spin bikes; club quality changing rooms; towel service; cardio & weight machines; and a 900 SF studio.



## ASPEN LINKS GOLF LOUNGE

1,000 SF Golf Lounge adjacent to the fitness facility including: golf 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 facility located on the fourth floor including: three large boardrooms; two small breakout rooms; moveable wall for larger meetings and rooms equipped with the latest AV technology.



## BICYCLE STORAGE & BICYCLE SHARE PROGRAM

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.



## DOG FRIENDLY BUILDING

Bell Tower is a dog-friendly building with tenants permitted to bring their dogs to the office. We have also installed a relief area off of the main lobby and a feature wall. Contact Aspen for rules and regulations.

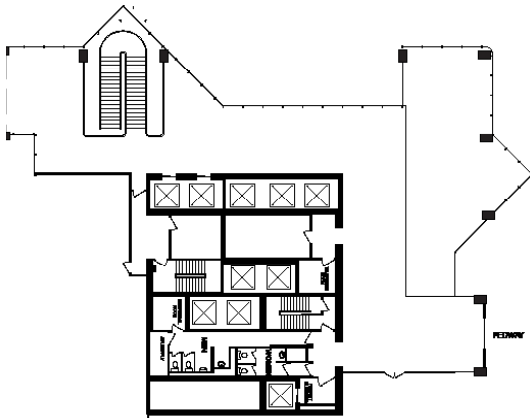


# AVAILABLE SUITES

**#201** | 1,497 sf

Available Immediately

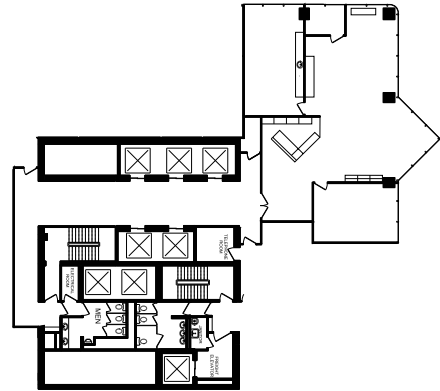
Developed, partially fixtured retail opportunity with pedway exposure. Inquire for available uses.



**#400** | 2,554 sf

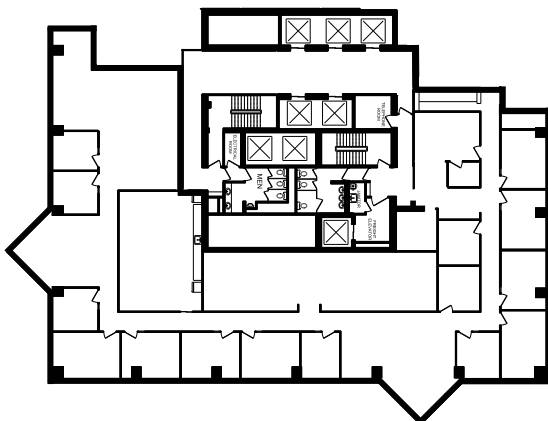
Show Suite

Available on 180 Days Notice. Fully Furnished



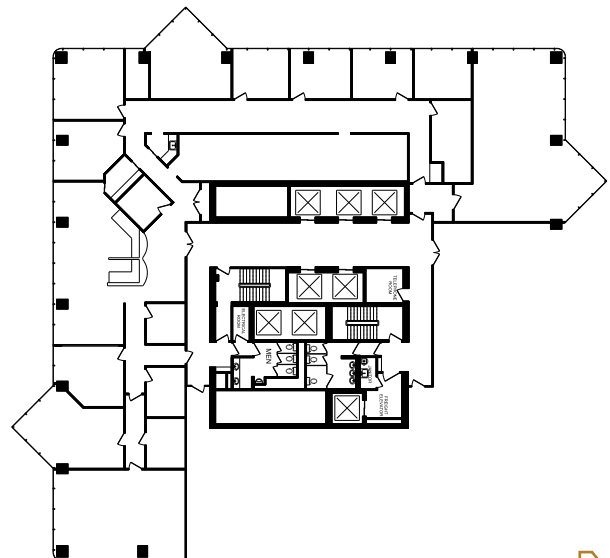
**#402** | 8,964 sf

Available Immediately



**#600** | 9,711 sf

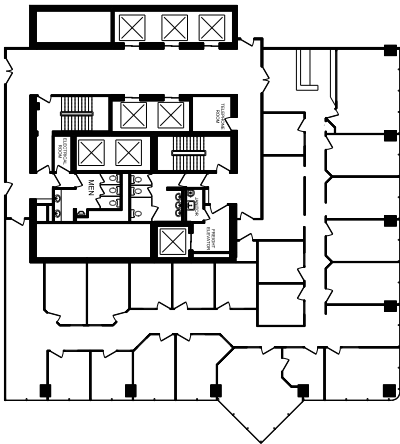
Available Immediately



# AVAILABLE SUITES

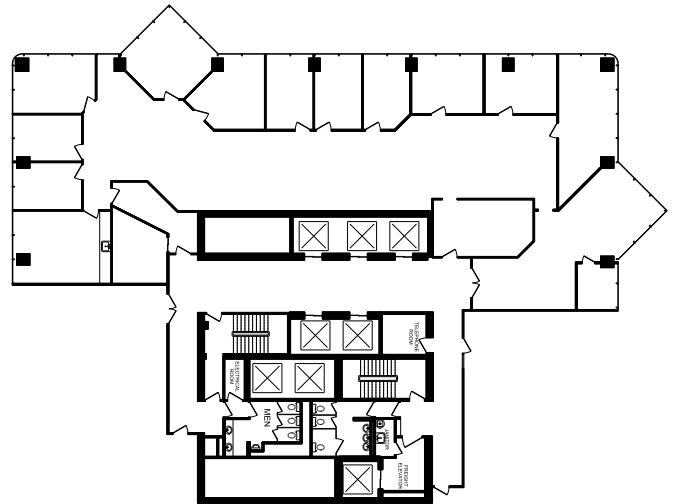
**#602** | 6,033 sf

Available Immediately



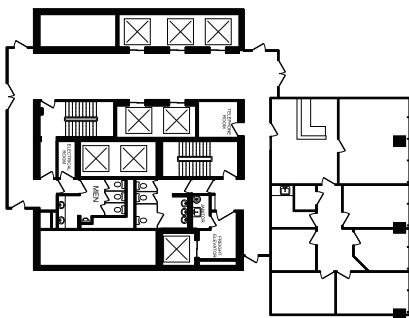
**#700** | 8,269 sf

Available Immediately



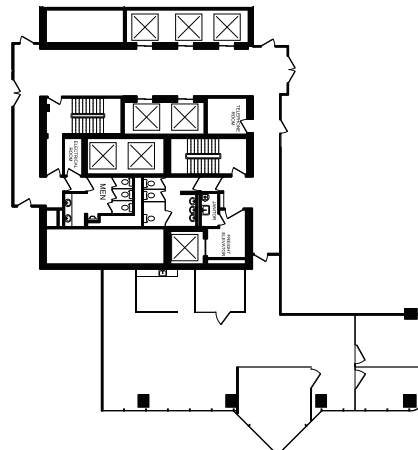
**#745** | 2,008 sf

Available Immediately



**#747** | 2,688 sf

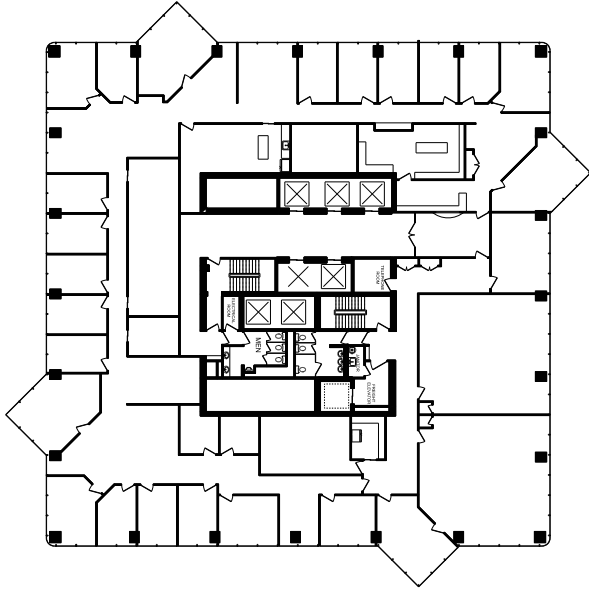
Available Immediately



# AVAILABLE SUITES

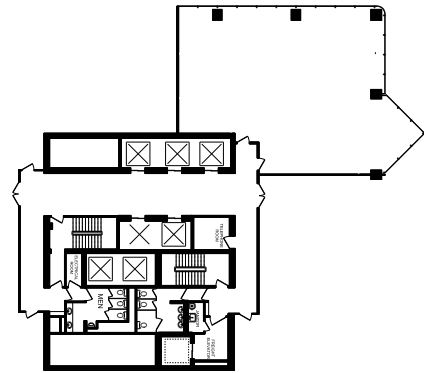
**#800** | 15,745 sf

Available Immediately



**#905** | 2,708 sf

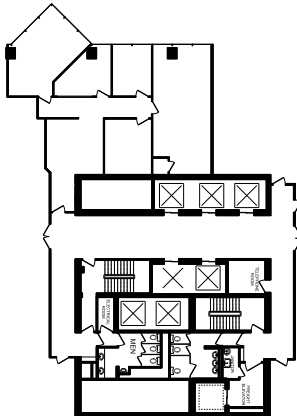
Available Immediately



**#940** | 2,046 sf

Show Suite - Coming Soon

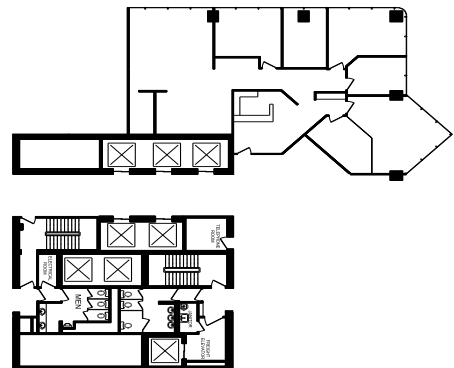
Available Immediately



**#1004** | 3,374 sf

Show Suite - Coming Soon

Available Immediately

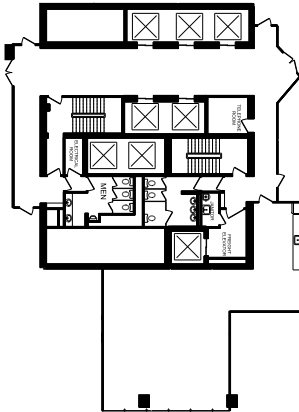


# AVAILABLE SUITES

**#1006** | 1,630 sf

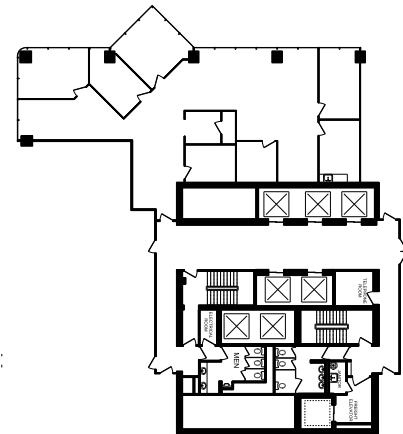
Show Suite

Available Immediately



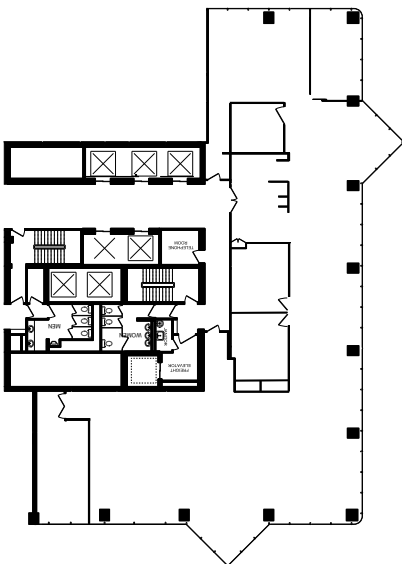
**#1104** | 3,296 sf

Available November 1, 2023



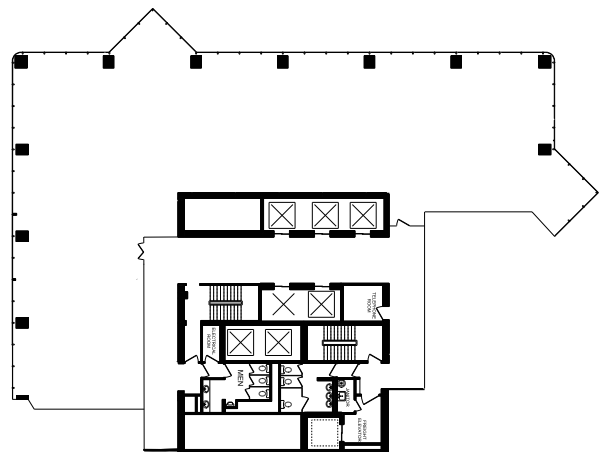
**#1200** | 7,673 sf

Available Immediately



**#1310** | 7,965 sf

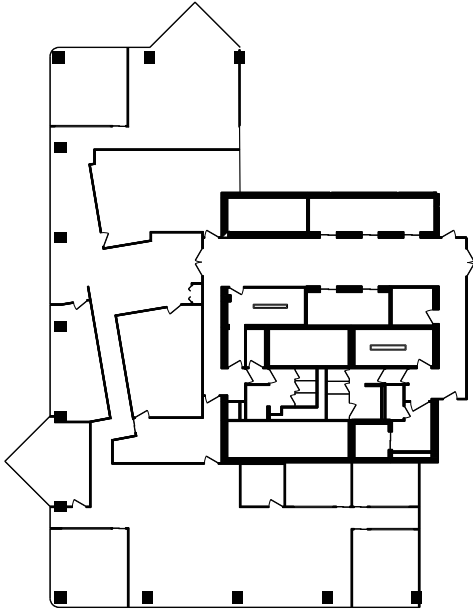
Available Immediately



# AVAILABLE SUITES

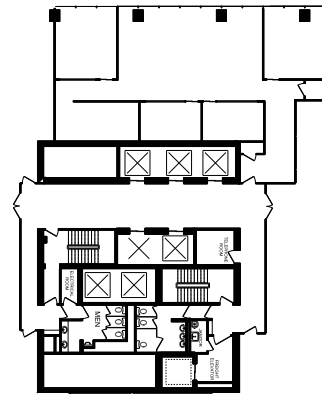
**#1600** | 8,143 sf

Available Immediately



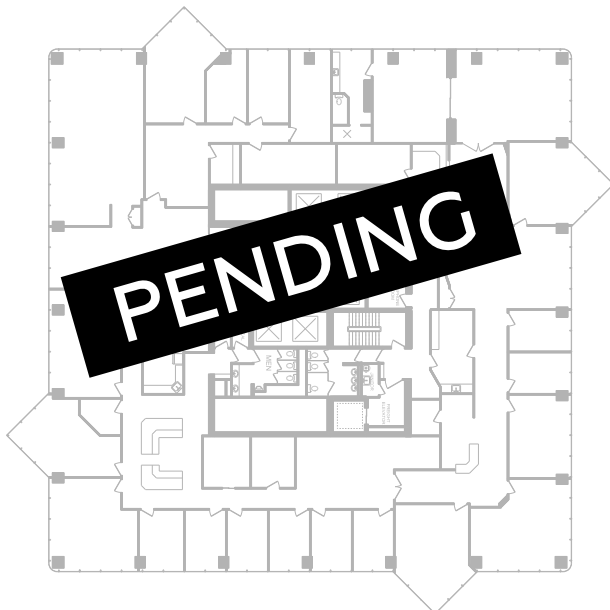
**#1603** | 2,449 sf

Available Immediately



**#1702** | 15,745 sf

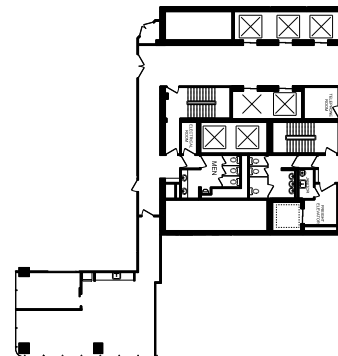
Available Immediately



**#1820** | 1,430 sf

Show Suite

Available Immediately

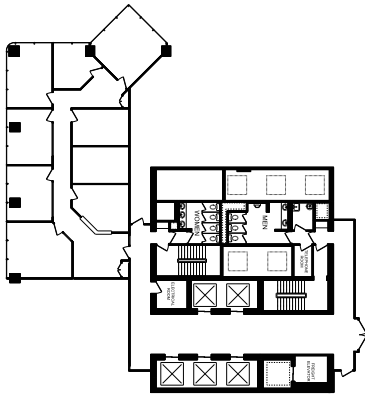




# AVAILABLE SUITES

**#1920** | 2,735 sf

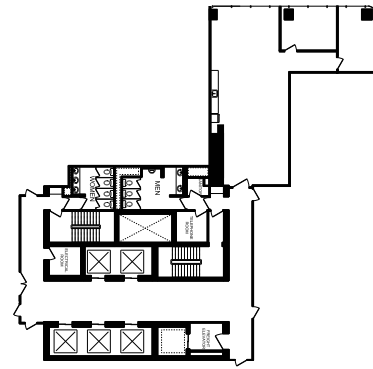
Available Immediately



**#2102** | 1,651 sf

Show Suite

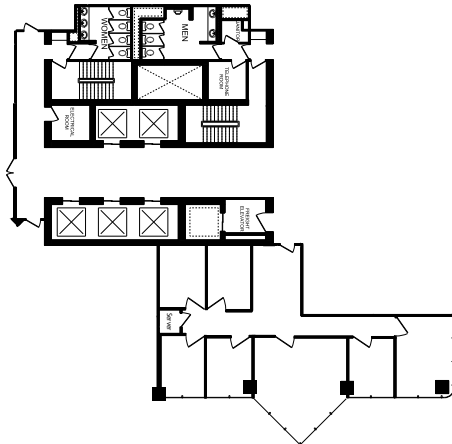
Available Immediately



**#2201** | 2,004 sf

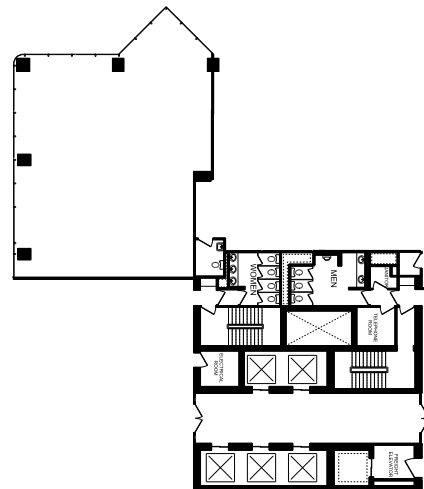
Show Suite - Coming Soon

Available Immediately



**#2302** | 4,002 sf

Available Immediately

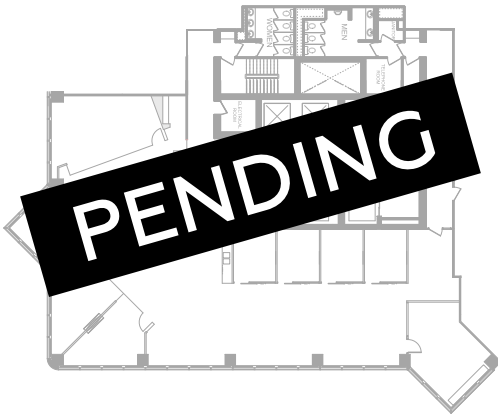


# AVAILABLE SUITES

**#2401** | 5,399 sf

Show Suite

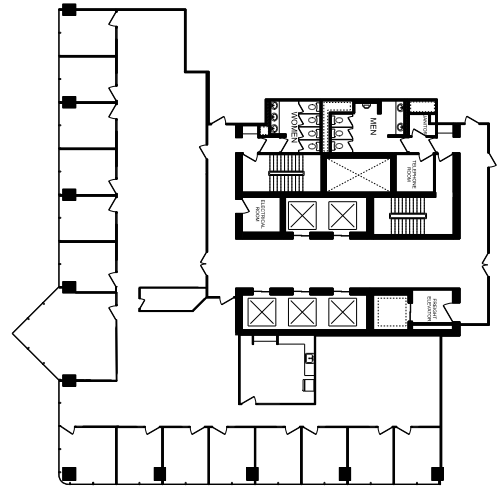
Available Immediately. Move In Ready



**#2610** | 6,224 sf

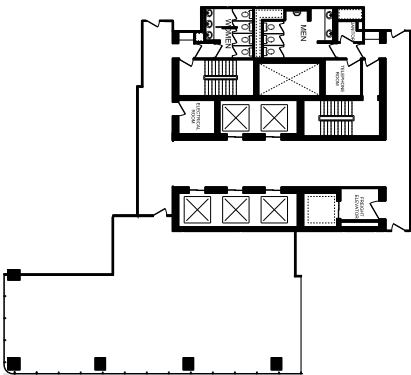
Upgrades Complete

Available Immediately



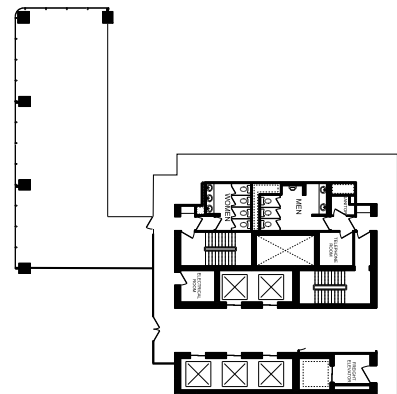
**#2702** | 2,492 sf

Available Immediately



**#2920** | 1,690 sf

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** | 10104 103 STREET



# 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://aspenproperties.ca/club)**

**AUDREY POWELL**

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