

## MNP Tower

# TECHNICAL SPECIFICATIONS

10235 – 101 Street, Edmonton Alberta, T5J 3G1

### **BUILDING DESCRIPTION**

MNP Tower is an A-class office building, located on the south side of 103rd Avenue, just east of 101st Street. The Tower is part of a broader retail and leisure complex—that also includes the Sandman Signature Hotel—that borders on the ICE District, Edmonton's up-and-coming downtown sports and entertainment district.

### **YEAR BUILT/ YEAR RENOVATED**

1978/ Lobby and 2nd floor renovated 2018

### **BUILDING HEIGHT**

387 feet

### **NUMBER OF FLOORS**

27 floors

### **BUILDING SIZE**

Approximately 340,000 square feet

### **RENTABLE AREA**

Approximately 336,216 square feet

### **TYPICAL FLOOR AREA**

Approximately 13,200 square feet for floors 4-16  
Approximately 13,600 square feet for floors 17-27

### **CEILING HEIGHT**

8 feet 6 inches

### **TYPICAL SLAB TO SLAB HEIGHT**

11 feet 9 inches

### **MULLION SPACING\***

4 feet 10 inches

### **INTERIOR COLUMN SPACING\***

29 feet 10 inches curtain wall to core wall (North-South)

39 feet 6 inches curtain wall to core wall (East-West)

\*Prior to any construction projects a site condition review must be completed to confirm the mullion spacing and column measurements where applicable

## **BUILDING AMENITIES**

Conference Centre  
 Bicycle storage and bicycle sharing program  
 Fitness Center  
 Golf Simulator

## **PARKING**

The property has an underground heated parkade (196 stalls)

## **BUILDING AWARDS**

2016 BOMA Certification of Building Excellence  
 2020 BOMA Certification of Building Excellence  
 2025 BOMA BEST – Gold Certification

## **DESIGN ARCHITECT**

### **ORIGINAL CONSTRUCTION**

Wynn Forbes Lord Feldberg Schmidt in association with Skidmore, Owings & Merrill

### **CURRENT BASE BUILDING**

Arrow Engineering

## **MECHANICAL BASE BUILDING ENGINEER**

### **ORIGINAL CONSTRUCTION**

Stantec

### **CURRENT BASE BUILDING**

Arrow Engineering

## **ELECTRICAL BASE BUILDING ENGINEER**

### **ORIGINAL CONSTRUCTION**

Stantec

### **CURRENT BASE BUILDING**

Arrow Engineering

## **STRUCTURAL ENGINEER**

### **ORIGINAL CONSTRUCTION**

Stantec

### **CURRENT BASE BUILDING**

Reed Jones Christofferson ( RJC )

## **DESIGN LOAD**

Live load 50 pounds per square foot

## HEATING

Three Cleaver Brooks hot water boilers located on the 29th floor provide the exterior heating to the building. Thermostatically controlled radiation valves on the floors modulate to control space temperature

## VENTILATION AND AIR CONDITIONING

Two Trane chillers located on the 29th floor provide the cooling for the cooling coils on all the various air systems located in the building

## STANDARD HOURS OF HVAC OPERATION

Monday to Friday 7am to 6pm, excluding statutory holidays

## BASE BUILDING LIGHTING

Juno Indy series #S2XBL39403WH4

## ELECTRICITY

The building features 4.5 watts per square foot for lighting, 2.4 watts per square foot for tenant power, 347/600 volt power for lighting, 120/208 volt, 3-phase 4-wire for power panels located in the rise room of each floor

## ELECTRIC CLOSET

1 per floor

## TELEPHONE CLOSET

1 per floor

## ELEVATORS

### NUMBER OF ELEVATORS (INCLUDING SERVICE ELEVATORS)

4 Low rise elevators serving floors 4 to 16, B1 Parkade

4 Rise rise elevators serving floors 17 to 27, B1 Parkade

MNP Tower does not have a freight elevator, but passenger elevators are used for freight

Back ceiling panels in elevators #1 and #8 lift up providing 12 feet of height

### ELEVATOR CAPACITY

High rise and low rise elevators – 1,360kgs/3,000lbs

### ELEVATOR SPEED

High rise elevators – 700 Feet per minute

Low rise elevators – 800 Feet per minute

### CAB DIMENSIONS (W X D X H) AND DOOR SIZE (W H)

High rise and low rise elevators – 80" x 56" x 96" Door width: 42 inches Door height: 84 inches