

MAIN LOBBY
RENOVATION UNDERWAY!



BELL TOWER

10104 – 103RD 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

\$19.28 per square foot (2022)

PARKING RATIO

One stall per 1,500 square feet

TELECOM PROVIDERS

Telus, Bell, Shaw, Allstream, MTS

PARKING RATE

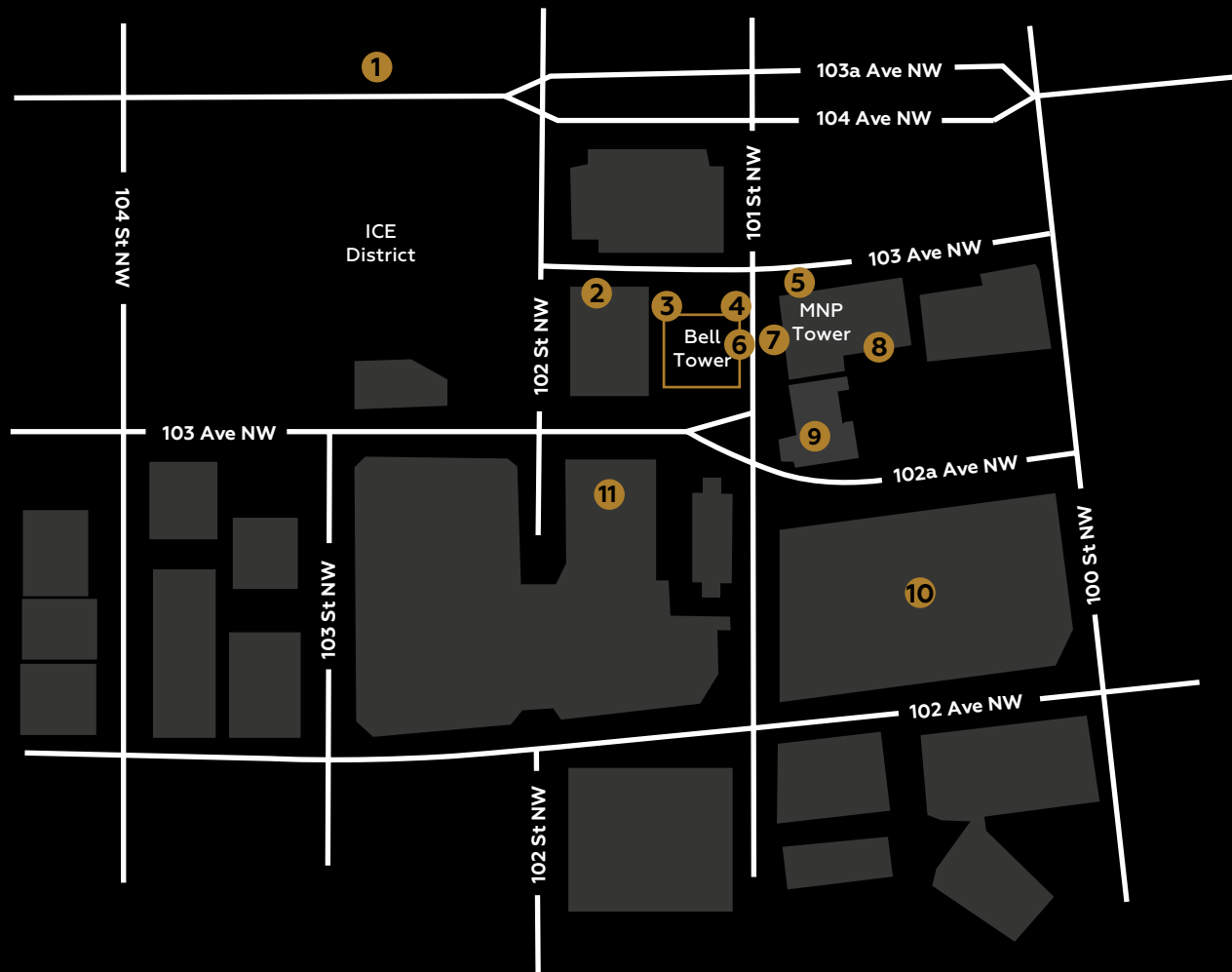
\$345.00 per month (unreserved)

\$450.00 per month (reserved)

6' 6" clearance

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 nd 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

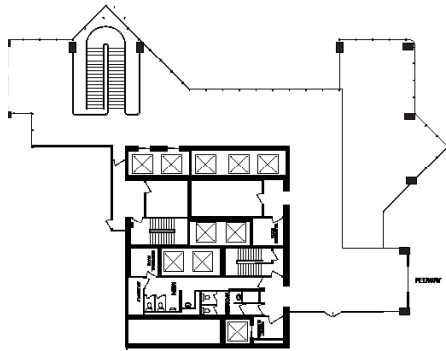
Bell Tower is a dog-friendly building with tenants permitted to bring their dogs to the office. We have also installed a relief area off of the main lobby and a feature wall. Contact Aspen for rules and regulations.



AVAILABLE SUITES

#201 | 1,497 sf

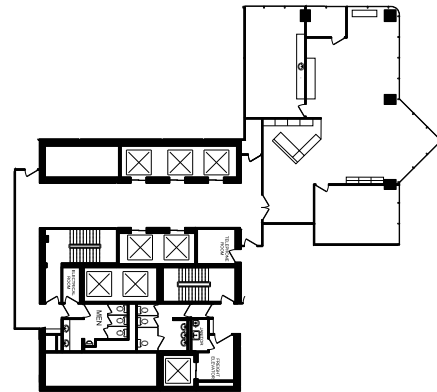
Available Immediately



#400 | 2,554 sf

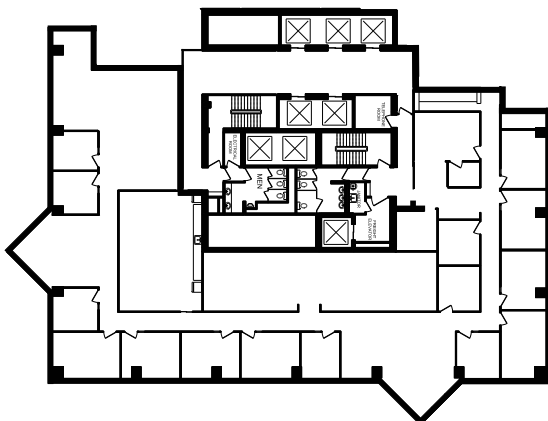
Show Suite

Available on 180 Days Notice. Fully Furnished



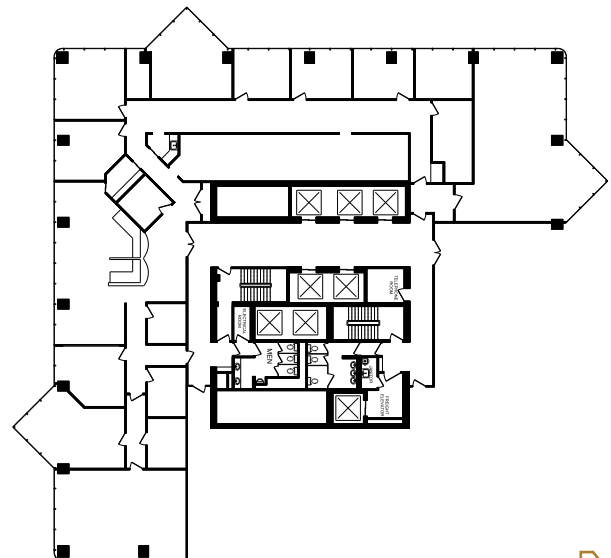
#402 | 8,964 sf

Available Immediately



#600 | 9,711 sf

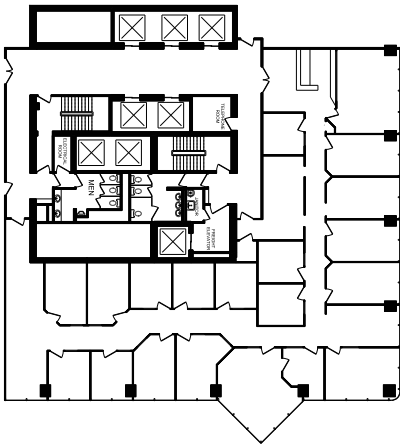
Available Immediately



AVAILABLE SUITES

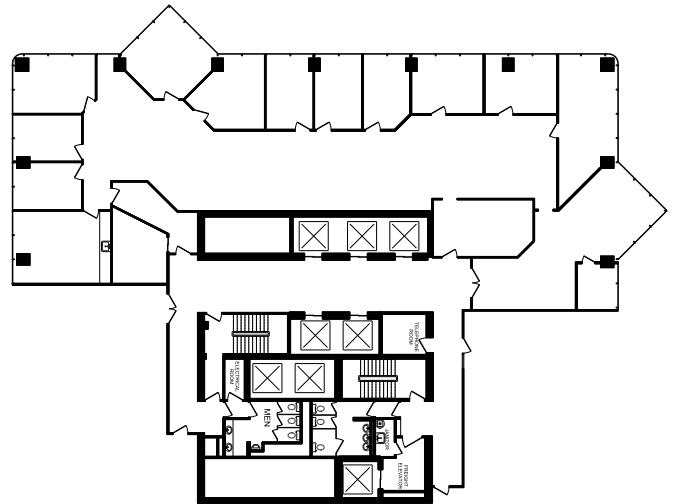
#602 | 6,033 sf

Available Immediately



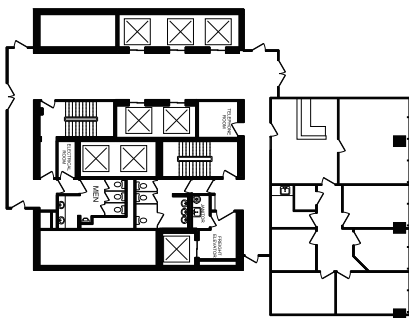
#700 | 8,269 sf

Available Immediately



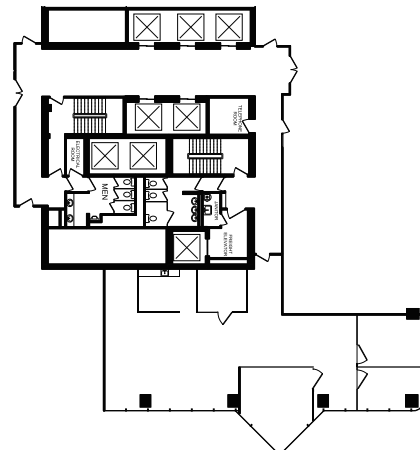
#745 | 2,008 sf

Available Immediately



#747 | 2,688 sf

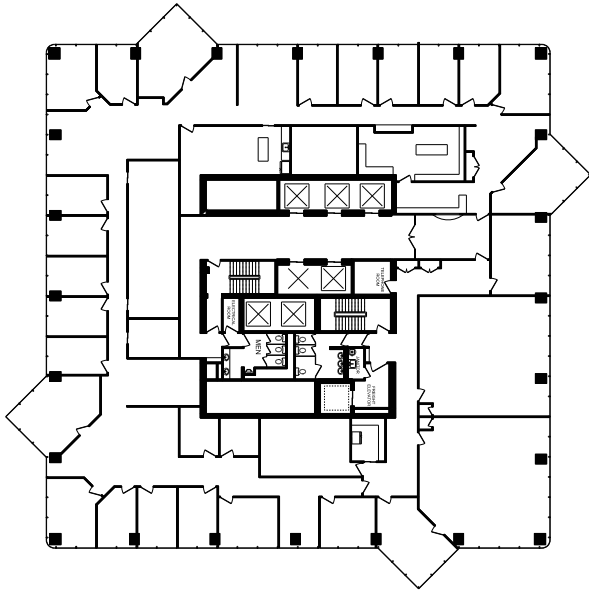
Available Immediately



AVAILABLE SUITES

#800 | 15,745 sf

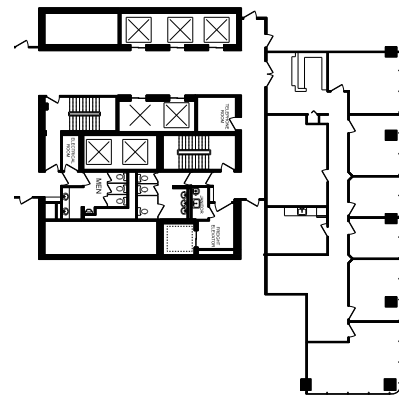
Available Immediately



#900 | 3,012 sf

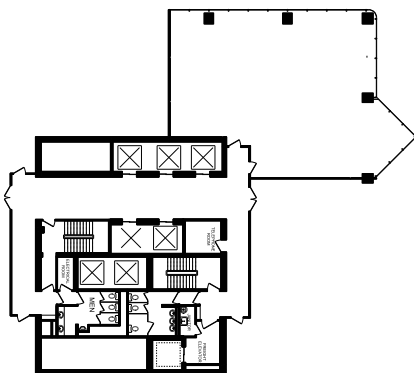
Available Immediately

Upgrades recently performed



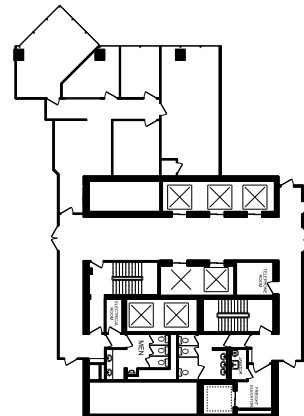
#905 | 2,708 sf

Available Immediately



#940 | 2,046 sf

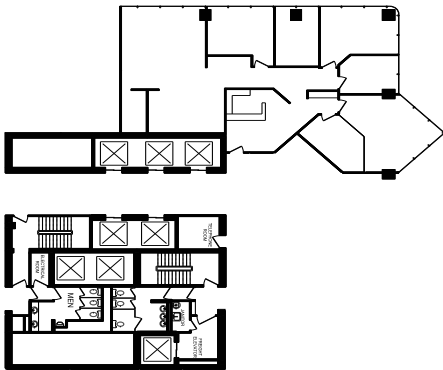
Available Immediately



AVAILABLE SUITES

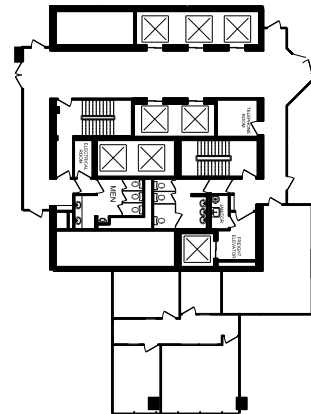
#1004 | 3,374 sf

Available Immediately



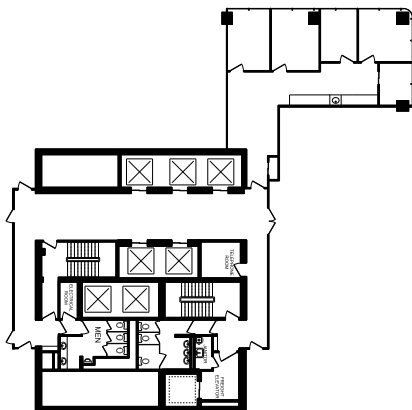
#1006 | 1,630 sf

Available Immediately



#1109 | 1,464 sf

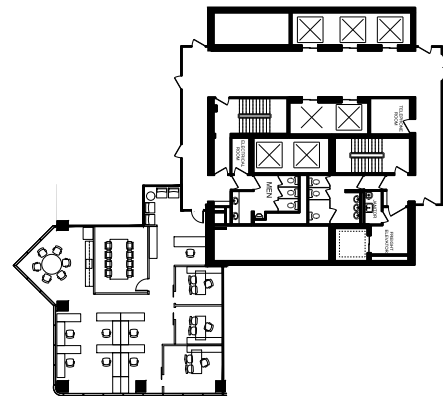
Available Immediately



#1203 | 2,748 sf

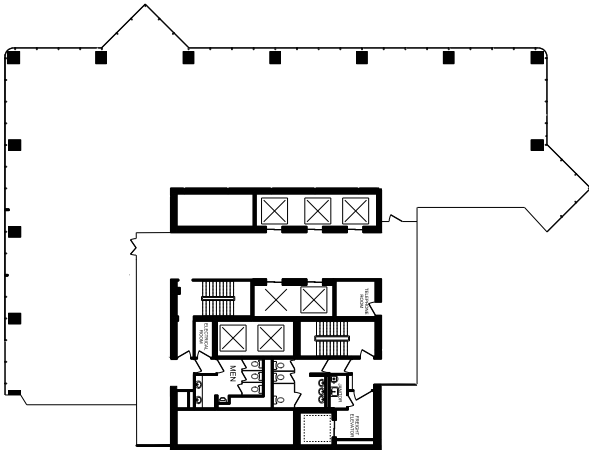
Show Suite

Available Immediately. Move In Ready



AVAILABLE SUITES

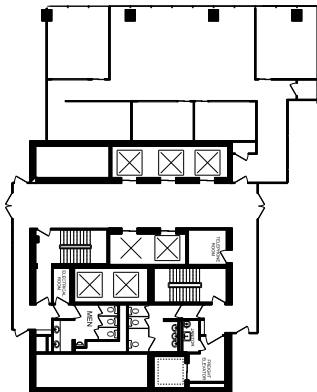
#1310 | 7,965 sf
Available Immediately



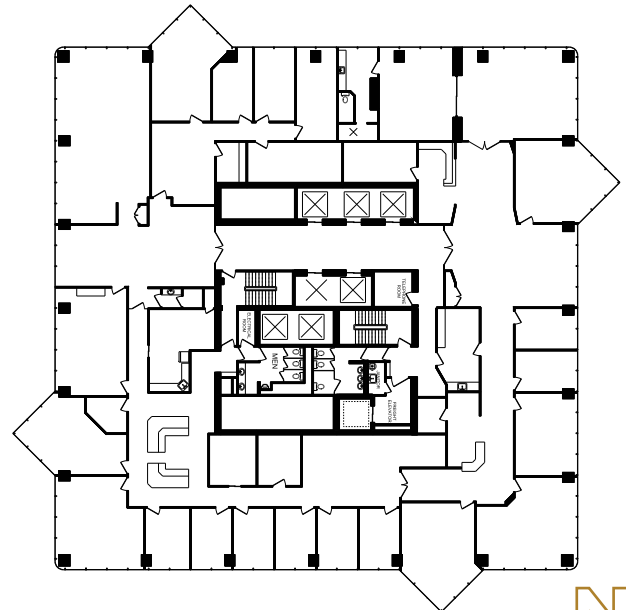
#1601 | 2,147 sf
Available Immediately



#1603 | 2,449 sf
Available Immediately



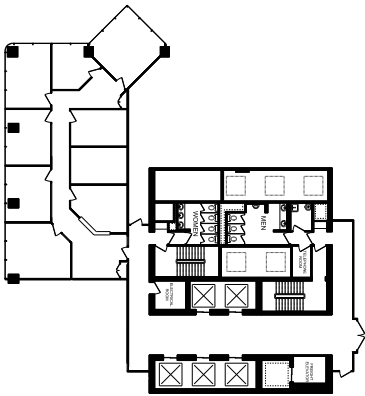
#1702 | 15,745 sf
Available Immediately



AVAILABLE SUITES

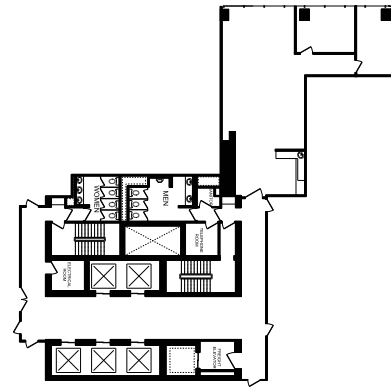
#1920 | 2,735 sf

Available Immediately



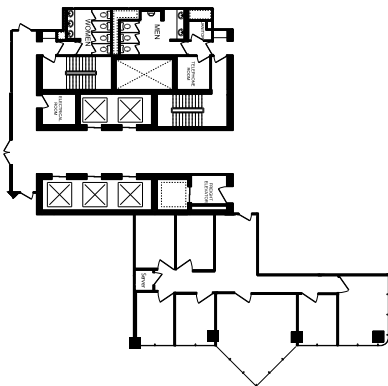
#2102 | 1,651 sf

Available Immediately



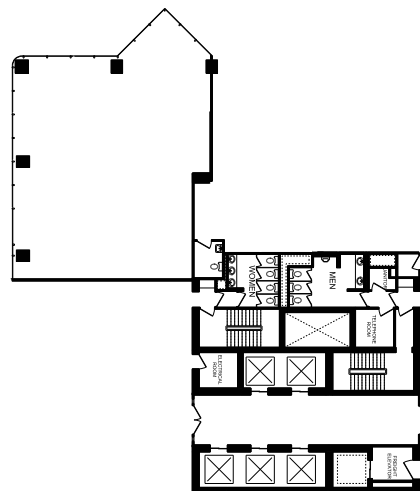
#2201 | 2,012 sf

Available Immediately



#2302 | 3,970 sf

Available Immediately

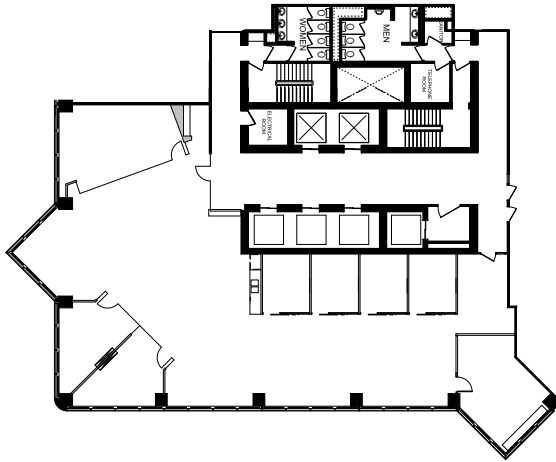


AVAILABLE SUITES

#2401 | 5,399 sf

Show Suite

Available Immediately. Move In Ready



#2403 | 1,587 sf

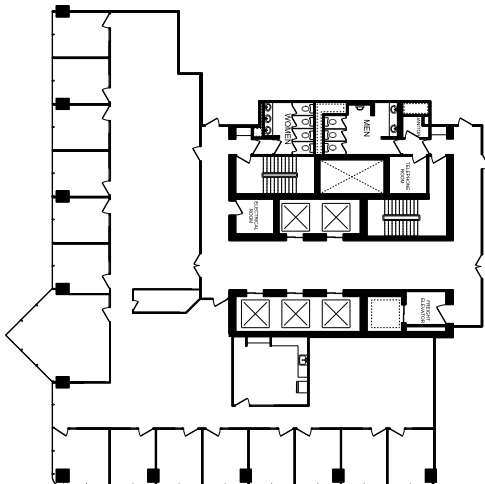
Available Immediately



#2610 | 6,224 sf

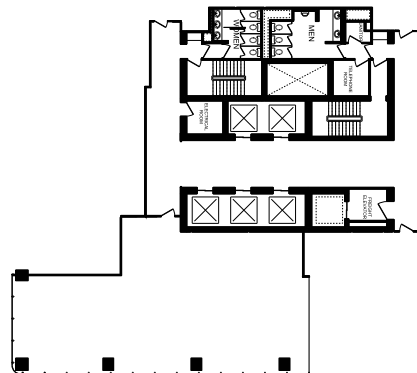
Upgrades Complete

Available Immediately



#2702 | 2,492 sf

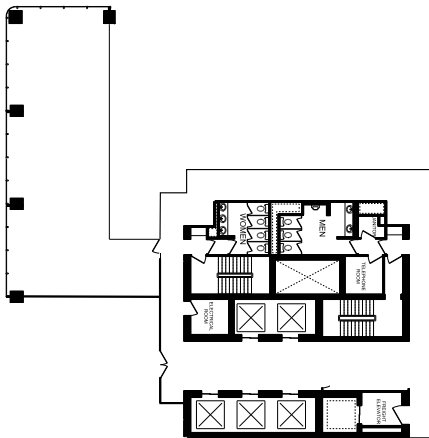
Available Immediately



AVAILABLE SUITES

#2920 | 1,690 sf

Available Immediately





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

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