



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 | Dog Friendly

OPERATING COSTS

\$21.83 per square foot (2025)

PARKING RATIO

One stall per 1,500 square feet

TELECOM PROVIDERS

Telus, Bell & Shaw

PARKING RATE

\$360.00 per month (unreserved)

6' 6" clearance

Shared parking program available

SURROUNDING AMENITIES

- | | |
|---------------------------|------------------------------------|
| ① Rogers Place | ⑧ Chop Steakhouse & Bar |
| ② 10104 - 103 Ave Parkade | ⑨ Delicious Pho |
| ③ Remedy Cafe | ⑩ Cookie Love |
| ④ JOEY 10104 - 103rd Ave | ⑪ Sandman Signature Hotel |
| ⑤ Amore Pasta | ⑫ City Centre Mall |
| ⑥ Alinio Chiropractic | ⑬ 102 nd Street Parkade |
| ⑦ Ice District | ⑭ O'Byrnes Irish Pub |



BUILDING AMENITIES

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



JACKSON'S GYM

5,500 SF club quality fitness facility located in Bell Tower which includes: 2 Peloton spin bikes, 1 Peloton rower, club quality changing rooms, towel service, cardio & weight machines, a 900 SF studio and a private Echelon Training Studio. Open 24/7.



ASPEN LINKS GOLF LOUNGE

1,000 SF Golf Lounge adjacent to the fitness facility including: golf simulator provided by HD golf; putting green area; and seating. The Golf Lounge is bookable on the Aspen App.



TENANT LOUNGE

Located on the 4th floor of MNP Tower. Is open to all Aspen Club tenants between the hours of 5:00 a.m. to 10:00 p.m. Monday to Friday and bookable for private work related functions on weekends. The space offers a fireplace, plenty of soft seating, a kitchen, lawn games, and a barrier free washroom. The lounge also includes two small conference rooms equipped with AV technology and a movable wall to hold up to 26 people, as well as a state of the art golf simulator which is bookable on the Aspen App.



CONFERENCE FACILITY

4,200 SF conference facility located on the fourth floor including: three boardrooms equipped with AV technology and two small breakout rooms; a moveable wall for larger meetings which can hold up to 40 people.



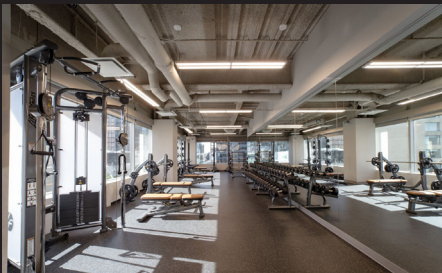
BICYCLE STORAGE & COMPLIMENTARY BICYCLE SHARE PROGRAM

Secure bike storage is located in Bell Tower (main floor and P2 parkade level). Complimentary bicycle rentals are also available.



PRIVATE OUTDOOR PLAZA

A vibrant new outdoor plaza enhanced by a landscaped water feature and thoughtfully designed seating areas that encourage connection and relaxation for private tenant use.

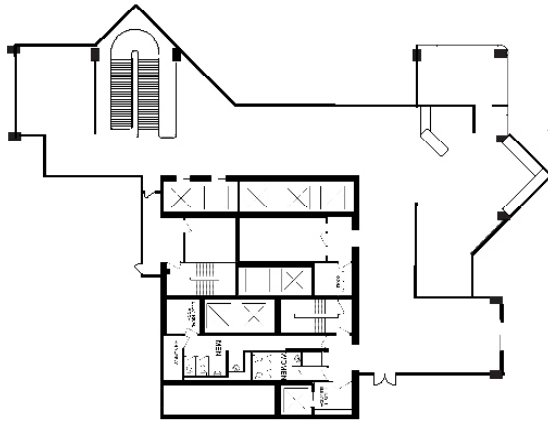


AVAILABLE SUITES

#201 | 1,497 sf

Available Immediately

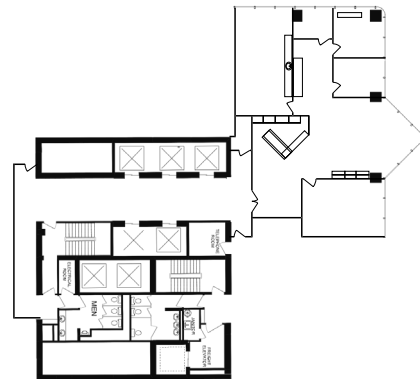
Retail Opportunity Located on High Traffic Pedway



#400 | 2,554 sf

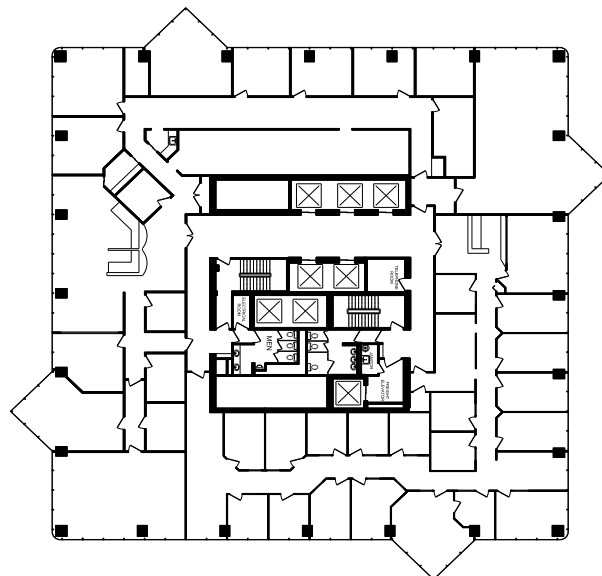
Show Suite

Available on 180 Days Notice. Fully Furnished



#600/602 | 15,744 sf

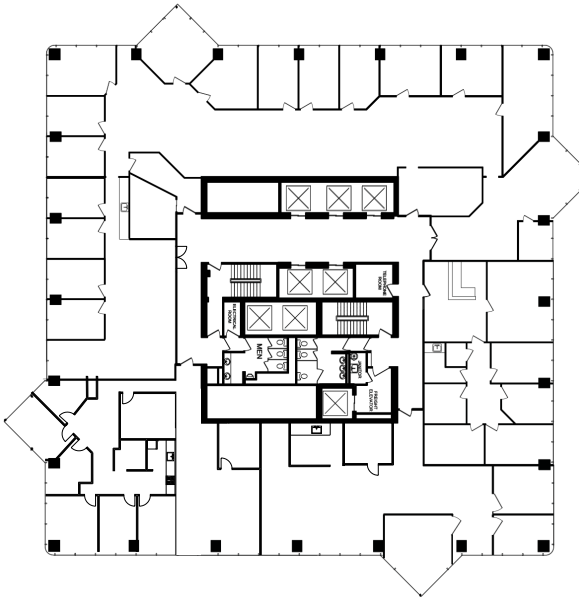
Available Immediately



AVAILABLE SUITES

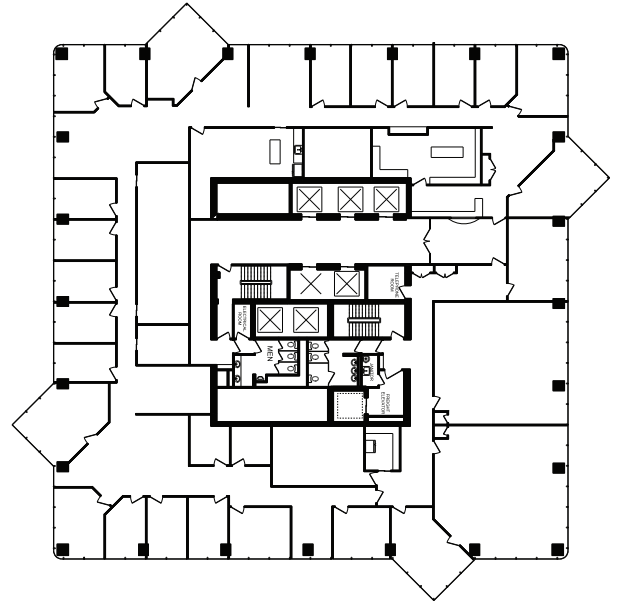
#700/745/746/747 | 15,743 sf

Available Immediately



#800 | 15,745 sf

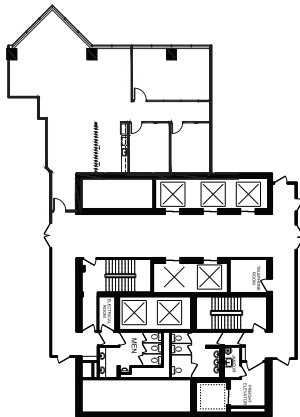
Available Immediately



#940 | 2,046 sf

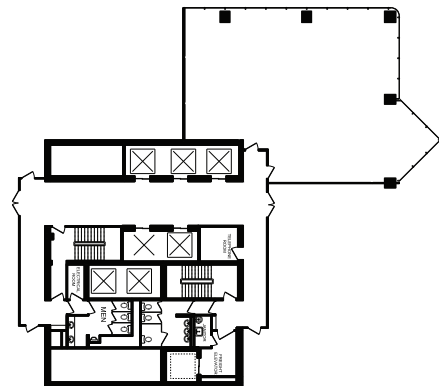
Show Suite

Available Immediately



#905 | 2,708 sf

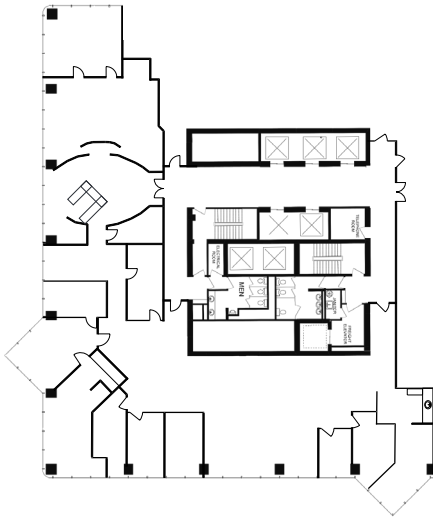
Available Immediately



AVAILABLE SUITES

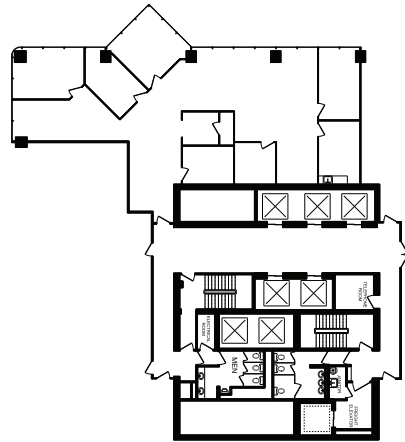
#950 | 7,988 sf

Available Immediately



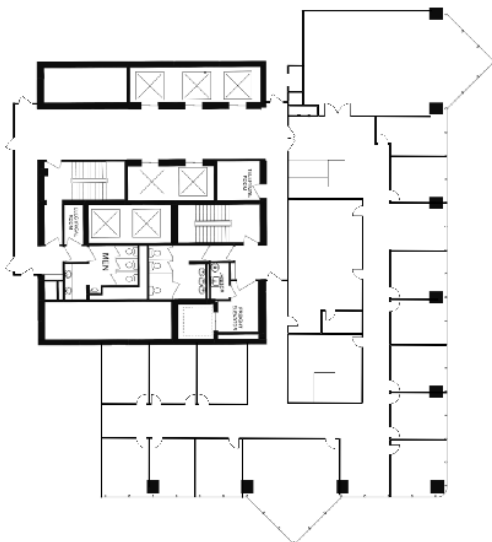
#1104 | 3,296 sf

Available Immediately



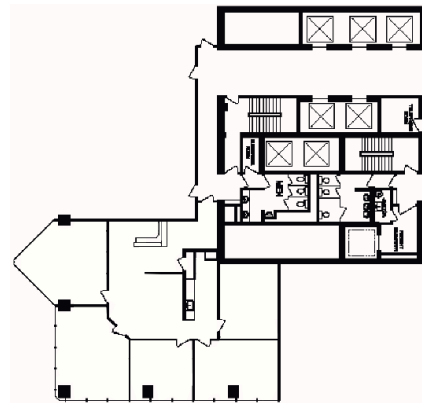
#1100 | 5,743 sf

Available Immediately



#1105 | 2,823 sf

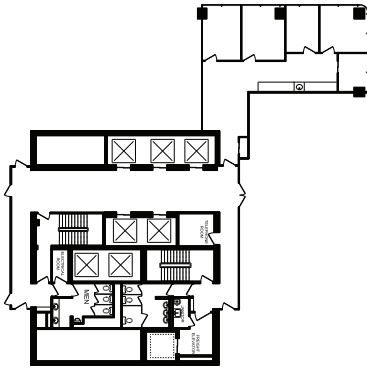
Available Immediately



AVAILABLE SUITES

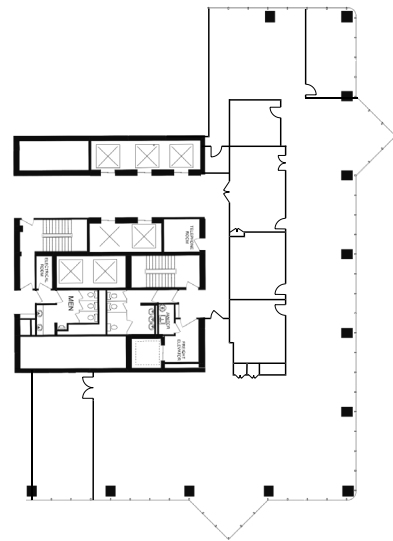
#1109 | 1,464 sf

Available Immediately



#1200 | 7,673 sf

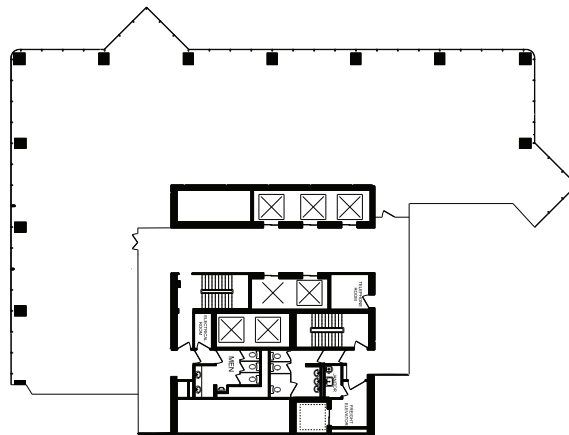
Available Immediately



#1310 | 7,965 sf

Available Immediately

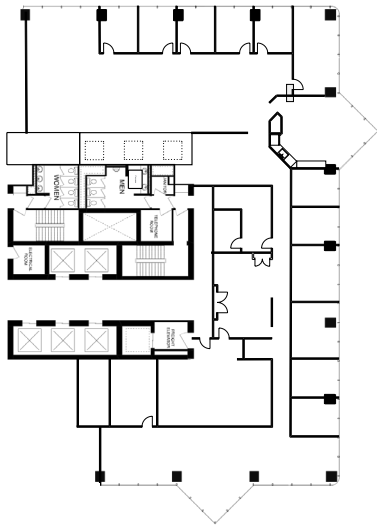
*White boxed



AVAILABLE SUITES

#1900 | 9,208 sf

Available Immediately



#1910 | 2,650 sf

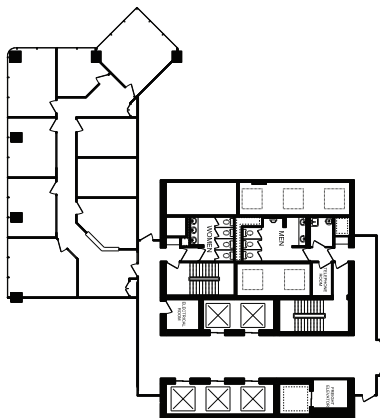
Show Suite

Available Immediately



#1920 | 2,735 sf

Available Immediately

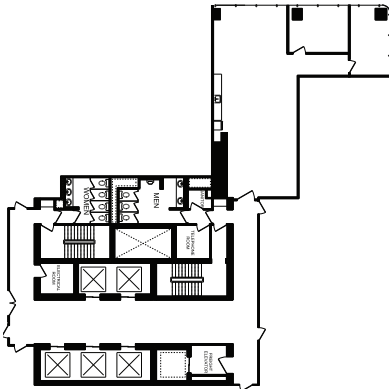


AVAILABLE SUITES

#2102 | 1,651 sf

Show Suite

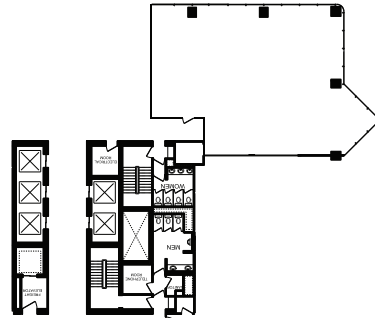
Available Immediately



#2302 | 4,002 sf

Available Immediately

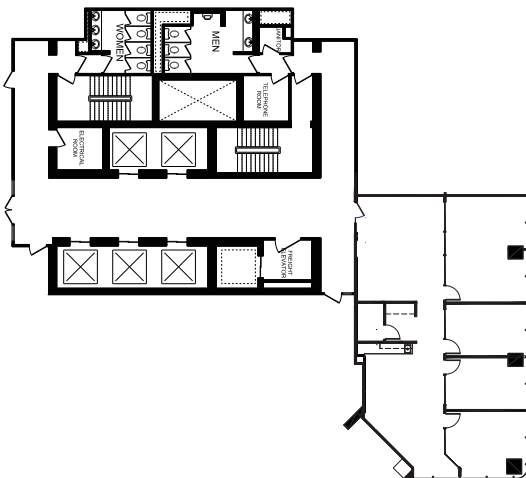
*White boxed



#2403 | 1,986 sf

Show Suite

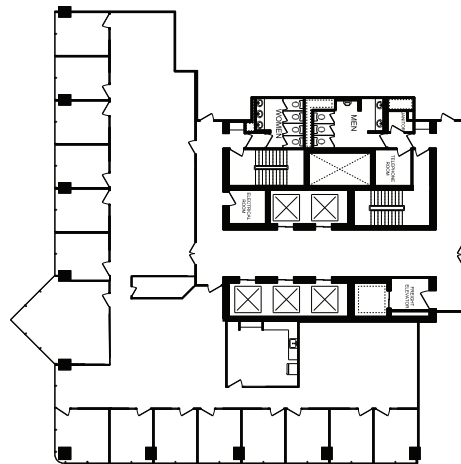
Available May 1, 2026



#2610 | 6,224 sf

Show Suite

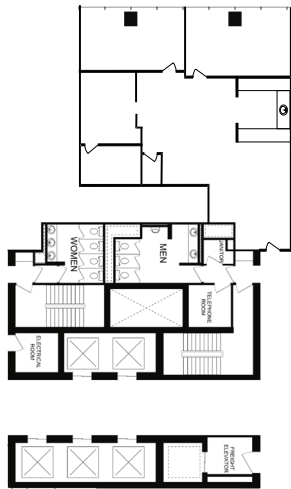
Available Immediately



AVAILABLE SUITES

#2650 | 2,180 sf

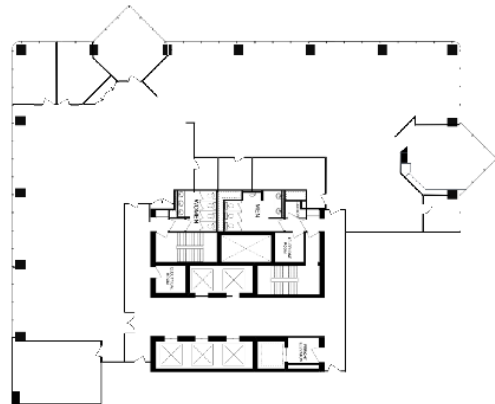
Available Immediately



#2700 | 9,719 sf

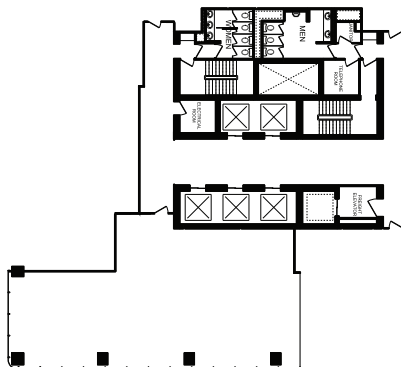
Available Immediately

Can Expand Into Suite #2702, Creating Approximately 12,211 sf.



#2702 | 2,492 sf

Available Immediately





ASPEN FLEX SPACE

PRIVATE OFFICES AND SUITES

As part of Aspen Properties' portfolio of premier office buildings, Aspen Flex offers dynamic owner-operated flexible office spaces tailored to the evolving needs of modern businesses. With over 114,000 square feet of flexible office space available across Calgary and Edmonton, Aspen Flex provides an all-inclusive experience for freelancers, start-ups, and established companies alike.

From small office options to larger self-contained suites, our adaptable shared workspace solutions scale with your business, allowing you to focus on your success—on your terms—with the space, flexibility, and environment your company needs to thrive.

The workplace has never been this flexible

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 - 103RD AVENUE | 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 10104 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

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