

TENANT LOUNGE  
NOW OPEN



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# MNP TOWER

10235 – 101<sup>ST</sup> STREET | EDMONTON, AB



# PROPERTY INFORMATION

BOMA Certified Gold

## OPERATING COSTS

\$22.20 per square foot (2024)

## PARKING RATIO

One stall per 1,500 square feet

## TELECOM PROVIDERS

Telus, Bell & Shaw

## PARKING RATE

\$360.00 per month (unreserved)  
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 <sup>nd</sup> Street Parkade |
| ⑥ Alinio Chiropractic | ⑫ O'Byrnes Irish Pub (Coming Soon) |



# 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 coming soon a Echelon Training Studio. Open 24/7.



## ASPEN LINKS GOLF LOUNGE

1,000 SF Golf Lounge adjacent to the fitness facility in Bell Tower and 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.



## TENANT LOUNGE

Located on the 4th floor in MNP Tower and is open to all tenants during business hours and bookable for private functions. The space offers a fireplace, plenty of soft seating, a kitchen, lawn games, and a barrier free washroom. There will also be meeting rooms and a golf simulator and lounge, with both bookable on the Aspen App



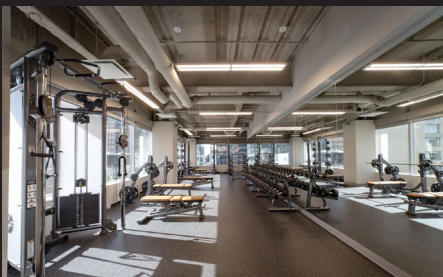
## CONFERENCE FACILITY

4,200 SF conference facility located on the fourth floor of Bell Tower, including: three large board-rooms; two small breakout rooms; moveable wall for larger meetings and rooms equipped with the latest AV technology.



## BICYCLE STORAGE & COMPLIMENTARY BICYCLE SHARE PROGRAM

Secure bicycle storage is located on the main floor. Complimentary bicycle rentals are also available.

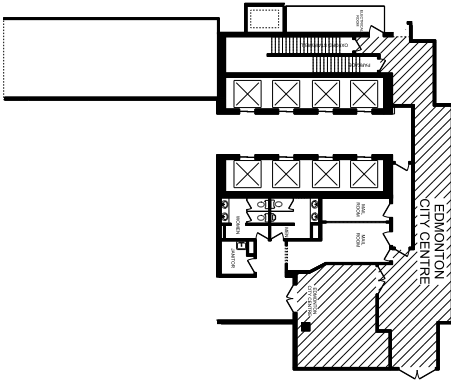


# AVAILABLE SUITES

**#144** | 496 sf

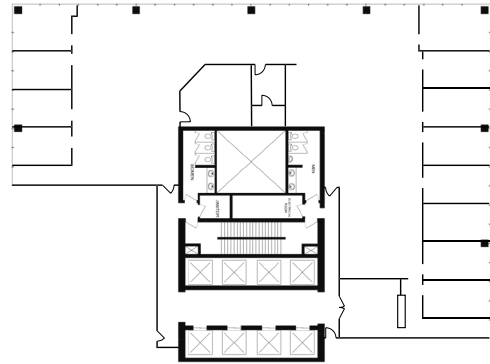
**Retail Opportunity**

Available Immediately



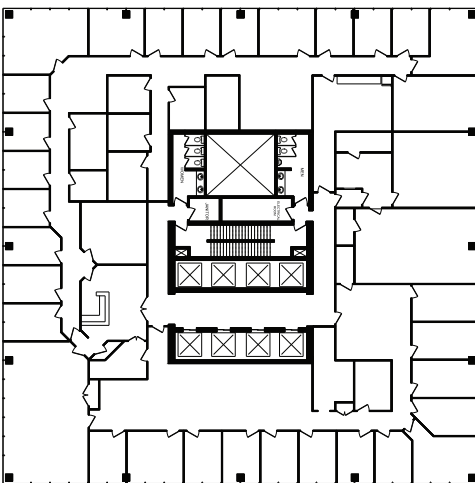
**#400** | 7,425 sf

Available Immediately



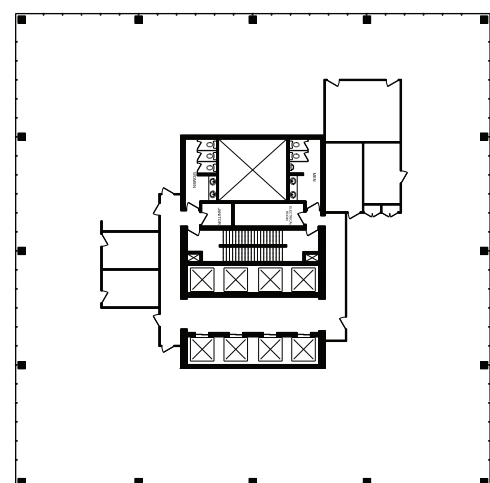
**#600** | 14,425 sf

Available Immediately



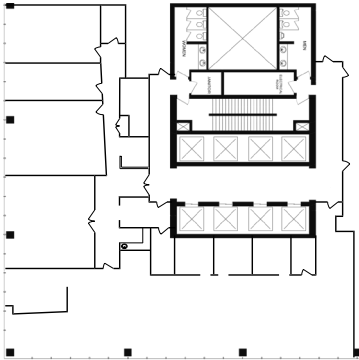
**#700** | 14,425 sf

Available Immediately

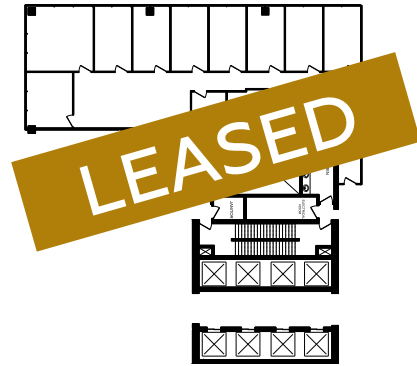


# AVAILABLE SUITES

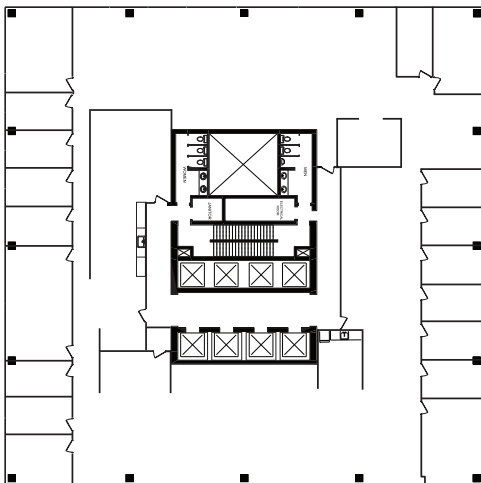
**#800** | 5,816 sf  
Available Immediately



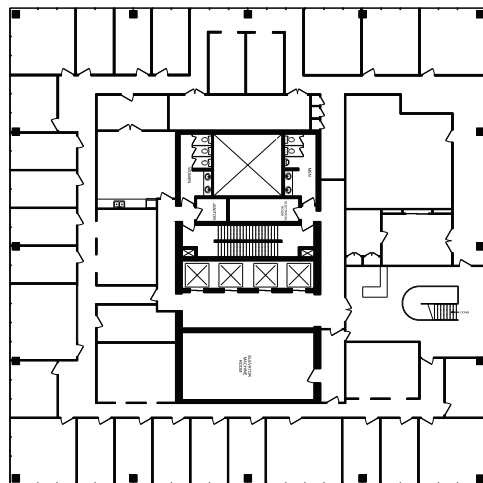
**#805** | 3,603 sf  
Available Immediately



**#900** | 14,425 sf  
**Show Suite**  
Available Immediately



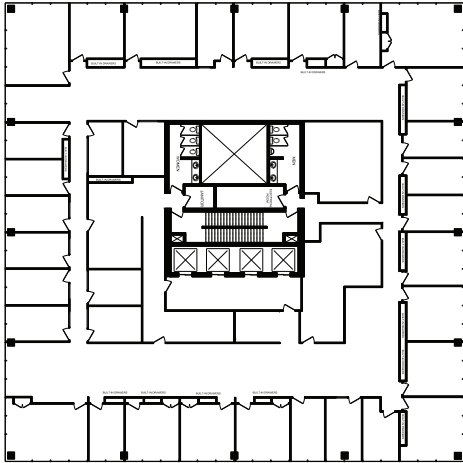
**#1800** | 14,070 sf  
Available Immediately



# AVAILABLE SUITES

**#2100** | 14,792 sf

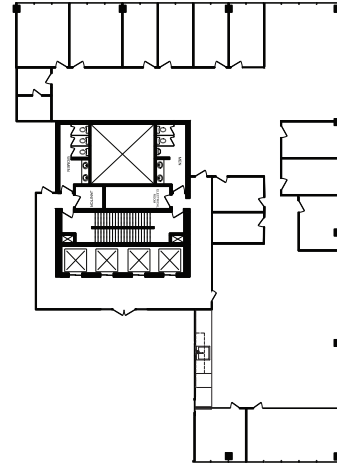
Available Immediately



**#2502** | 7,562 sf

Show Suite

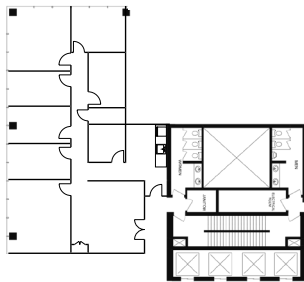
Available Immediately



**#2504** | 2,778 sf

Available Immediately

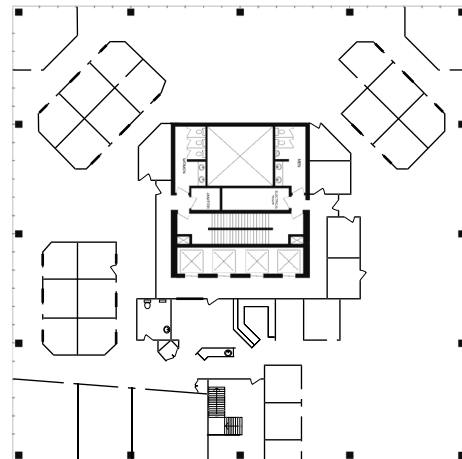
Furnished



**#2600** | 14,792 sf

Available October 1, 2024

Upper floor opportunity

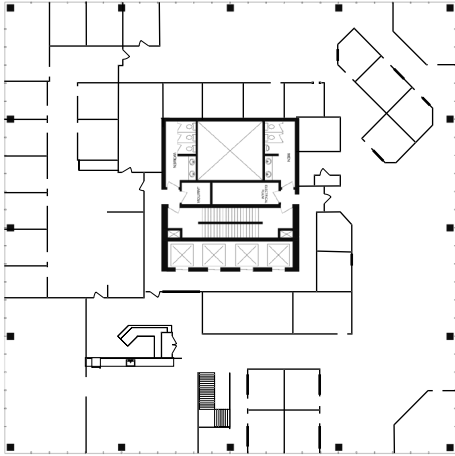


# AVAILABLE SUITES

**#2700** | 14,792 sf

Available October 1, 2024

Upper floor opportunity





# 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** | BELL TOWER | MNP TOWER

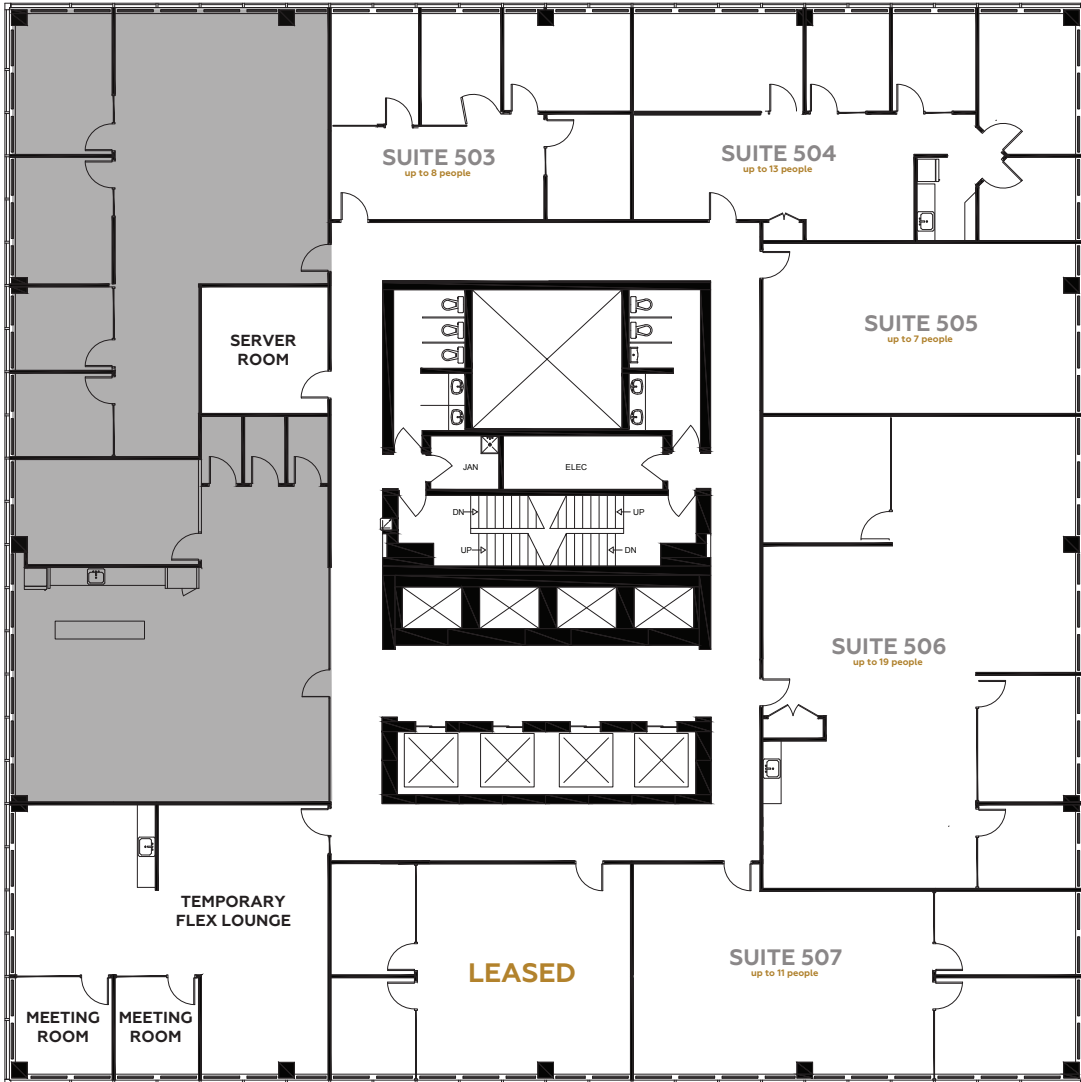


NEW FLEX SUITES



FLEX

### 5TH FLOOR





# 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 MNP Tower 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](https://www.aspenproperties.ca/club)

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