

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 premier 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 361,000 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)

20 feet spacing for interior columns



BUILDING AMENITIES

Conference Centre
Bicycle storage and bicycle sharing program
Fitness Center
Golf Simulator
Tenant Lounge
Outdoor Patio

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 6am 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 High 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

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