

## **MNP Tower**

**Address:** 10235 - 101 Street, Edmonton, Alberta T5J 3G1

**General Description:** The MNP Tower is a 27 storey A class building with approximately 340,000 square feet of rentable office space, retail space and 196 underground parking stalls with a parking ratio of 1 stall per 1,500 square feet of leased space.

**Design Architect:** Wynn Forbes Lord Feldberg Schmidt in association with Skidmore, Owings & Merrill

**Mechanical Engineer:** Stantec Consulting Ltd.

**Electrical Engineer:** Stantec Consulting Ltd.

**Structural Engineer:** Stantec Consulting Ltd.

**Completion Date:** 1978

**Building Height:** 387 feet

**Design Load:** 50 lbs per square foot live load for typical floors

**Rentable Area:** Approximately 340,000 square feet.

**Typical Floor Area:** Approximately 13,200 square feet (14,425 square feet BOMA 96) for floors 4 - 16 and 13,600 square feet (14,793 square feet BOMA 96) for floors 17 - 27.

**Ceiling Heights:** 8.5 feet

**Mullion Spacing:** 4 feet 10 inches

**Interior Column Spacing:** Generally 29 feet 10 inches curtain wall to core wall (north - south) and 39 feet 6 inches curtain wall to core wall (east - west) and 20 feet spacing for interior columns.

## **Heating, Ventilation and Air Conditioning**

**General:** The building automation is a Johnson Controls Metasys System. Heating and cooling to the tenant spaces is provided by perimeter radiation (16 zones per floor) and Variable Air Volume ("VAV") interior and exterior (cooling) air boxes (26 per floor).

**Design Criteria:** The upper VAV air system is mixed air cooling only for terminal VAV boxes located on the 22<sup>nd</sup> to 27<sup>th</sup> floors. The lower VAV air system is mixed air cooling only for terminal VAV boxes located on the 17<sup>th</sup> to 21<sup>st</sup> floors. Central makeup is VAV 100% outside air with preheat and cooling coils located on the 3<sup>rd</sup> floor serving the 4<sup>th</sup> to 16<sup>th</sup> floor compartmental fan units. These compartmental units are VAV with cooling coils only and draw a fixed amount of makeup air and return air.

**Heat:** Three Cleaver Brooks hot water boilers located on the 29<sup>th</sup> floor provide the exterior heating to the building. Thermostatically controlled radiation valves on the floors modulate to control space temperature.

**Air Conditioning:** Two Trane chillers located on the 29<sup>th</sup> floor provide the cooling for the cooling coils on all of the various air systems located in the building.

**Standard Hours of HVAC Operation:** 7:00 a.m. to 6:00 p.m. Monday to Friday

## Electricity

**General:** 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

## Passenger Elevators

**Number of Elevators:** 8 Elevators - 4 low rise (Floor 4-16), 4 high rise (Floor 17-28). One of the low rise and one of the high rise elevators are used as service elevators after peak hours

**Elevator Capacity:** 3000 lbs

**Elevator Speed:** Low rise elevator speed is 700 feet per minute  
High rise elevator speed is 800 feet per minute

**Elevator Size: Door width:** 42 inches **Door height:** 84 inches  
**Cab Dimensions (w x d x h):** 80 x 56 x 96 inches

## Service Elevators

**Number of Elevators:** 1 Low rise (Floor 4-16, B1 parkade)  
1 High rise (Floor 17-28, B1 parkade)

**Elevator Capacity:** 3,000 lbs

**Elevator Speed:** Low rise elevator speed is 700 feet per minute  
High rise elevator speed is 800 feet per minute

**Elevator Size: Door width:** 42 inches  
**Door height:** 84 inches

**Cab Dimensions (w x d x h):** 80 x 56 x 96 inches

## Building Amenities

- 310-GoAP Call Centre
- On site security
- ATM machine located in the lobby service by ATB
- Pedway connection
- Attractive parking ratio
- Close proximity to Edmonton City Centre Mall
- Cafe and eatery on second floor of Bell Tower
- Aspen Conference Centre on second floor of Bell Tower for all tenants
- Aspen Property Management Ltd. office on second floor of Bell Tower

- Adjacent to downtown Edmonton Oilers arena development site
- Connected to Sutton Hotel and Chop Restaurant
- Joey Bell Tower, opening in 2015 directly across the street
- Bike cage rentals available in Bell Tower
- Fed Ex drop box
- Beverage machine dispensers located in loading dock area
- Ecycle bins located in level B2 of the parkade to recycle electronics
- Rose and Crown Pub
- King's Smoke Shop