

TENANT LOUNGE
NOW OPEN



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 | Dog Friendly

OPERATING COSTS

\$21.80 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

Shared parking program available

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 | 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 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

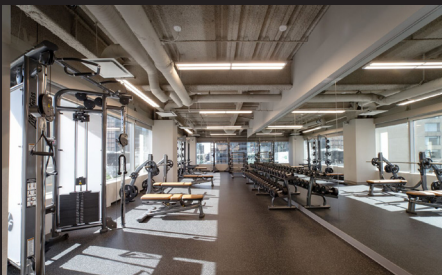


4,200 SF conference facility located on the fourth floor including: three large boardrooms; two small breakout rooms; moveable wall for larger meetings and rooms equipped with the latest AV technology.

BICYCLE STORAGE & COMPLIMENTARY BICYCLE SHARE PROGRAM



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

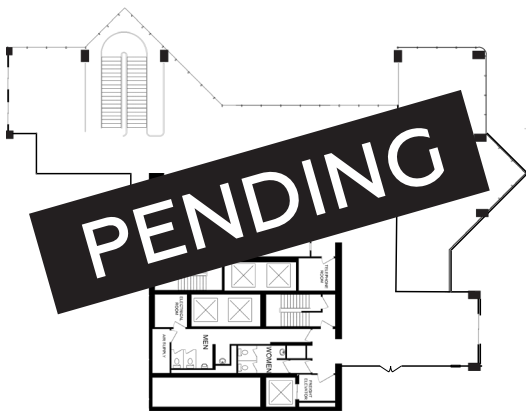


AVAILABLE SUITES

#201 | 1,497 sf

Available Immediately

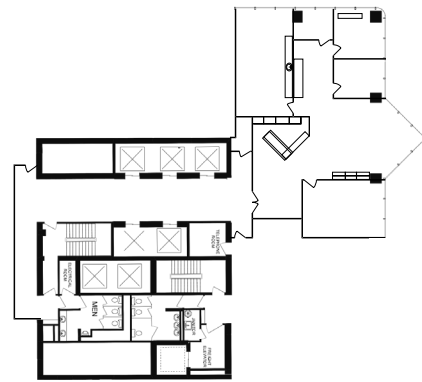
Developed, partially fixtured retail opportunity with pedway exposure. Inquire for available uses.



#400 | 2,554 sf

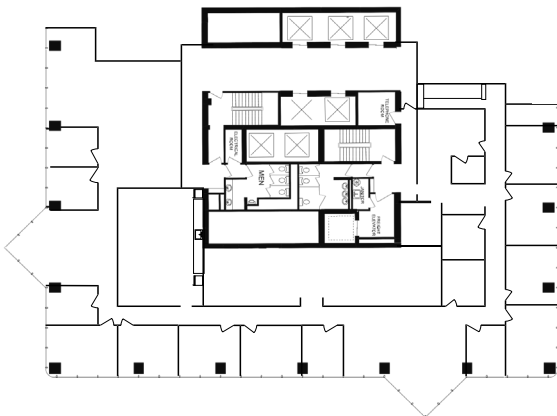
Show Suite

Available on 180 Days Notice. Fully Furnished



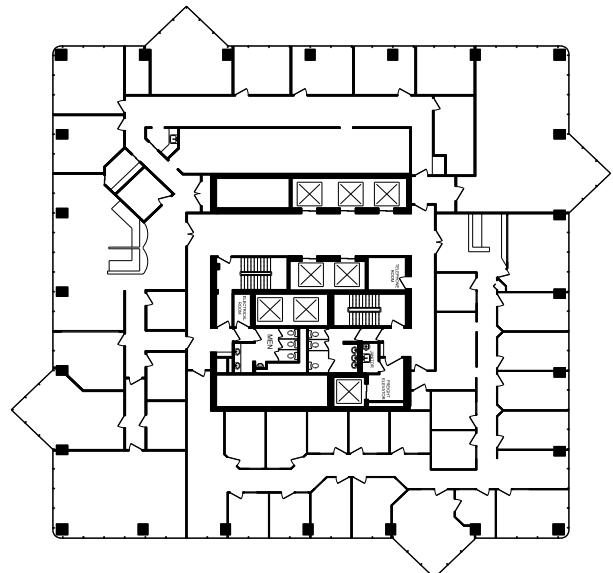
#402 | 8,964 sf

Available Immediately



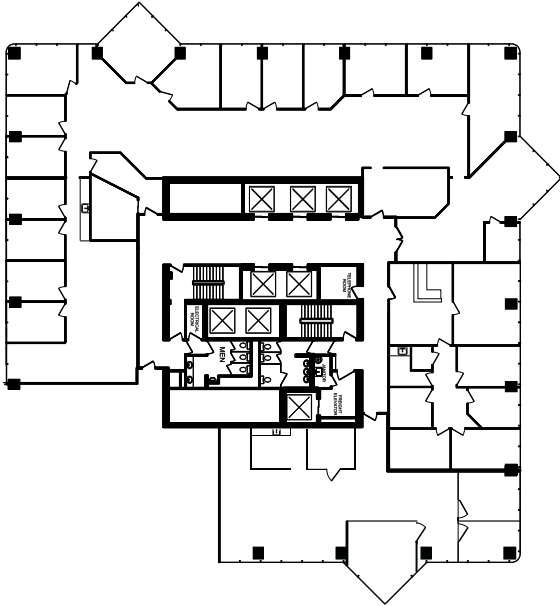
#600/602 | 15,744 sf

Available Immediately

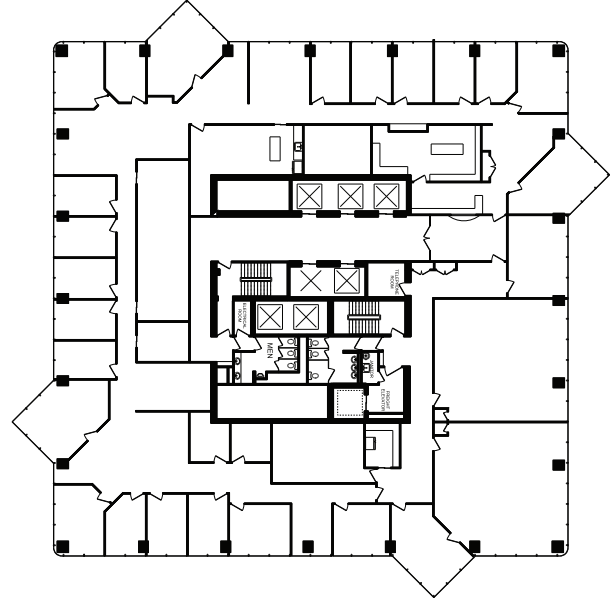


AVAILABLE SUITES

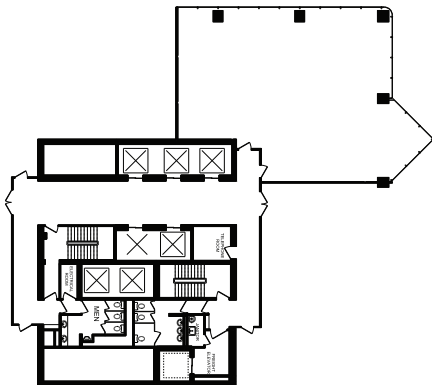
#700/745/746 | 12,965 sf
Available Immediately



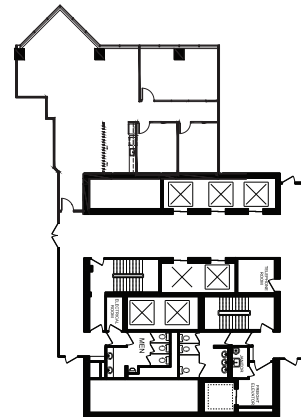
#800 | 15,745 sf
Available Immediately



#905 | 2,708 sf
Available Immediately

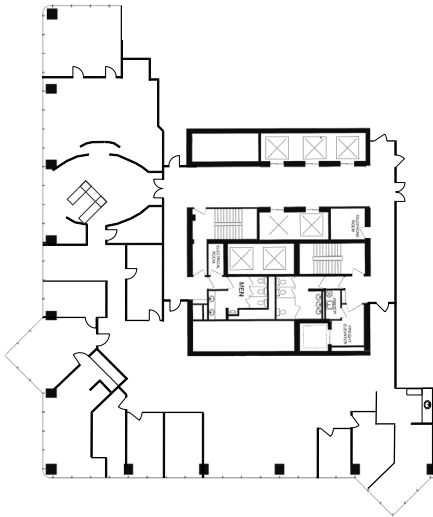


#940 | 2,046 sf
Show Suite
Available Immediately

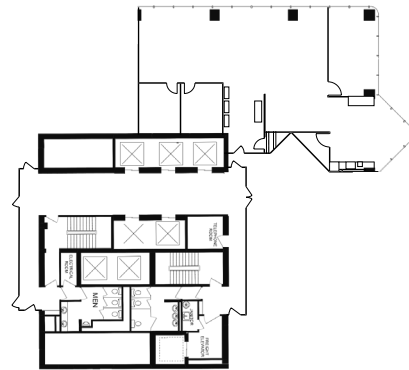


AVAILABLE SUITES

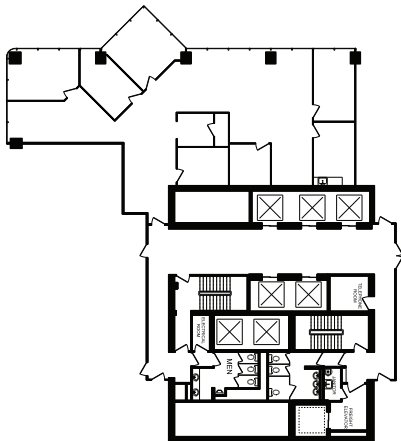
#950 | 7,988 sf
Available Immediately



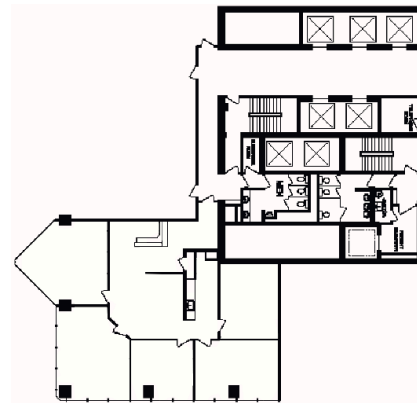
#1004 | 3,374 sf
Show Suite
Available Immediately



#1104 | 3,296 sf
Available Immediately

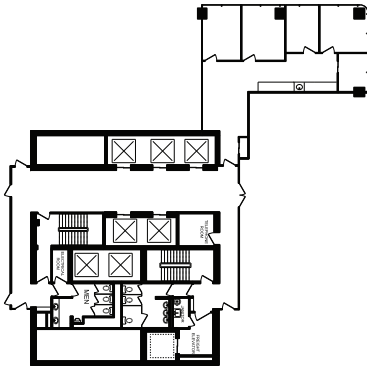


#1105 | 2,823 sf
Available Immediately

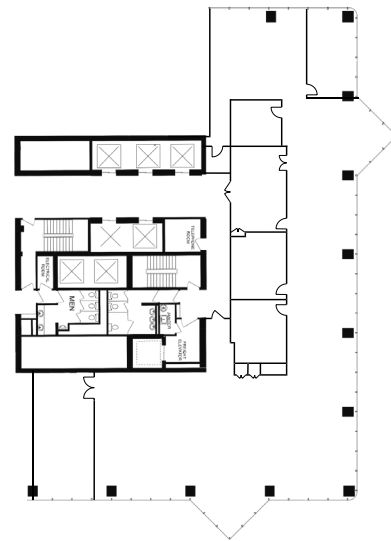


AVAILABLE SUITES

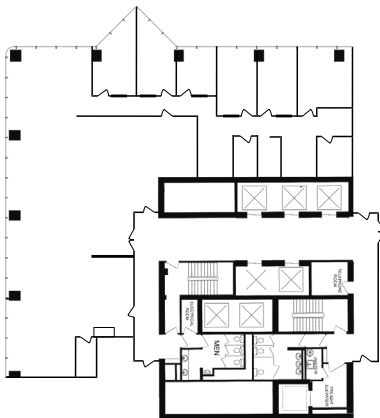
#1109 | 1,464 sf
Available Immediately



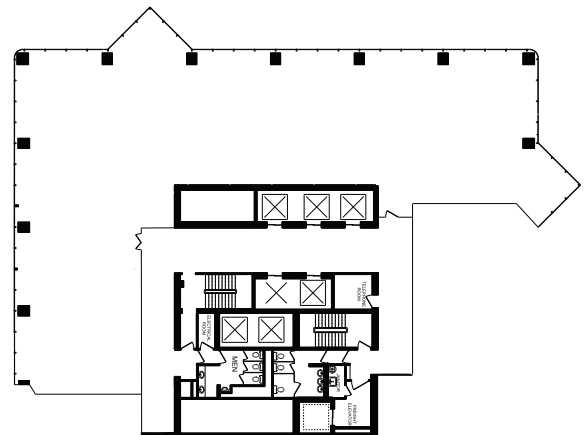
#1200 | 7,673 sf
Available Immediately



#1202 | 5,322 sf
Available June 1, 2025



#1300 | 7,965 sf
Available Immediately

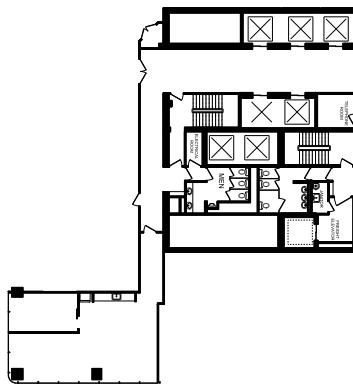


AVAILABLE SUITES

#1820 | 1,430 sf

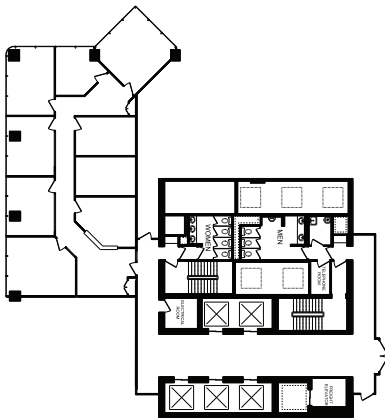
Show Suite

Available Immediately



#1920 | 2,735 sf

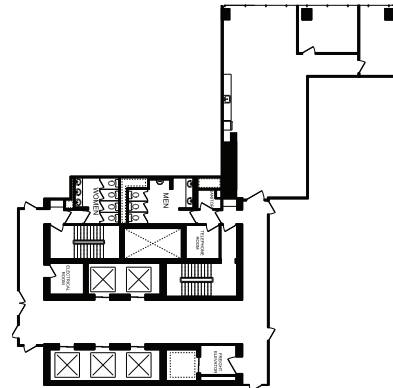
Available Immediately



#2102 | 1,651 sf

Show Suite

Available Immediately

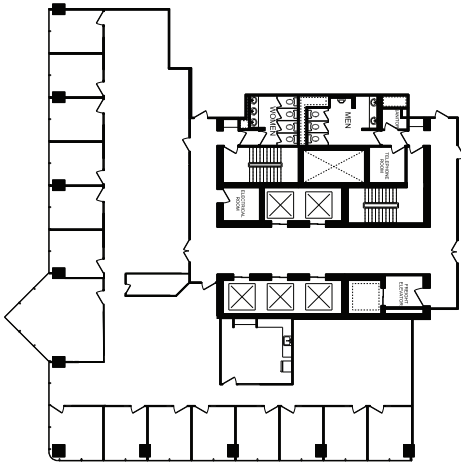


AVAILABLE SUITES

#2610 | 6,224 sf

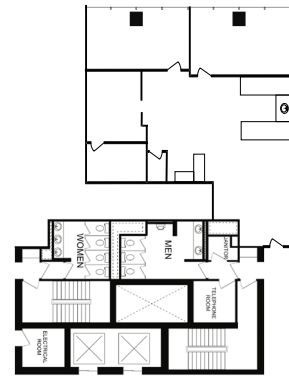
Show Suite

Available Immediately



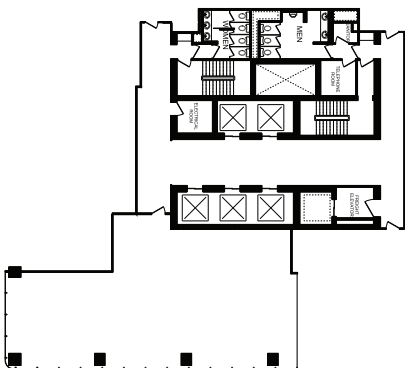
#2650 | 2,173sf

Available February 1, 2025



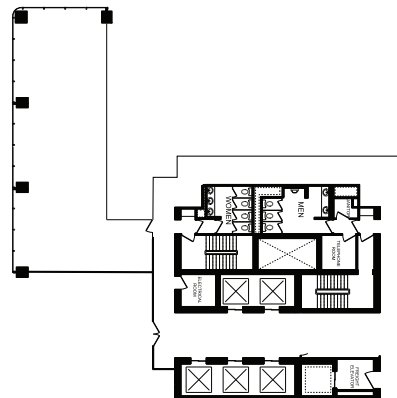
#2702 | 2,492 sf

Available Immediately



#2920 | 1690 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 | BELL TOWER | 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 Bell 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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