

TENANT LOUNGE  
NOW OPEN



---

# 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 is a new golf simulator in the lounge, bookable on the Aspen App.



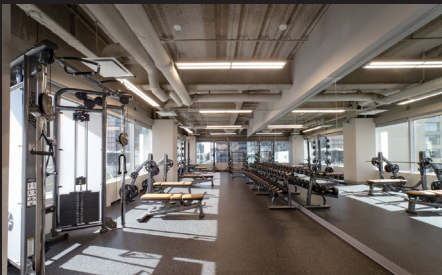
## CONFERENCE FACILITY

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



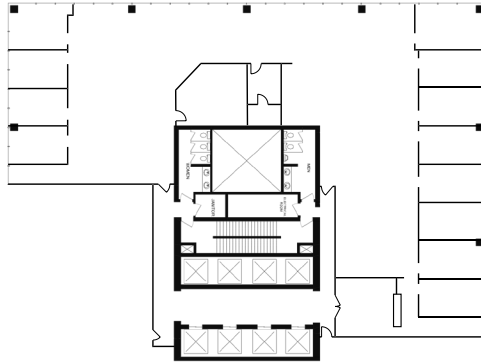
## BICYCLE STORAGE & COMPLIMENTARY BICYCLE SHARE PROGRAM

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

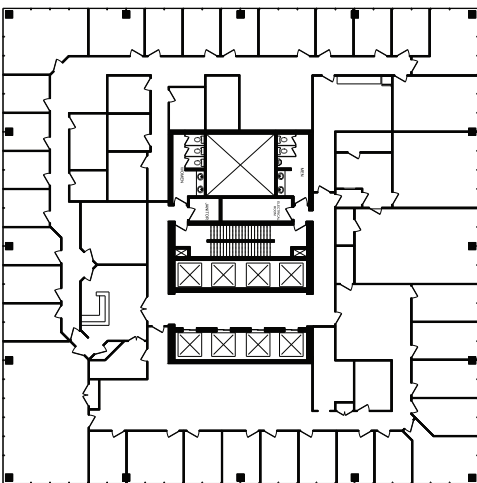


# AVAILABLE SUITES

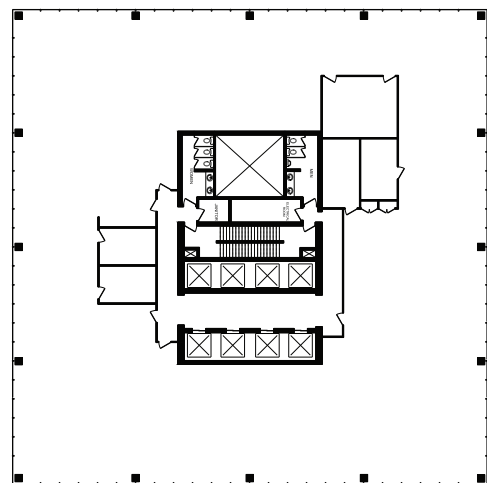
**#400** | 7,425 sf  
Available Immediately



**#600** | 14,425 sf  
Available Immediately

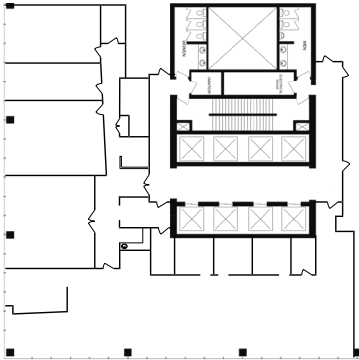


**#700** | 14,425 sf  
Available Immediately

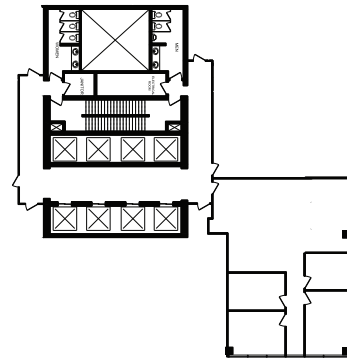


# AVAILABLE SUITES

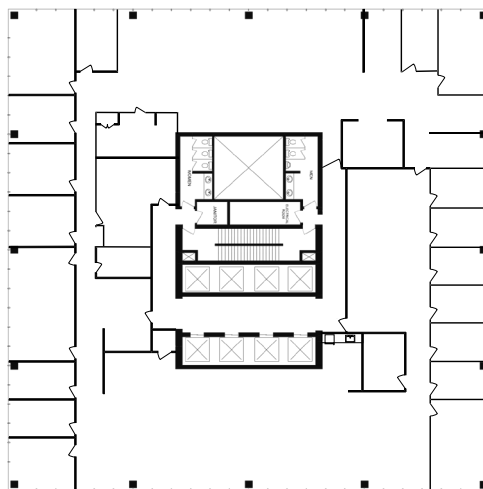
**#800** | 5,816 sf  
Available Immediately



**#806** | 1,836 sf  
Available January 1, 2025

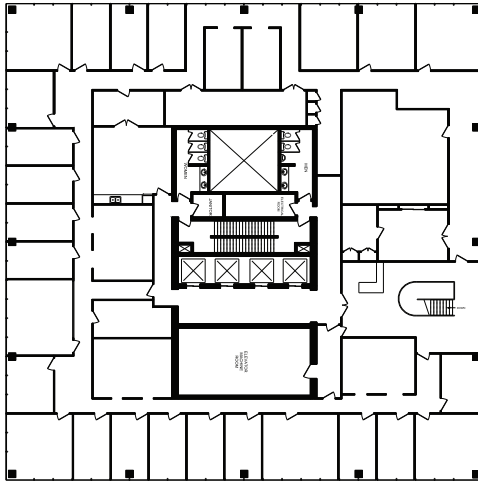


**#900** | 14,425 sf  
Show Suite  
Available Immediately

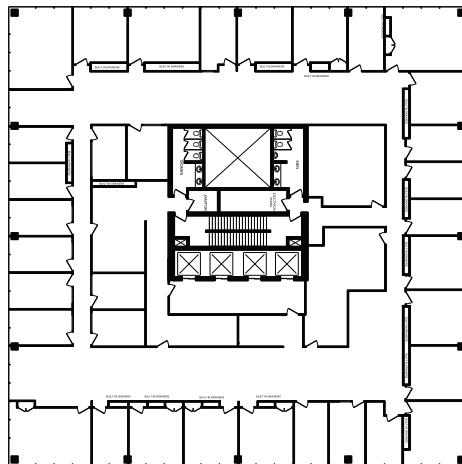


# AVAILABLE SUITES

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



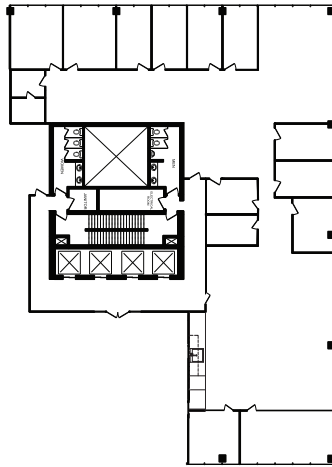
**#2100** | 14,792 sf  
Available Immediately



# AVAILABLE SUITES

**#2502** | 7,562 sf

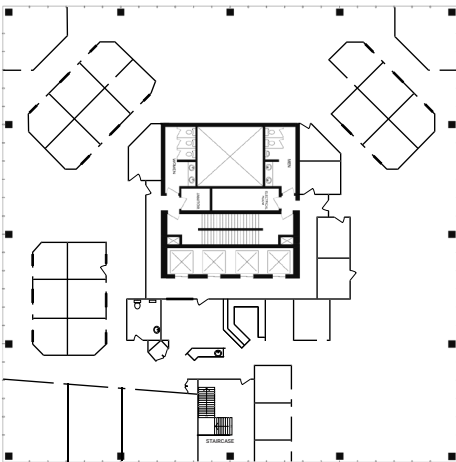
Available Immediately



**#2600** | 14,792 sf

Available June 1, 2025

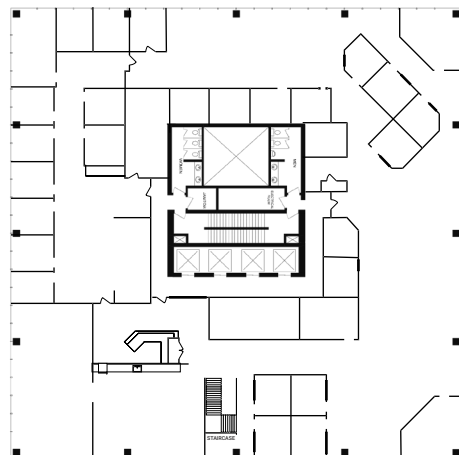
\*Staircase connected to 2700



**#2700** | 14,792 sf

Available Immediately

\*Staircase connected to 2600





# 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



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://aspenproperties.ca/club)

**GABBY LACOMBE**

Director, Leasing

403.473.6790

[glacombe@aspenproperties.ca](mailto:glacombe@aspenproperties.ca)

**DAN HEIN**

Leasing Manager

780-442-3102

[dhein@aspenproperties.ca](mailto:dhein@aspenproperties.ca)

