

FULL FLOORS AND LARGE  
CONTIGUOUS POCKETS AVAILABLE!



# MNP TOWER

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



# PROPERTY INFORMATION

BOMA Certified Gold | 2016 TOBY Award Winner for Office Building Of The Year

## OPERATING COSTS

\$20.66 per square foot (2021)

## PARKING RATIO

One stall per 1,500 square feet

## TELECOM PROVIDERS

Telus, Bell, Shaw, Allstream, MTS

## PARKING RATE

\$345.00 per month (unreserved)

\$450.00 per month (reserved)

6' 6" clearance

## SURROUNDING AMENITIES

- |                      |                                    |
|----------------------|------------------------------------|
| ① Rogers Place       | ⑦ Alino Chiropractic               |
| ② Bell Tower Parkade | ⑧ Delicious Pho                    |
| ③ Remedy Cafe        | ⑨ Cookie Love                      |
| ④ Melt Sandwich Co.  | ⑩ Sutton Place Hotel               |
| ⑤ JOEY Bell Tower    | ⑪ City Centre Mall                 |
| ⑥ Amore Pasta        | ⑫ 102 <sup>nd</sup> Street Parkade |



# BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.



## JACKSON'S GYM

5,500 SF club quality fitness facility including: club quality changing rooms; towel service; cardio & weight machines; and a 900 SF studio.



## 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.



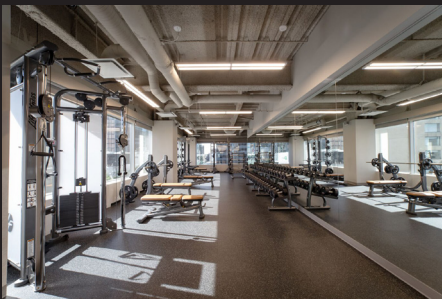
## CONFERENCE FACILITY

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 & BICYCLE SHARE PROGRAM

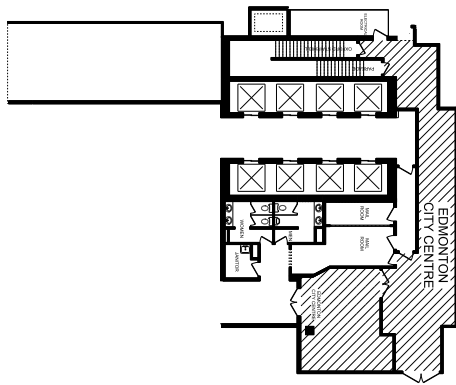
Secure bicycle storage is located on the main floor. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.



# AVAILABLE SUITES

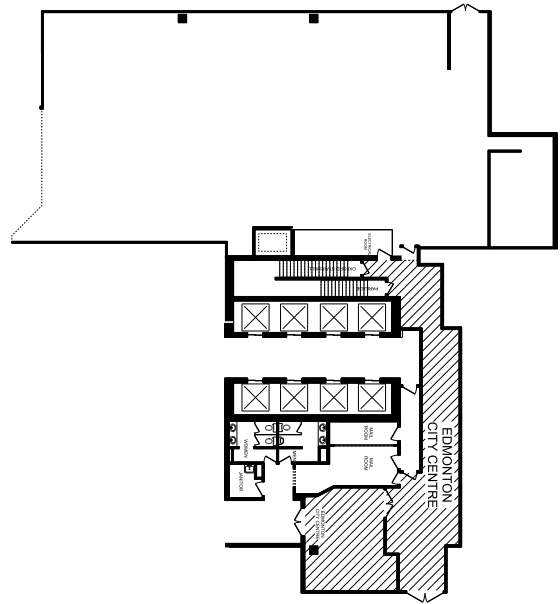
**#144** | 496 sf

**Retail Opportunity** | Available Immediately



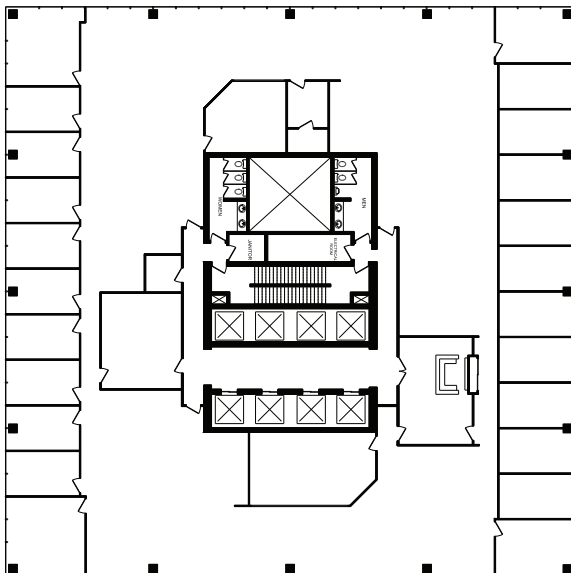
**#195** | 5,937 sf

**Retail Opportunity** | Available Immediately



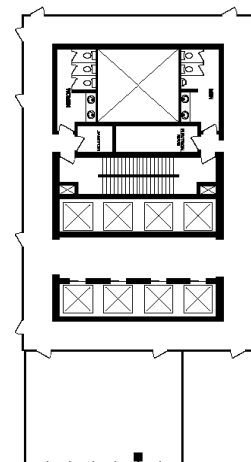
**#400** | 14,425 sf

Available Immediately



**#500** | 1,067 sf

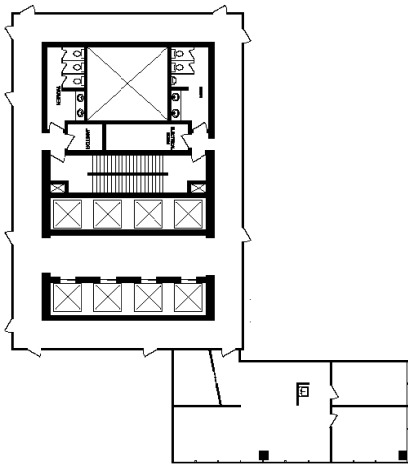
Available Immediately



# AVAILABLE SUITES

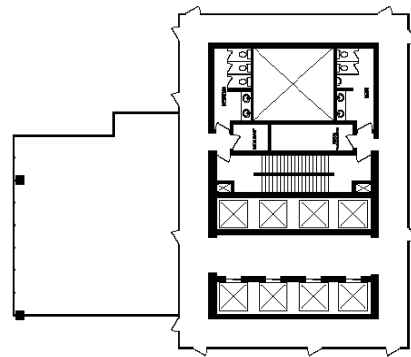
**#503** | 1,486 sf

Available Immediately



**#504** | 1,886 sf

Available Immediately



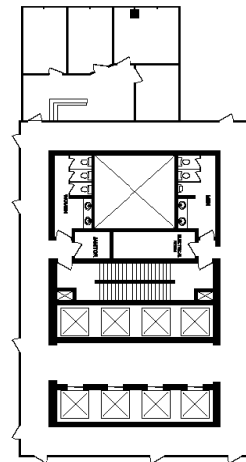
**#506** | 905 sf

Available Immediately



**#508** | 1,087 sf

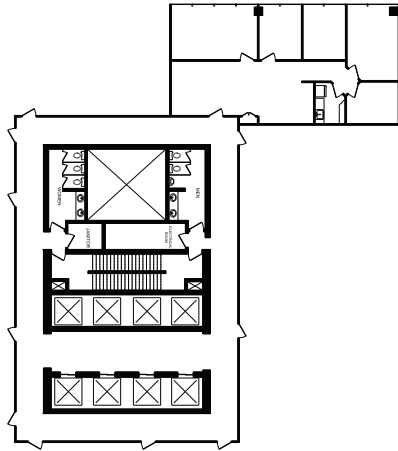
Available Immediately



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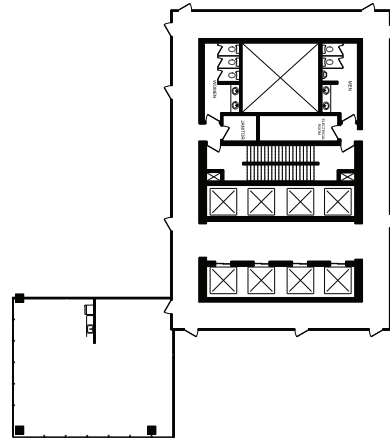
**#516** | 1,723 sf

Available Immediately



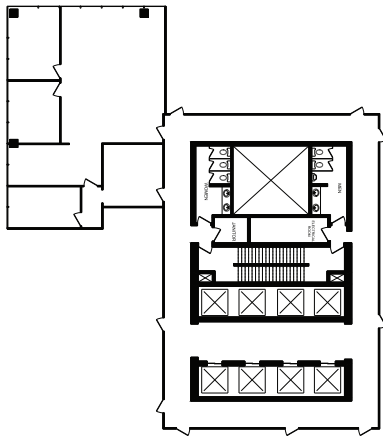
**#519** | 1,482 sf

Available Immediately



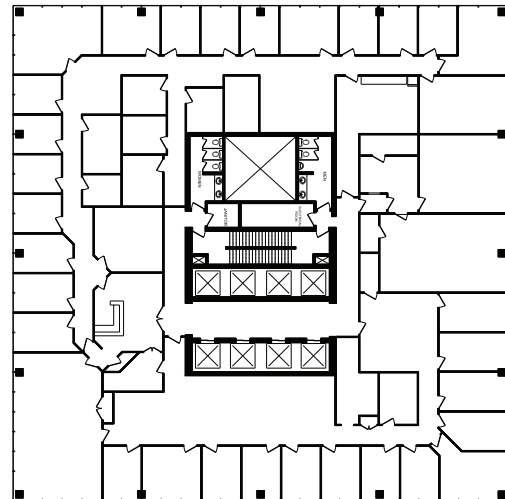
**#555** | 2,095 sf

Available June 1, 2021



**#600** | 13,151 sf

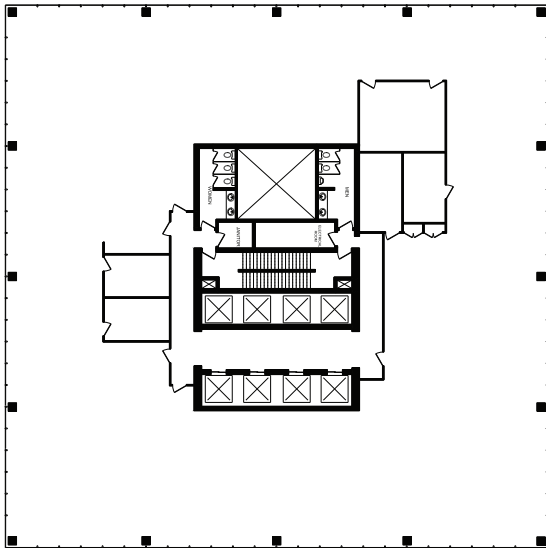
Available June 1, 2021



# AVAILABLE SUITES

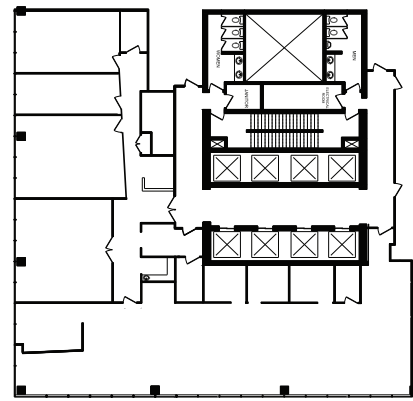
**#700** | 13,151 sf

Available June 1, 2021



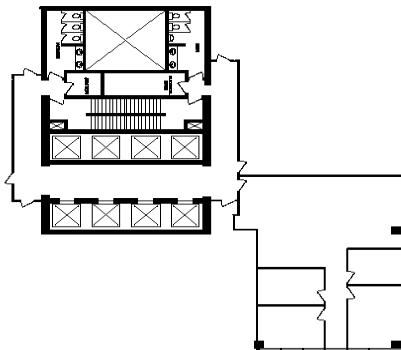
**#800** | 5,816 sf

Available September 1, 2021



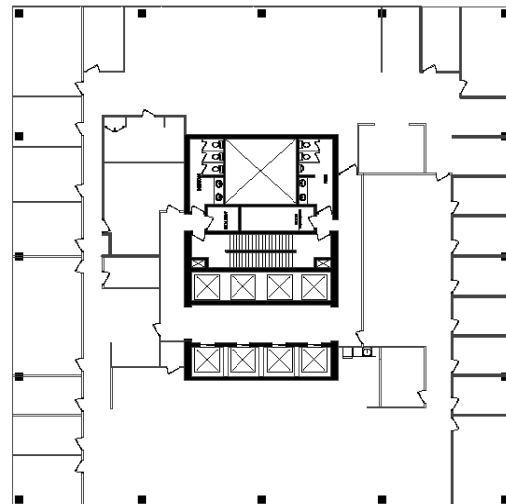
**#806** | 1,836 sf

Available Immediately



**#900** | 14,425 sf

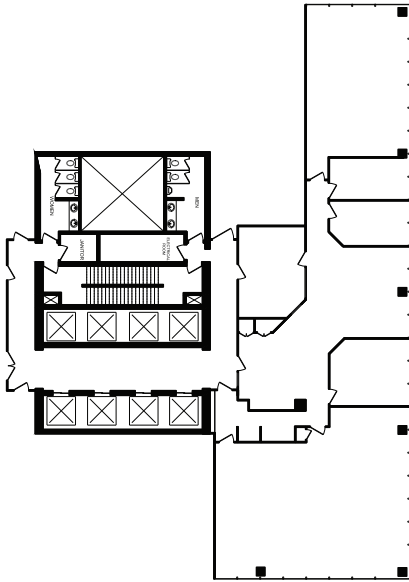
Available Immediately



# AVAILABLE SUITES

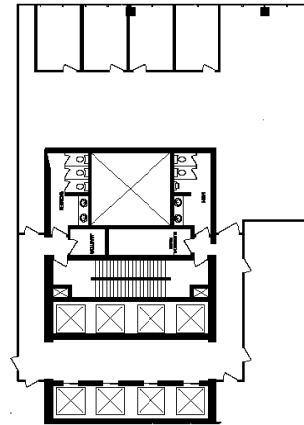
**#1001** | 4,678 sf

Available Immediately



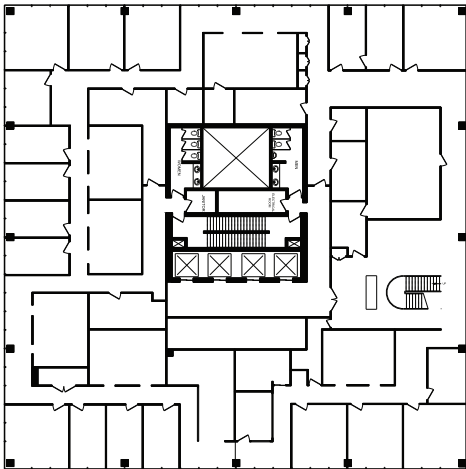
**#1002** | 3,213 sf

Available Immediately



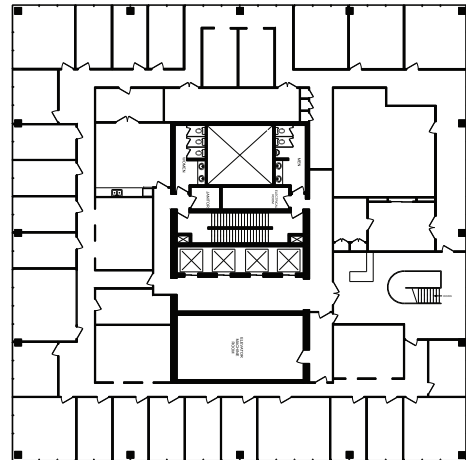
**#1700** | 14,425 sf

Available Immediately



**#1800** | 14,070 sf

Available Immediately

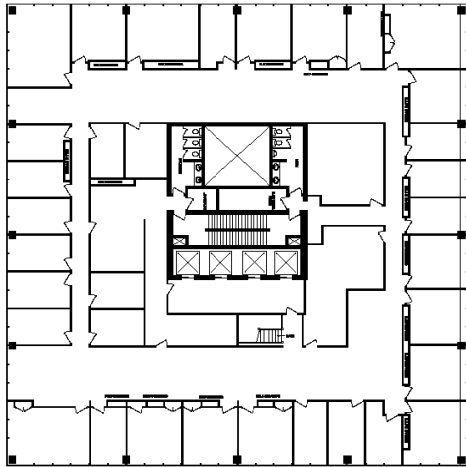




# AVAILABLE SUITES

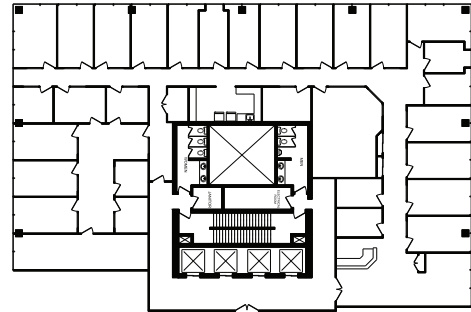
**#2100** | 14,792 sf

Available Immediately



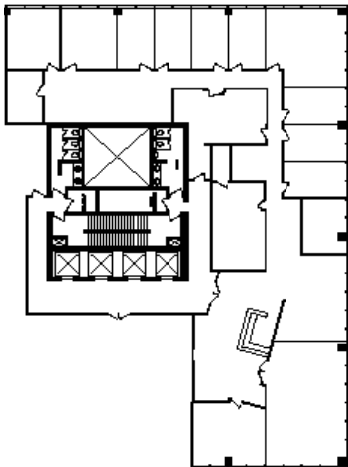
**#2300** | 8,883 sf

Available Immediately



**#2502** | 7,562 sf

Available Immediately





333 11 AVE SW  
Calgary



444 5 AVE SW  
Calgary



129 9 AVE SE  
Calgary



10104 103 ST  
Edmonton

## ASPEN FLEX SPACE

If you are a business looking for a one-person office or even a suite with multiple offices, we have several flex locations in Calgary and Edmonton. Our flex space agreements offer month-to-month terms, are move-in ready, and include access to our world-class [Aspen Club](#) amenities.

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.

### TENANT PERKS ALWAYS INCLUDED AT NO ADDITIONAL COST

Access to Aspen Club amenities 

Floor meeting rooms 

Dedicated wifi 

 Access to multiple fitness facilities

 Conference facilities

 Coffee and tea

**FLEXIBLE MONTH-TO-MONTH AGREEMENTS  
FROM \$600/MONTH**

## CONTACT US

Booking, rates, and general inquiries

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



@aspen\_properties

[aspenproperties.ca](https://www.aspenproperties.ca)



# 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 90,000 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)

**AUDREY POWELL**

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