

FULL FLOORS AND LARGE
CONTIGUOUS POCKETS AVAILABLE!



MNP TOWER

10235 – 101ST 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 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 | |



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: 2 Peloton spin bikes; 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

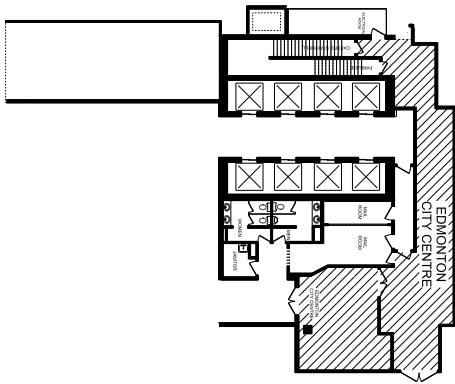
Secure bicycle storage is located on the main floor. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.



AVAILABLE SUITES

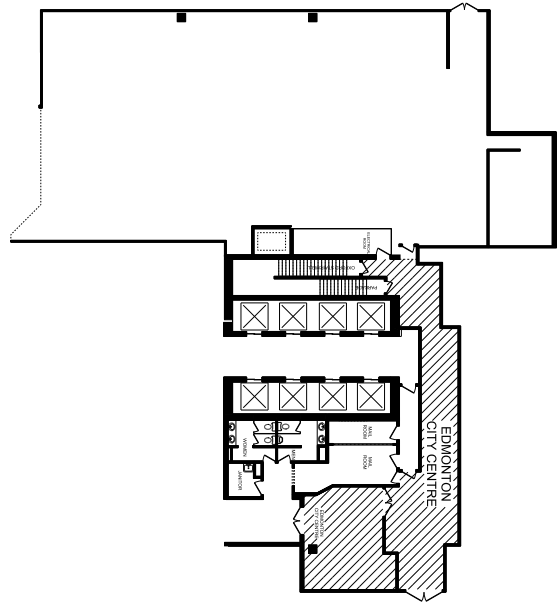
#144 | 496 sf

Retail Opportunity | Available Immediately



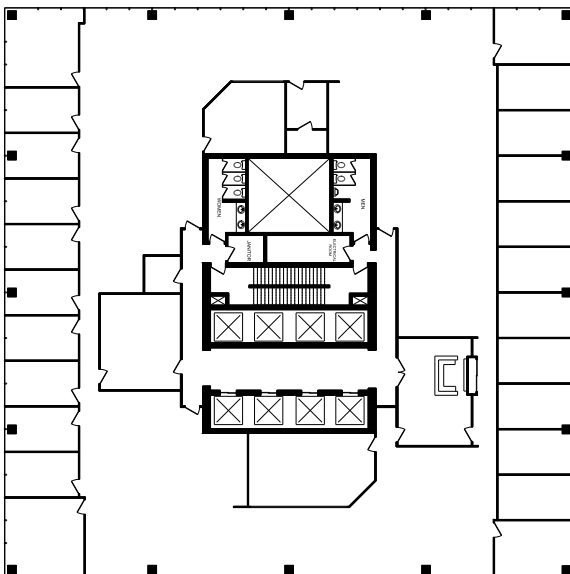
#195 | 5,937 sf

Retail Opportunity | Available Immediately



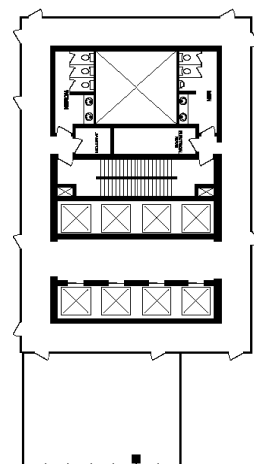
#400 | 14,425 sf

Available Immediately



#500 | 1,067 sf

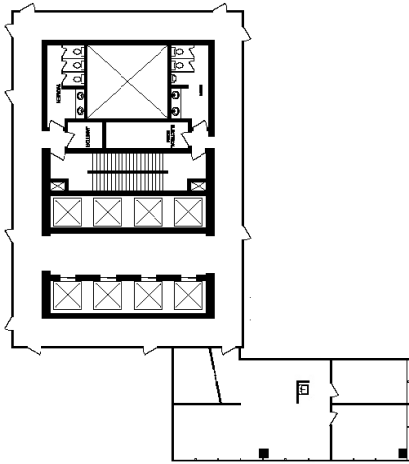
Available Immediately



AVAILABLE SUITES

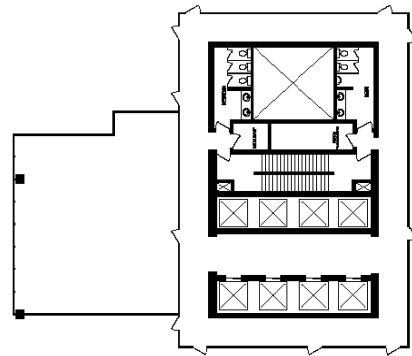
#503 | 1,486 sf

Available Immediately



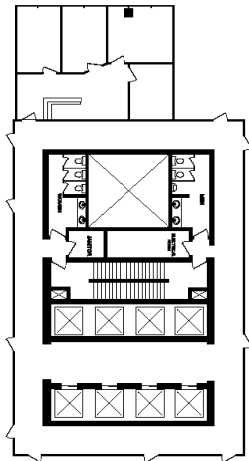
#504 | 1,886 sf

Available Immediately



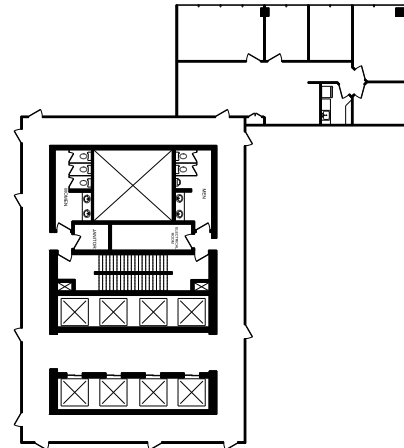
#508 | 1,087 sf

Available Immediately



#516 | 1,723 sf

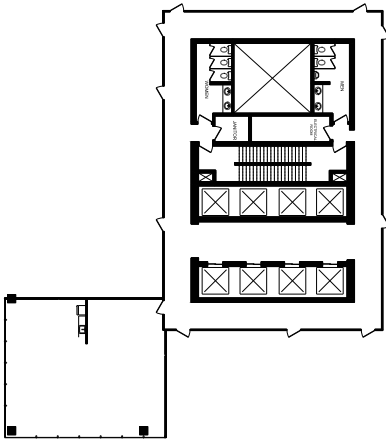
Available Immediately



AVAILABLE SUITES

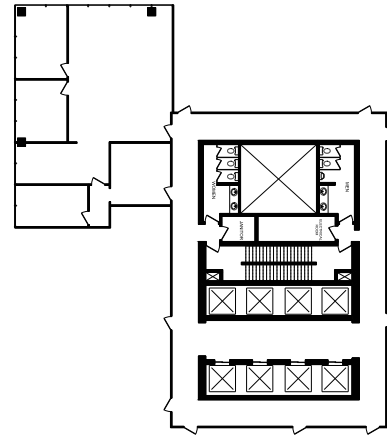
#519 | 1,482 sf

Available Immediately



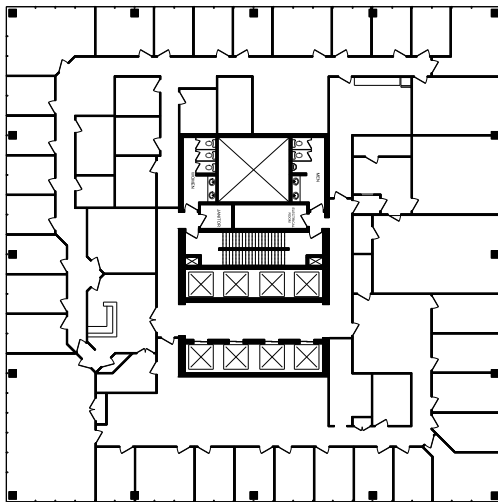
#555 | 2,095 sf

Available Immediately



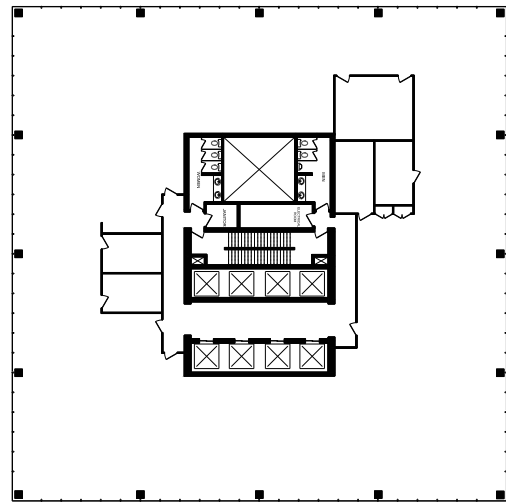
#600 | 14,425 sf

Available Immediately



#700 | 14,425 sf

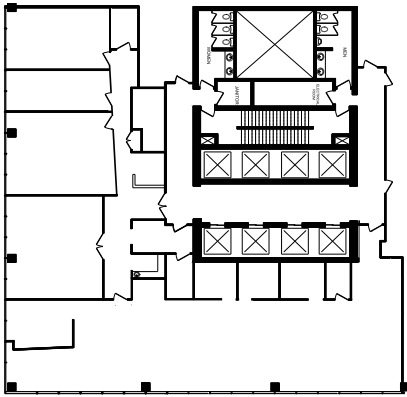
Available Immediately



AVAILABLE SUITES

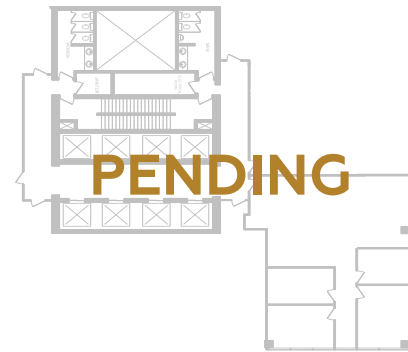
#800 | 5,816 sf

Available September 1, 2021



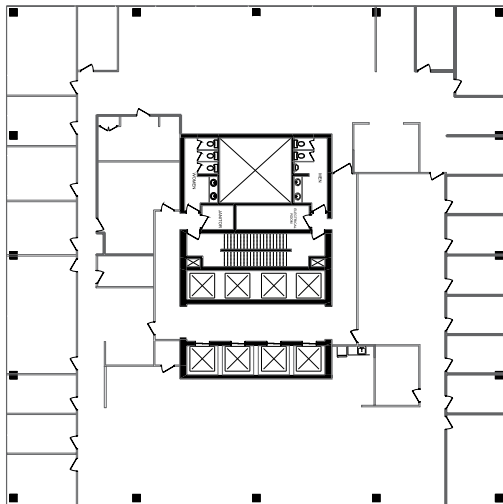
#806 | 1,836 sf

Available Immediately



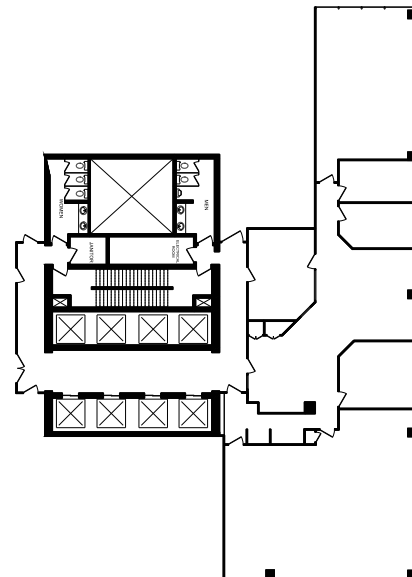
#900 | 14,425 sf

Available Immediately



#1001 | 4,678 sf

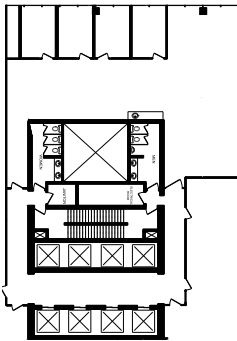
Available Immediately



AVAILABLE SUITES

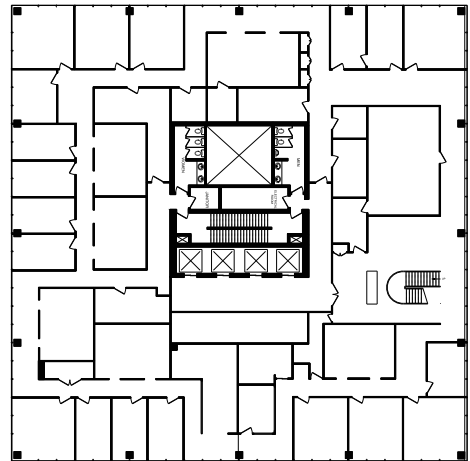
#1002 | 3,213 sf

Available Immediately



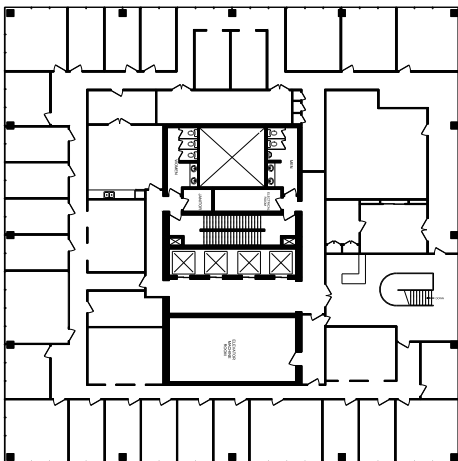
#1700 | 14,425 sf

Available Immediately



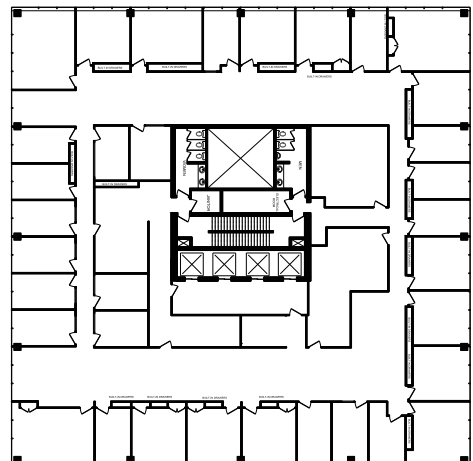
#1800 | 14,070 sf

Available Immediately



#2100 | 14,792 sf

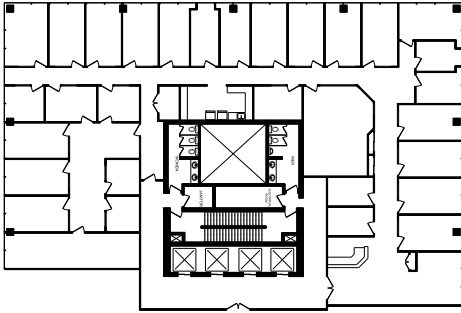
Available Immediately



AVAILABLE SUITES

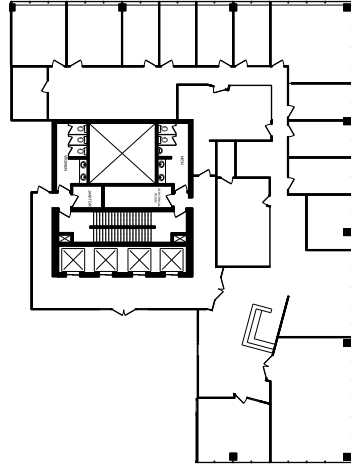
#2300 | 8,883 sf

Available Immediately



#2502 | 7,562 sf

Available Immediately





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

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