BRAND NEW
COWORKING NOW AVAILABLE

MNP TOWER

10235 – 101ST STREET | EDMONTON, AB

Aspen PROPERTIES

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

BUILDING AMENITIES

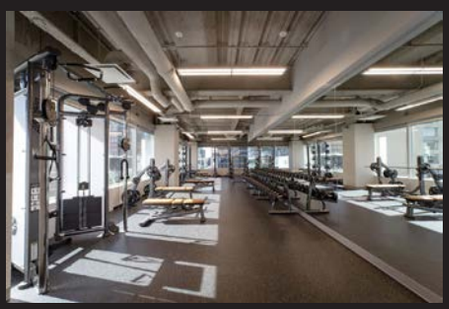
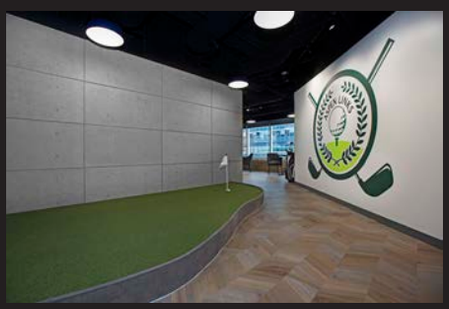
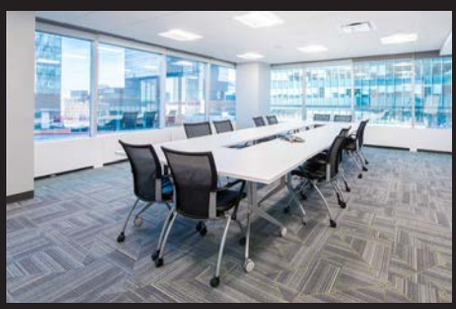
All amenities are exclusively for tenant use and carry no additional cost.

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.

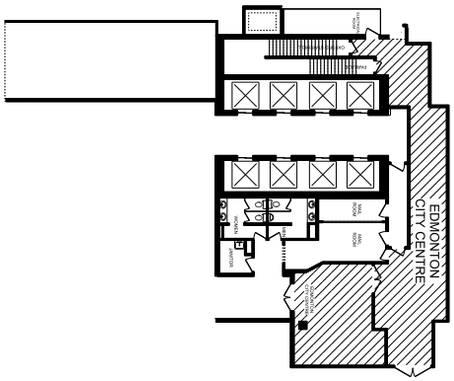
BICYCLE STORAGE & BICYCLE SHARE PROGRAM
Secure bicycle storage is located on the main floor. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.

AVAILABLE SUITES

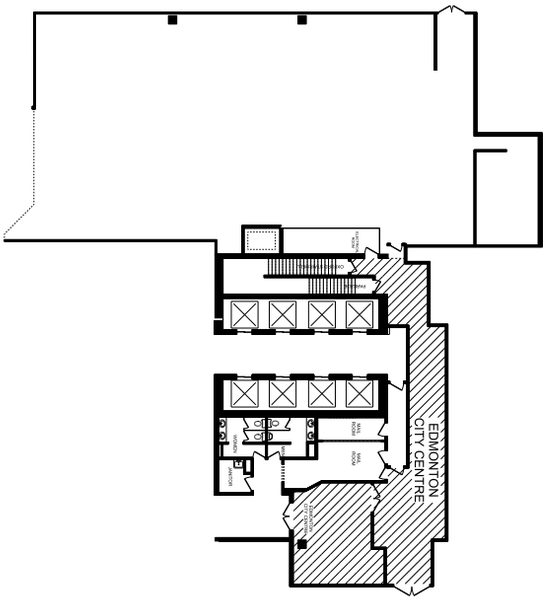
#144 | 496 sf

Retail Opportunity | Available Immediately



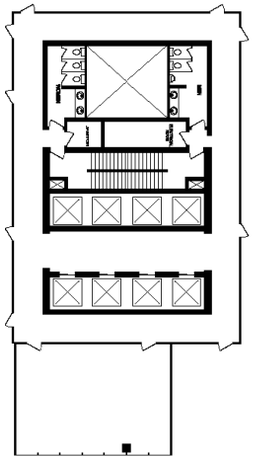
#195 | 5,937 sf

Retail Opportunity | Available Immediately



#500 | 1,067 sf

Available Immediately

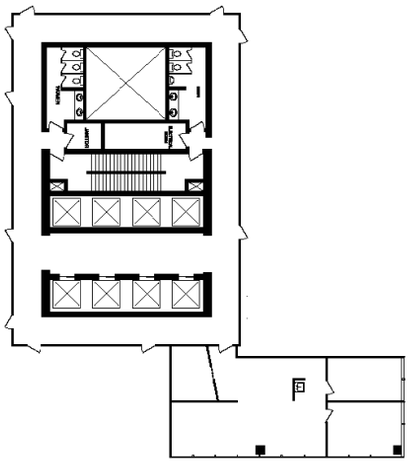


#502 | 2,483 sf

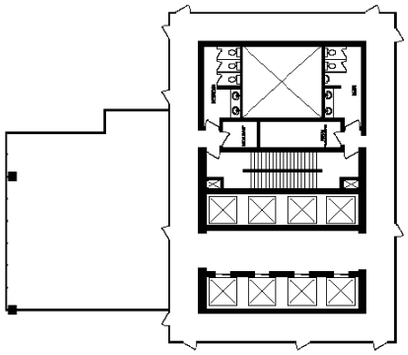
Available Immediately

AVAILABLE SUITES

#503 | 1,486 sf
Available Immediately

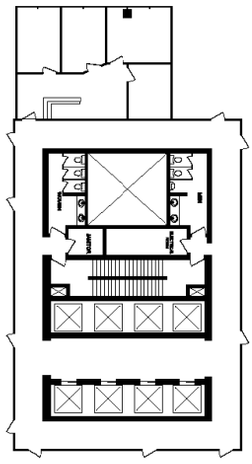


#504 | 1,886 sf
Available Immediately



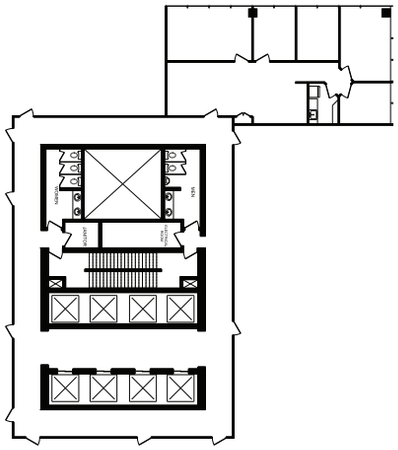
#506 | 905 sf
Available Immediately

#508 | 1,087 sf
Available Immediately

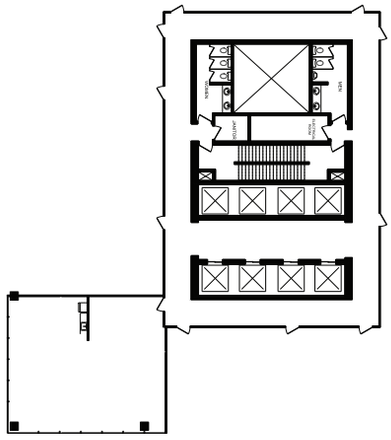


AVAILABLE SUITES

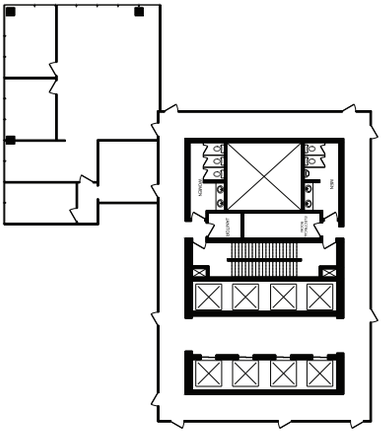
#516 | 1,723 sf
Available Immediately



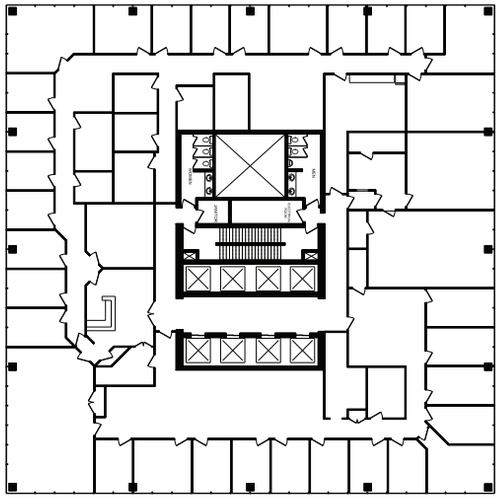
#519 | 1,482 sf
Available Immediately



#555 | 2,095 sf
Available June 1, 2021



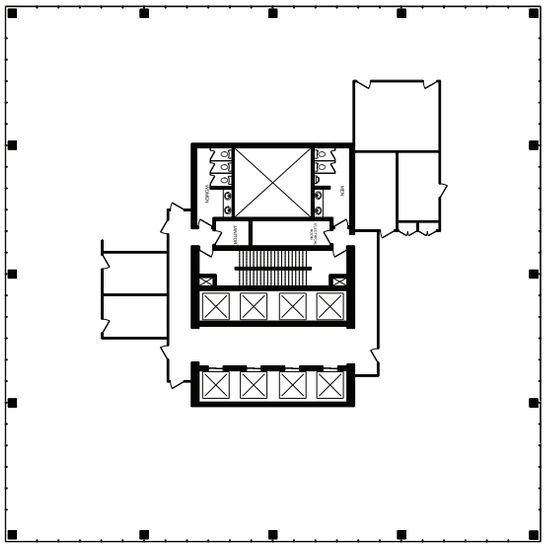
#600 | 13,151 sf
Available June 1, 2021



AVAILABLE SUITES

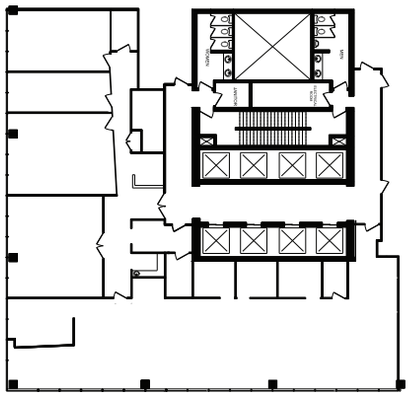
#700 | 13,151 sf

Available June 1, 2021



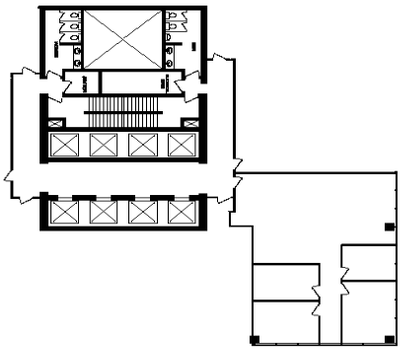
#800 | 5,816 sf

Available September 1, 2021



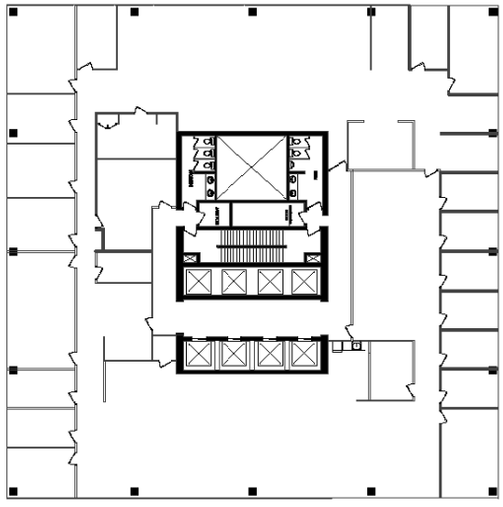
#806 | 1,836 sf

Available Immediately



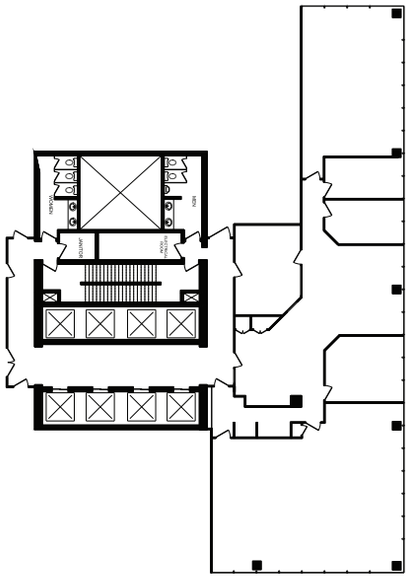
#900 | 14,425 sf

Available Immediately

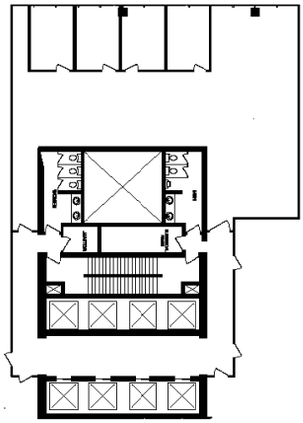


AVAILABLE SUITES

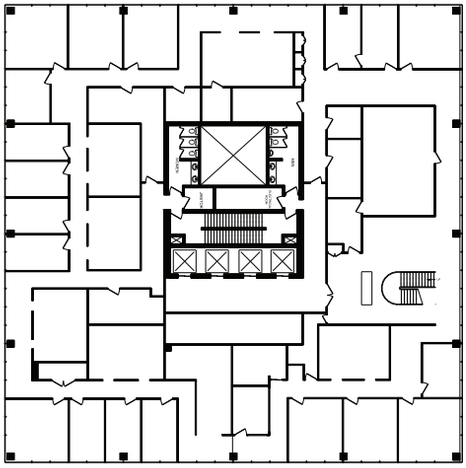
#1001 | 4,678 sf
Available Immediately



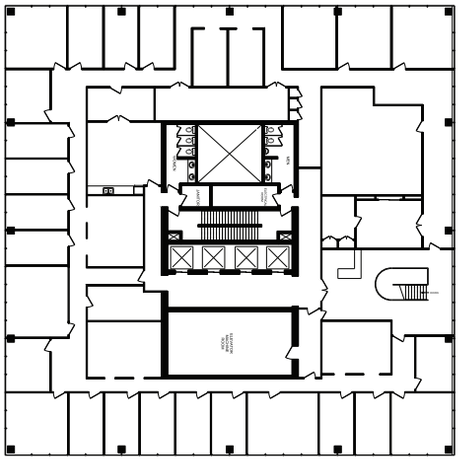
#1002 | 3,213 sf
Available Immediately



#1700 | 14,425 sf
Available Immediately



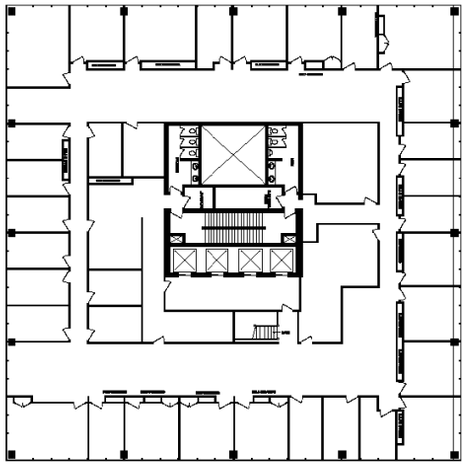
#1800 | 14,070 sf
Available Immediately



AVAILABLE SUITES

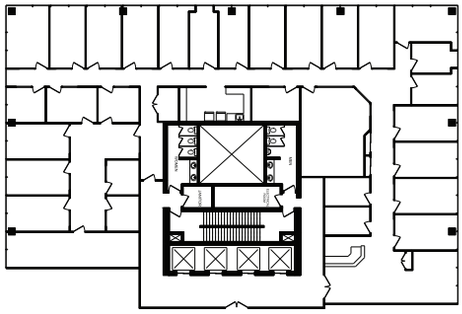
#2100 | 14,792 sf

Available Immediately



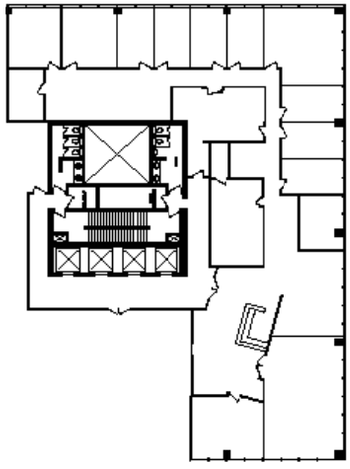
#2300 | 8,883 sf

Available Immediately



#2502 | 7,562 sf

Available Immediately



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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Aspen PROPERTIES