

FREE-STANDING PROFESSIONAL  
BUILDING WITH STREET ACCESS



# THE ANNEX

10120-103 AVENUE, EDMONTON, AB



# THE ANNEX

## WHAT DIFFERENTIATES ASPEN PROPERTIES:

The Annex is a unique opportunity in the heart of downtown Edmonton, located adjacent to Rogers Place and the ICE District. The building provides great visibility and exposure along 103<sup>rd</sup> Avenue and offers excellent signage and branding opportunities. Additionally, its large floor plate lends itself well to large scale users, but is demisable to approximately 10,000 SF.

## WHY THE ANNEX IS UNIQUE

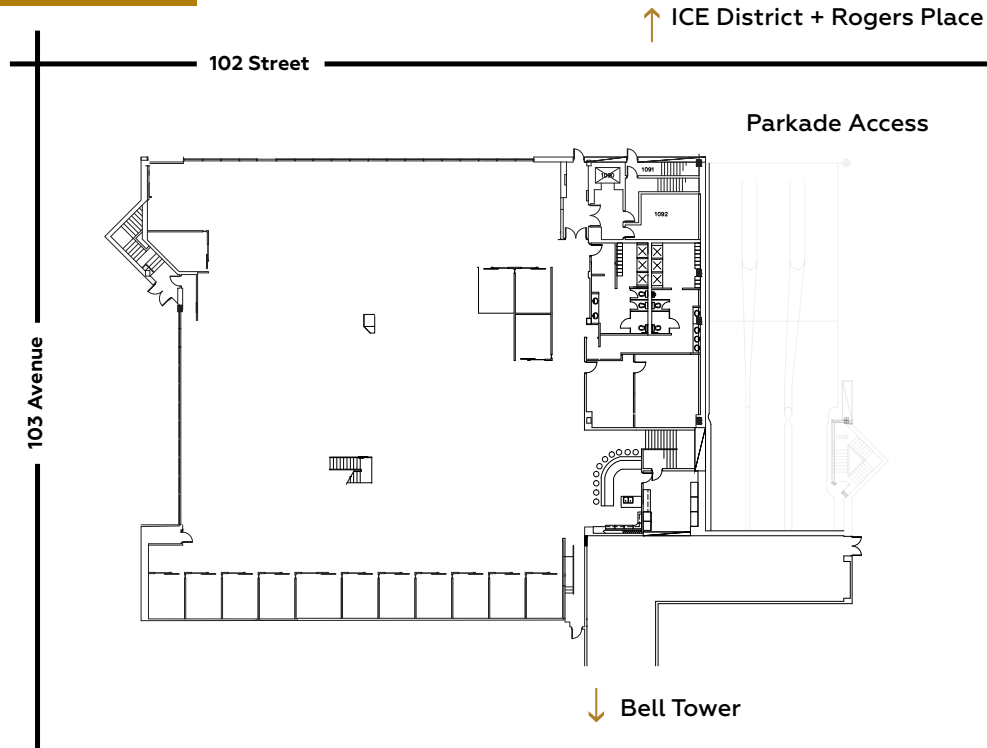
- Look & feel of brick & beam with downtown location
- Ground access & pedway connectivity
- Prominent exposure & signage opportunities
- Front door access to ICE District & Rogers
- Dog friendly building
- Demisable to minimum 10,000 SF



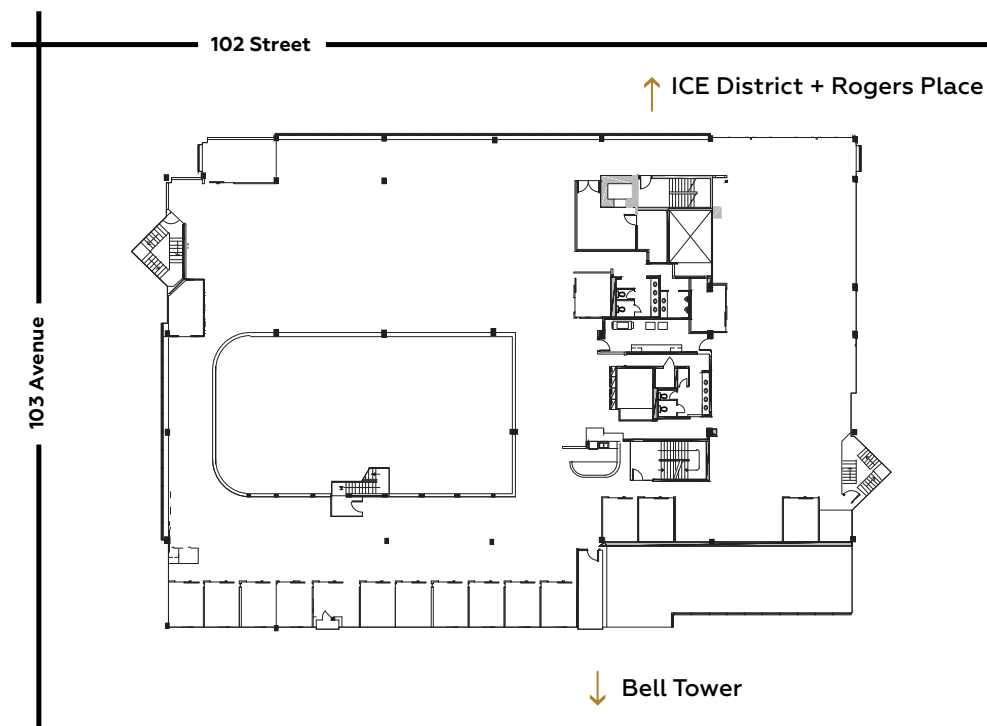
Office, retail or restaurant - the Annex offers a blank canvas to showcase your brand.

# ANNEX FLOOR PLANS

## MAIN FLOOR | 15,360 SF

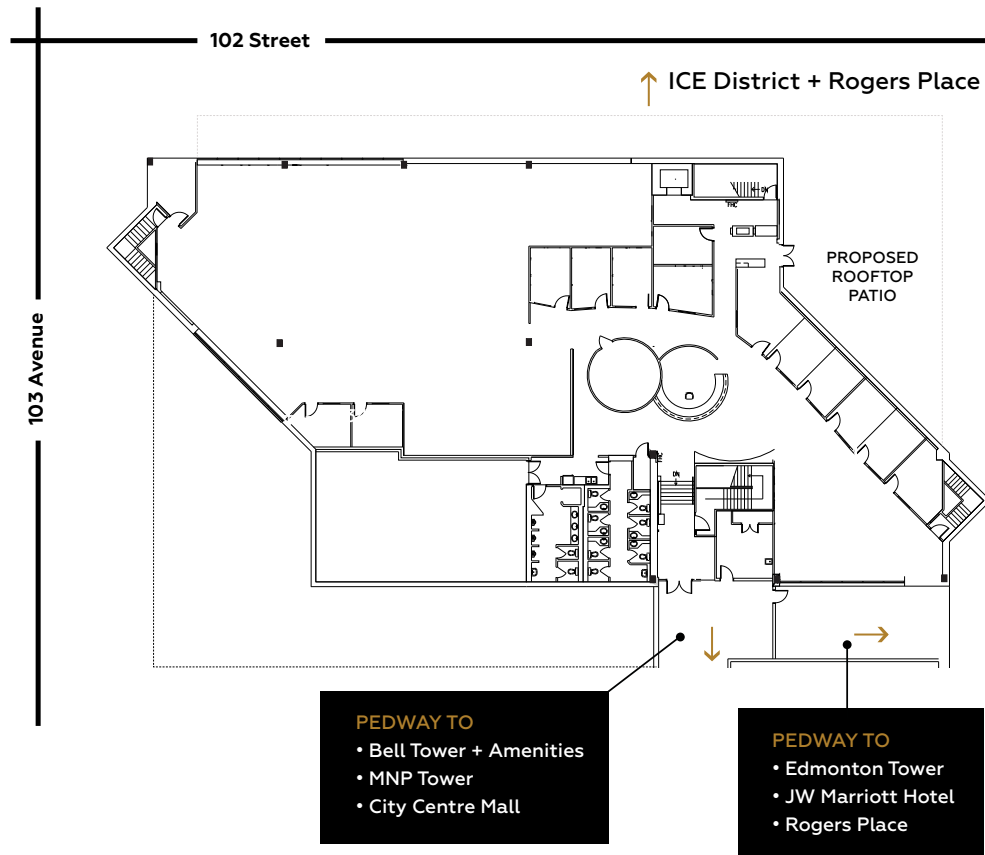


## SECOND FLOOR | 24,395 SF



# ANNEX FLOOR PLANS

THIRD FLOOR | 17,493 SF



Link here for video  
on building and amenities.

# PROPERTY INFORMATION

## OPERATING COSTS

\$17.95 (2021 est.)

## 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        | ⑧ Delicious Pho                    |
| ② Bell Tower Parkade  | ⑨ Cookie Love                      |
| ③ Remedy Cafe         | ⑩ Sandman Signature Hotel          |
| ④ Melt Sandwich Co.   | ⑪ City Centre Mall                 |
| ⑤ JOEY Bell Tower     | ⑫ 102 <sup>nd</sup> Street Parkade |
| ⑥ Amore Pasta         | ⑬ JW Marriot Hotel                 |
| ⑦ Alinio Chiropractic | ⑭ Delta Hotel                      |





# AMENITIES

## JACKSON'S GYM

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

## ASPEN LINKS GOLF LOUNGE

1,000 SF Golf Lounge adjacent to the fitness facility including: 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 centre located on the 4th floor including: three large boardrooms; two small breakout rooms; moveable wall for larger meetings and rooms equipped with the latest audio-visual technology.

## BICYCLE STORAGE

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.

All amenities are included in operating costs and there is no additional cost to the tenants of the building.



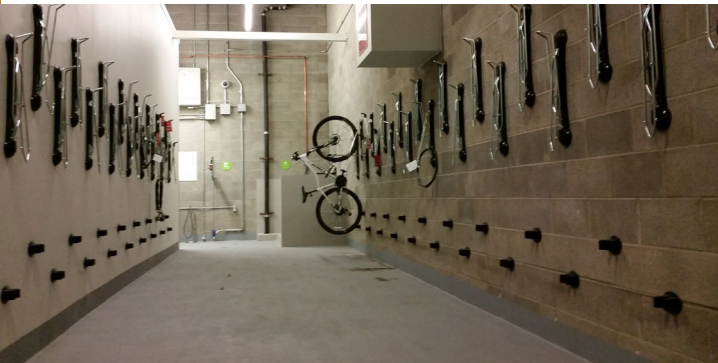
JACKSON'S GYM



ASPEN LINKS GOLF LOUNGE



CONFERENCE CENTRE



SECURE BICYCLE STORAGE



ASPEN LINKS GOLF SIMULATOR



JACKSON'S GYM



CONFERENCE CENTRE

# RESTAURANTS & ADDITIONAL AMENITIES

- Joey Bell Tower
- Remedy Café
- Melt Sandwich Co.
- Alinio Chiropractic
- Cookie Love
- Amore Pasta
- Delicious Pho
- Pedway connected to Rogers Place
- Secure bike storage



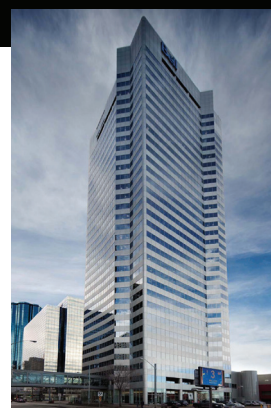
333 11 AVE SW  
Calgary



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 Bell 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)**



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