TENANT LOUNGE
NOW OPEN

BELL TOWER

10104 – 103RD AVENUE | EDMONTON, AB

Aspen PROPERTIES

PROPERTY INFORMATION

BOMA Certified Platinum | 2021 BOMA Best Award Winner | 2020 BOMA Earth Award Winner | 2017 TOBY Award Winner for Office Building Of The Year | Dog Friendly

OPERATING COSTS
$21.80 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
Shared parking program available

SURROUNDING AMENITIES
1. Rogers Place
2. Bell Tower Parkade
3. Remedy Cafe
4. JOEY Bell Tower
5. Amore Pasta
6. Alinio Chiropractic
7. Delicious Pho
8. Cookie Love
9. Sandman Signature Hotel
10. City Centre Mall
11. 102nd Street Parkade
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 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

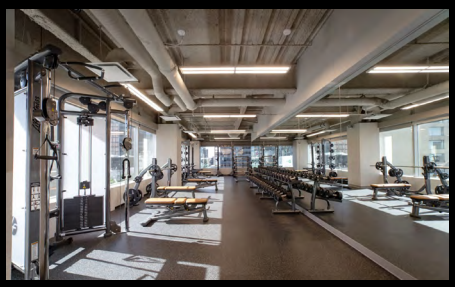
Located on the 4th floor in MNP Tower and is open to all tenants during business hours and bookable for private functions. The space offers a fireplace, plenty of soft seating, a kitchen, lawn games, and a barrier free washroom. There will also be meeting rooms and a golf simulator and lounge, with both bookable on the Aspen App

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 & COMPLIMENTARY BICYCLE SHARE PROGRAM

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

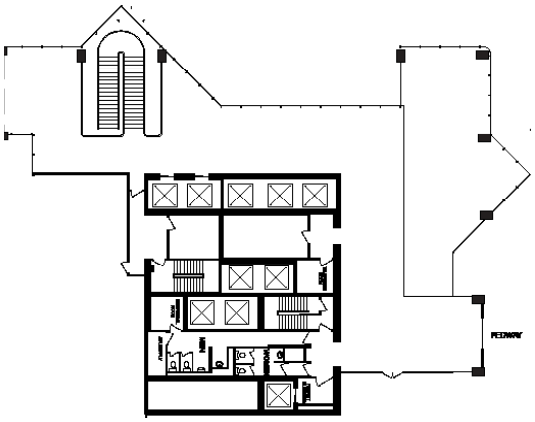


AVAILABLE SUITES

#201 | 1,497 sf

Available Immediately

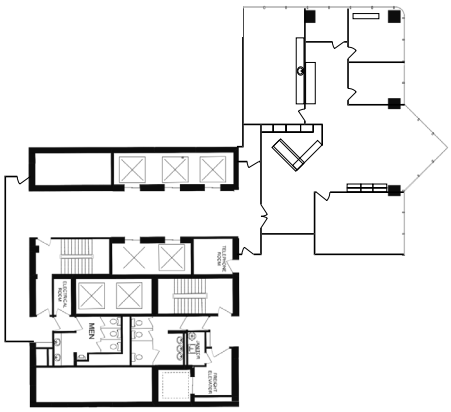
Developed, partially fixtured retail opportunity with pedway exposure. Inquire for available uses.



#400 | 2,554 sf

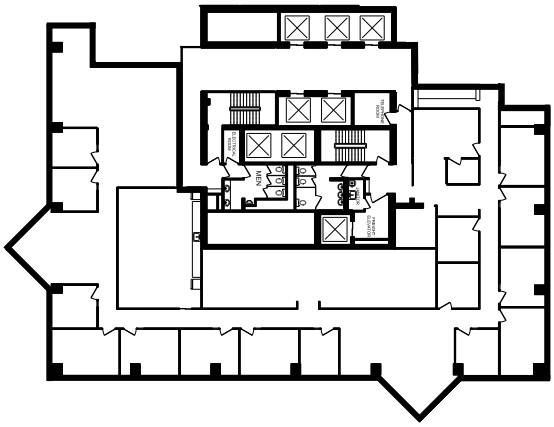
Show Suite

Available on 180 Days Notice. Fully Furnished



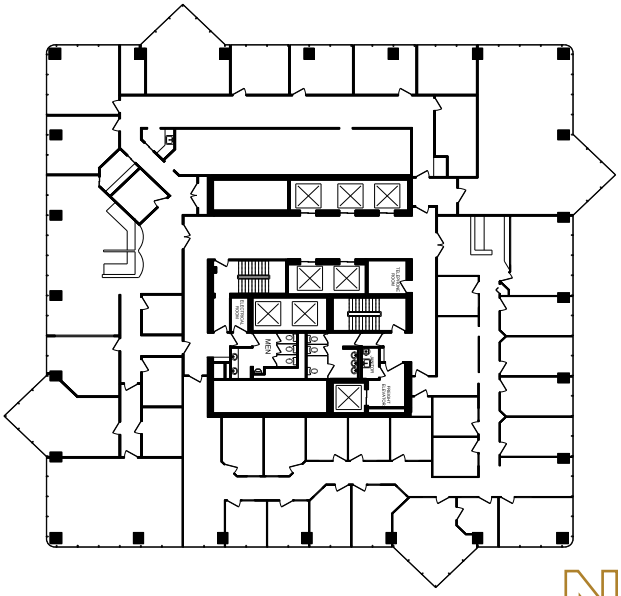
#402 | 8,964 sf

Available Immediately



#600/602 | 15,744 sf

Available Immediately

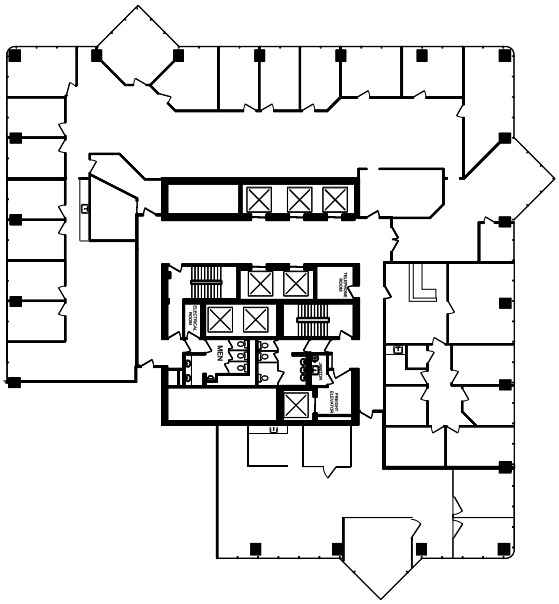


**Contiguous to 47,232 SF on 90 days' notice*

AVAILABLE SUITES

#700/745/747 | 12,965 sf

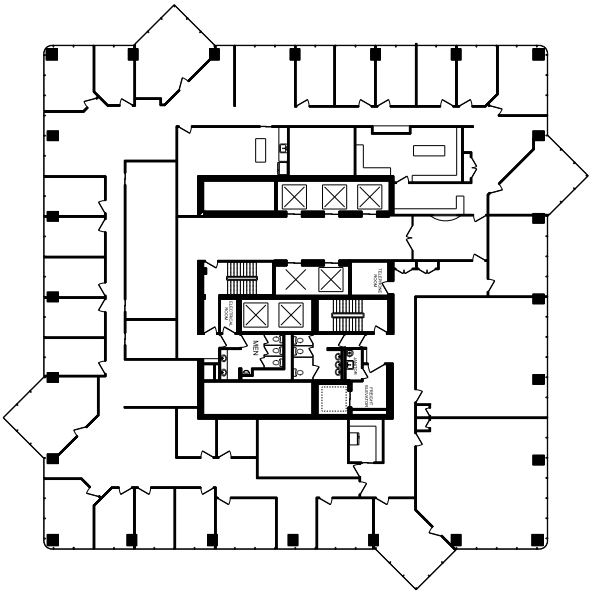
Available Immediately



**Contiguous up to either 15,743 SF or 47,232 SF on 90 days' notice*

#800 | 15,745 sf

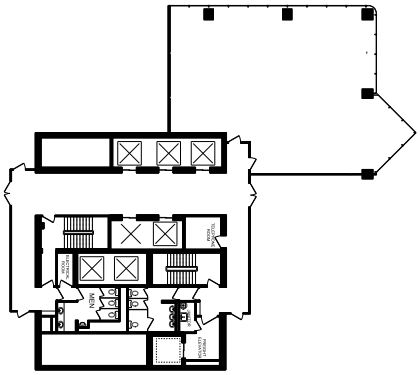
Available Immediately



**Contiguous up to 47,232 SF on 90 days' notice*

#905 | 2,708 sf

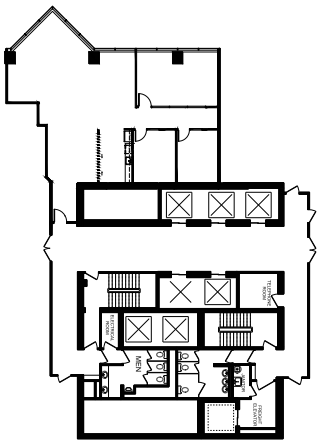
Available Immediately



#940 | 2,046 sf

Show Suite

Available Immediately

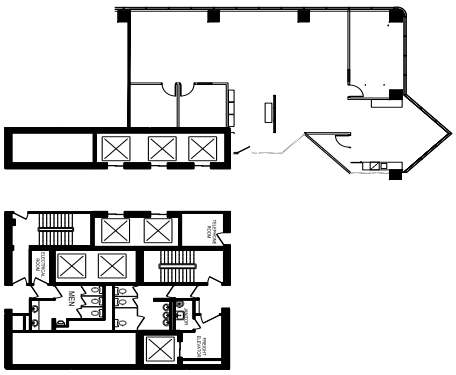


AVAILABLE SUITES

#1004 | 3,374 sf

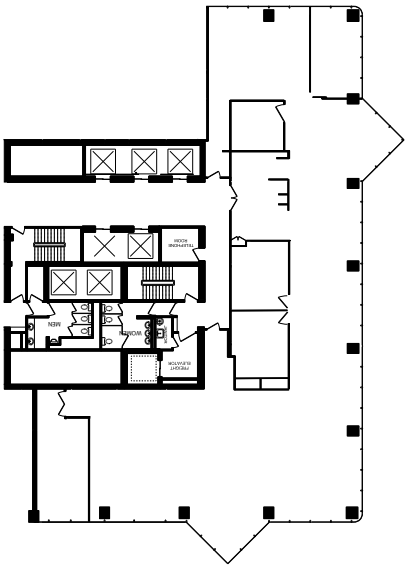
Show Suite

Available Immediately



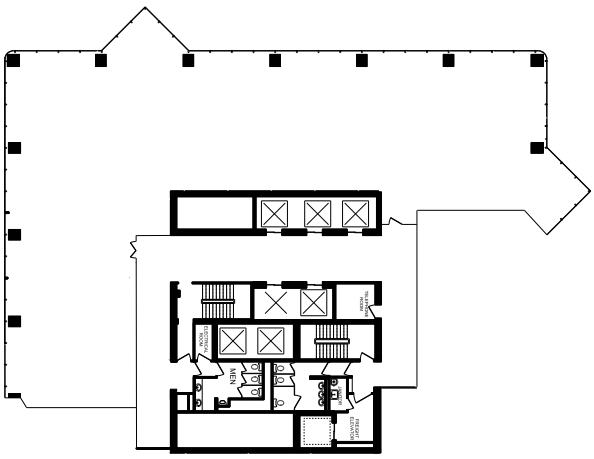
#1200 | 7,673 sf

Available Immediately



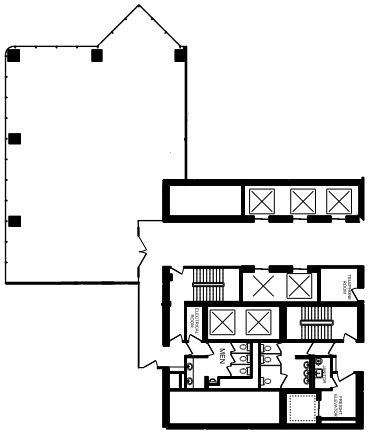
#1310 | 7,965 sf

Available Immediately



#1720 | 2,700 sf

Available Immediately

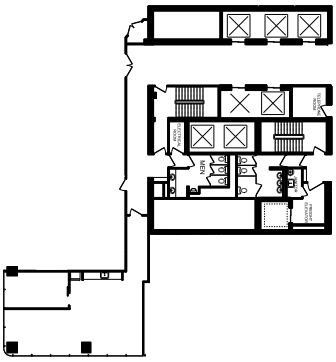


AVAILABLE SUITES

#1820 | 1,430 sf

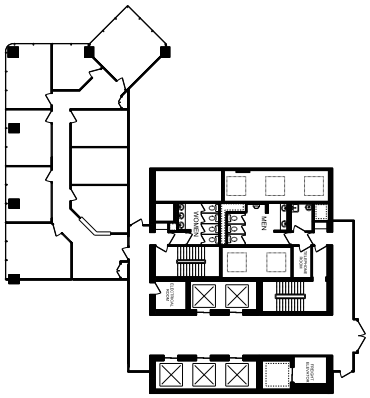
Show Suite

Available Immediately



#1920 | 2,735 sf

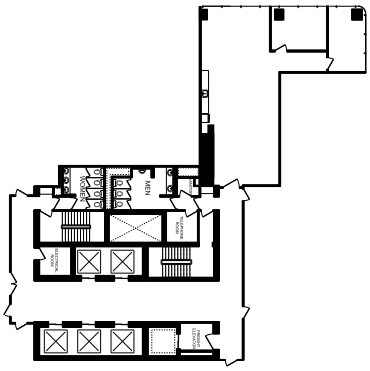
Available Immediately



#2102 | 1,651 sf

Show Suite

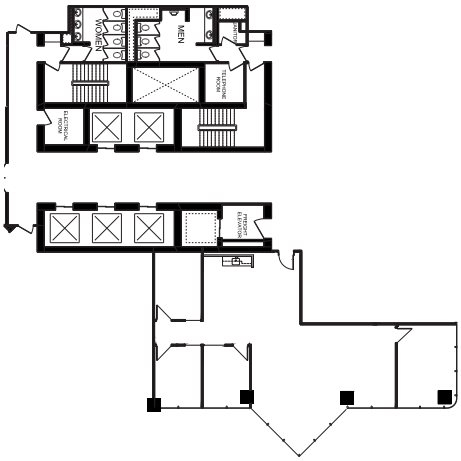
Available Immediately



#2201 | 2,004 sf

Show Suite

Available Immediately

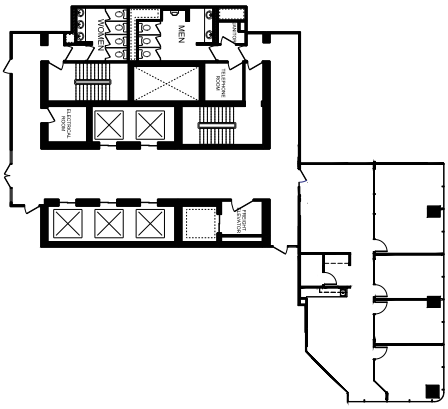


AVAILABLE SUITES

#2403 | 2,190 sf

Show Suite

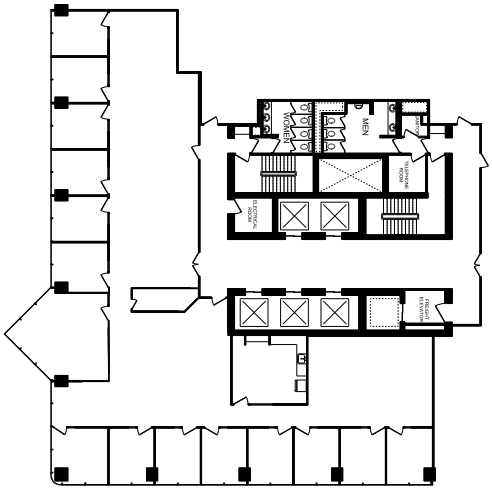
Available Immediately



#2610 | 6,224 sf

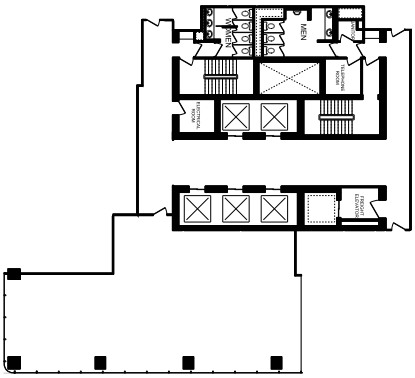
Show Suite

Available Immediately



#2702 | 2,492 sf

Available Immediately



ASPEN FLEX SPACE

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.

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

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 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

GABBY LACOMBE
Director, Leasing
403.508.5816
glacombe@aspenproperties.ca

ANDREW DOMMETT
Senior Leasing Manager
403.470.2847
adommett@aspenproperties.ca

Aspen PROPERTIES