MILLENNIUM TOWER

440 - 2nd Ave | CALGARY, AB

Aspen PROPERTIES

PROPERTY INFORMATION

LEED Gold and BOMA Best Platinum Rating

OPERATING COSTS
$25.18 per square foot (2025)

PARKING RATIO
One stall per 2,000 square feet

TELECOM PROVIDERS
Telus, Bell, Shaw, Enmax Envision, Allstream

PARKING RATE
$585 per month (reserved)
$495 per month (unreserved)
6'5" Clearance

SURROUNDING AMENITIES

1. Impark Parking
2. LOCAL Pub
3. JOEY Eau Claire
4. Taste Café
5. Caesar's Steak House& Lounge
6. Sheraton Suites Eau Claire
7. Café Artigiano
8. The Westin Calgary
9. Kid's & Company
10. Tim Horton's

BUILDING AMENITIES

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

Fitness Center
Located on the 2nd floor, this facility includes club-quality changing rooms, free towel service, and the latest cardio and weight machines. Open 24/7.

GOLF LOUNGE
Located on the main floor and bookable for private functions, the golf lounge includes three state of the art golf simulators, soft seating, a kitchen area and multiple TV's.

Conference Facility
Located on the 2nd floor, the conference facility can seat up to 100 people and can also divide into smaller spaces. The facility is equipped with the latest audio-visual technology.

Tenant Lounge & Patio
Located on the 2nd floor, the lounge is open to all tenants during business hours and bookable for private functions. It is equipped with a ping-pong table, pool table, foosball table, Xbox and gaming center for tenants to enjoy. The outdoor patio is located on the 3rd floor, making it the perfect spot for a casual meeting or quick lunch.

Bicycle Storage
Secure bike storage and shower facilities are available on the first floor of the parkade for tenants to use upon arrival.

ADDITIONAL AMENITIES | Millennium Parkade Users

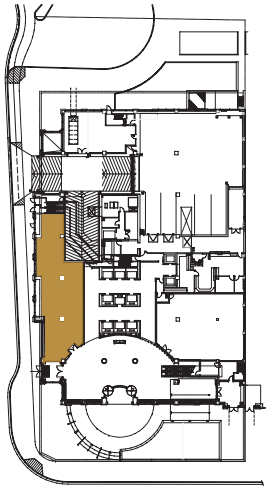
Car Wash
Self-serve car wash is available on the third floor of the parkade for parkers to use.

AVAILABLE SUITES

#100 | 2,802 sf

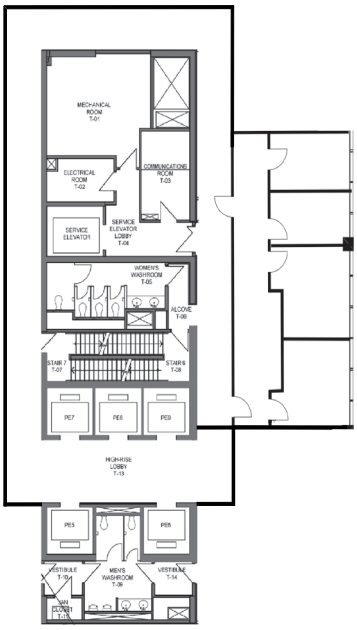
Retail Opportunity

Available Immediately



#2405 | 3,135 sf

Available Immediately



ASPEN FLEX SPACE

PRIVATE OFFICES AND SUITES

As part of Aspen Properties' portfolio of premier office buildings, Aspen Flex offers dynamic owner-operated flexible office spaces tailored to the evolving needs of modern businesses. With over 114,000 square feet of flexible office space available across Calgary and Edmonton, Aspen Flex provides an all-inclusive experience for freelancers, start-ups, and established companies alike.

From small office options to larger self-contained suites, our adaptable shared workspace solutions scale with your business, allowing you to focus on your success—on your terms—with the space, flexibility, and environment your company needs to thrive.

The workplace has never been this flexible

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 MNP 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

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Aspen PROPERTIES