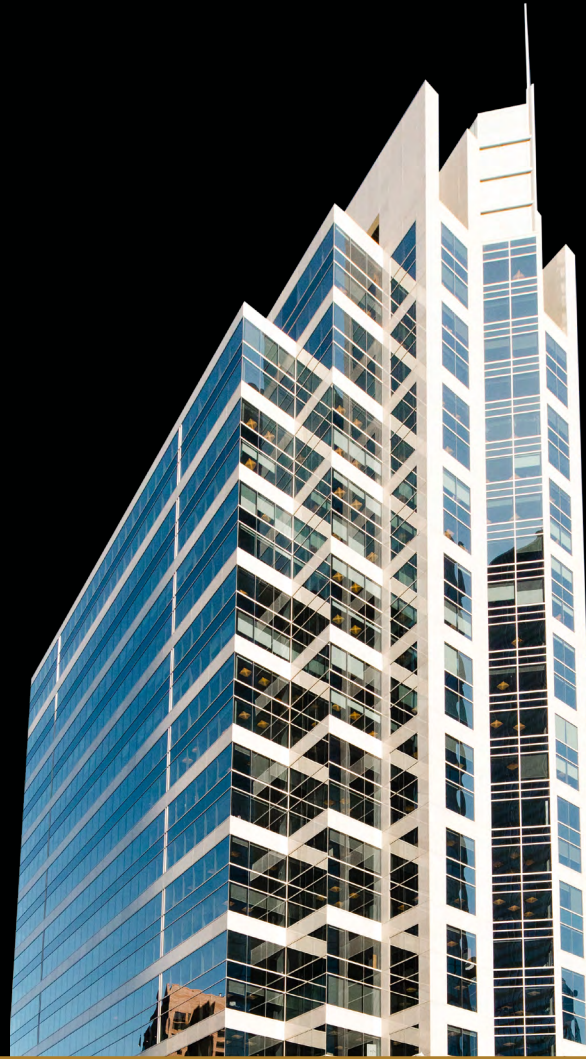


NEW GOLF LOUNGE  
AND GYM



# MILLENNIUM TOWER

440 - 2<sup>nd</sup> Ave | CALGARY, AB



# PROPERTY INFORMATION

## OPERATING COSTS

\$23.28 per square foot (2024)

## 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                | ⑦ Sheraton Suites Eau Claire                 |
| ② LOCAL Pub                     | ⑧ Good Earth Coffeehouse – Eau Claire Market |
| ③ Garage Sports Bar             | ⑨ Café Artigiano                             |
| ④ JOEY Eau Claire               | ⑩ The Westin Calgary                         |
| ⑤ Taste Café                    | ⑪ Kid's & Company                            |
| ⑥ Caesar's Steak House & Lounge | ⑫ 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



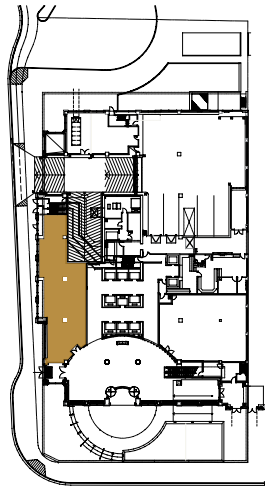
## Car Wash

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

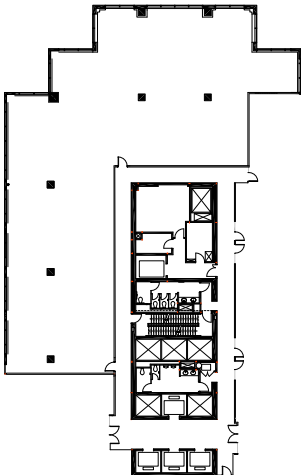


# AVAILABLE SUITES

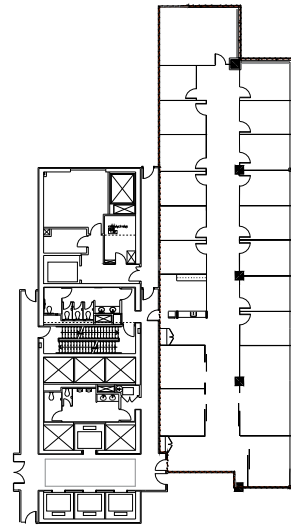
**#100** | 2,802 sf  
Available Immediately



**#360** | 7,859 sf  
Available Immediately



**#560** | 5,874 sf  
Available Immediately

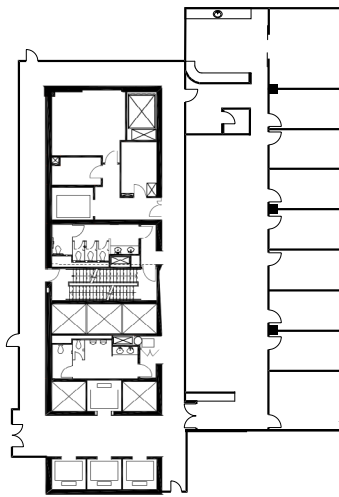


# AVAILABLE SUITES

**#730** | 4,977 sf

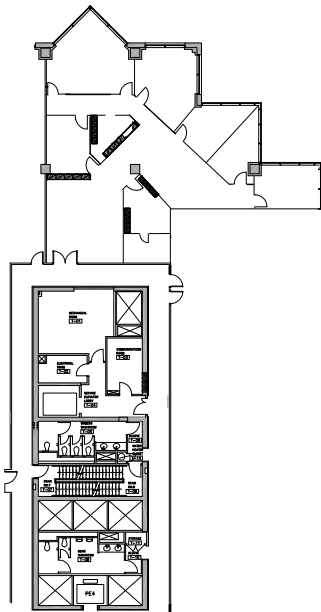
New show suite

Available Immediately



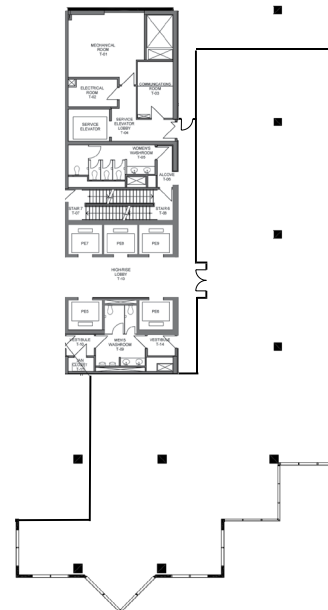
**#750** | 3,283 sf

Available Immediately



**#2400** | 7,114 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 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](https://aspenproperties.ca/club)

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