



MNP TOWER

10235 – 101ST STREET | EDMONTON, AB



PROPERTY INFORMATION

BOMA Certified Gold

OPERATING COSTS

\$21.89 per square foot (2025)

PARKING RATIO

One stall per 1,500 square feet

TELECOM PROVIDERS

Telus, Bell & Shaw

PARKING RATE

\$360.00 per month (unreserved)
6' 6" clearance

SURROUNDING AMENITIES

- | | |
|--------------------------|------------------------------------|
| ① Rogers Place | ⑦ Delicious Pho |
| ② Bell Tower Parkade | ⑧ Cookie Love |
| ③ Remedy Cafe | ⑨ Sandman Signature Hotel |
| ④ JOEY 10104 - 103rd Ave | ⑩ City Centre Mall |
| ⑤ Amore Pasta | ⑪ 102 nd Street Parkade |
| ⑥ Alinio Chiropractic | ⑫ O'Byrnes Irish Pub |



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 a private 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 area; and seating. The Golf Lounge is bookable on the Aspen App.



TENANT LOUNGE

Located on the 4th floor of MNP Tower. Is open to all Aspen Club tenants between the hours of 5:00 a.m. to 10:00 p.m. Monday to Friday and bookable for private work related functions on week-ends. The space offers a fireplace, plenty of soft seating, a kitchen, lawn games, and a barrier free washroom. The lounge also includes two small conference rooms equipped with AV technology and a movable wall to hold up to 26 people, as well as a state of the art golf simulator which is bookable on the Aspen App.



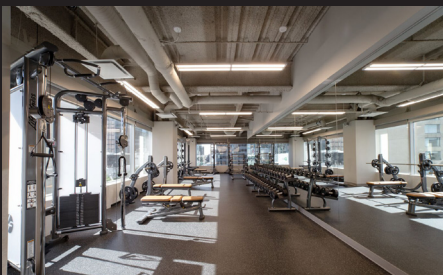
CONFERENCE FACILITY

4,200 SF conference facility located on the fourth floor including: three boardrooms equipped with AV technology and two small breakout rooms; a moveable wall for larger meetings which can hold up to 40 people.



BICYCLE STORAGE & COMPLIMENTARY BICYCLE SHARE PROGRAM

Secure bike storage is located in Bell Tower (main floor and P2 parkade level). Complimentary bicycle rentals are also available.

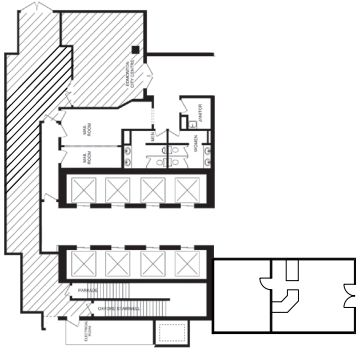


AVAILABLE SUITES

#144 | 496 sf

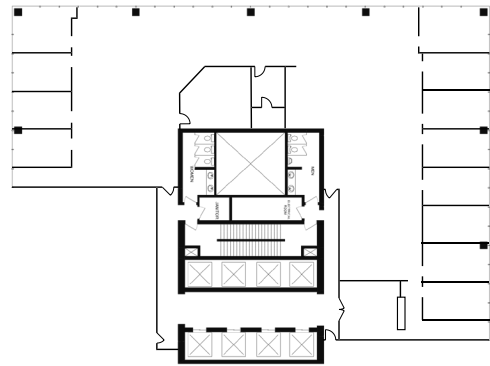
Available Immediately

Fixtured for convenience store



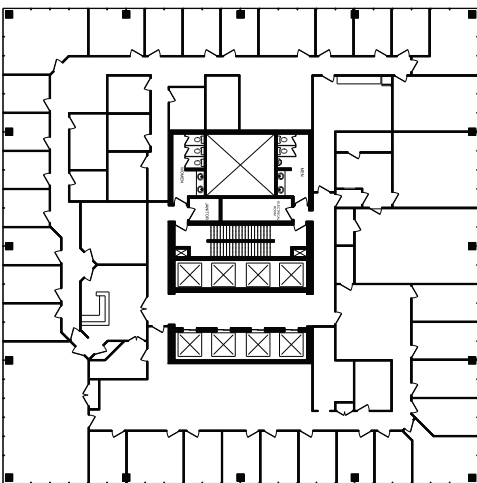
#400 | 7,425 sf

Available Immediately



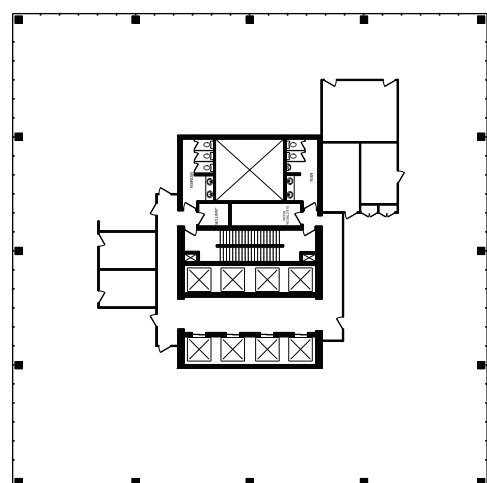
#600 | 14,425 sf

Available Immediately



#700 | 14,425 sf

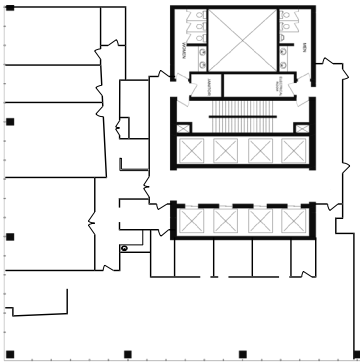
Available Immediately



AVAILABLE SUITES

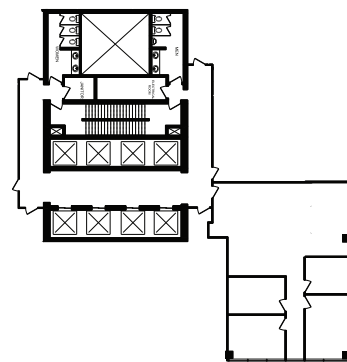
#800 | 5,816 sf

Available Immediately



#806 | 1,836 sf

Available January 1, 2025

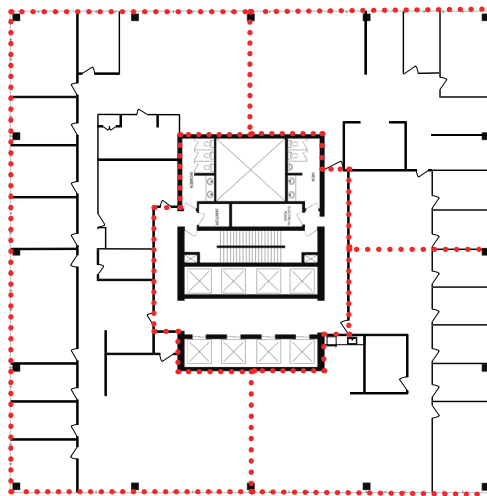


#900 | 14,425 sf

Show Suite

Available Immediately

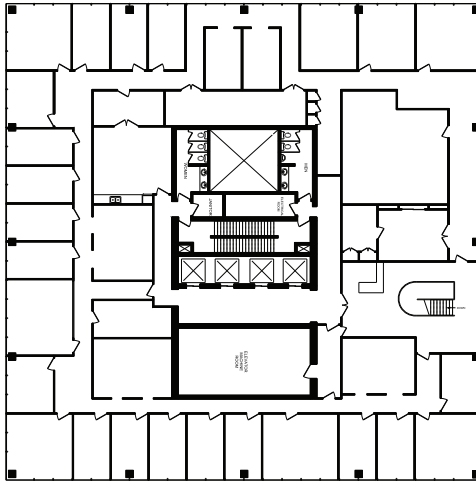
Demisable to approximately 3,606 sf, 7,213 sf, 10,819 sf



AVAILABLE SUITES

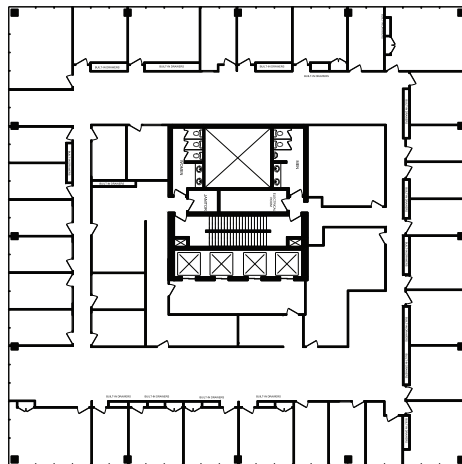
#1800 | 14,070 sf

Available Immediately



#2100 | 14,792 sf

Available Immediately

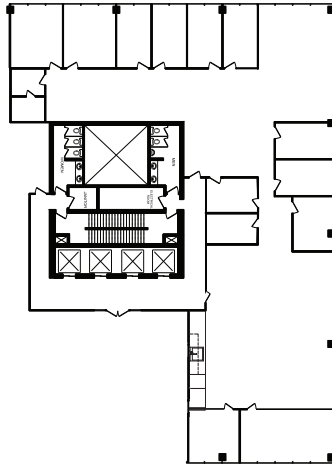


AVAILABLE SUITES

#2502 | 7,562 sf

[Show Suite](#)

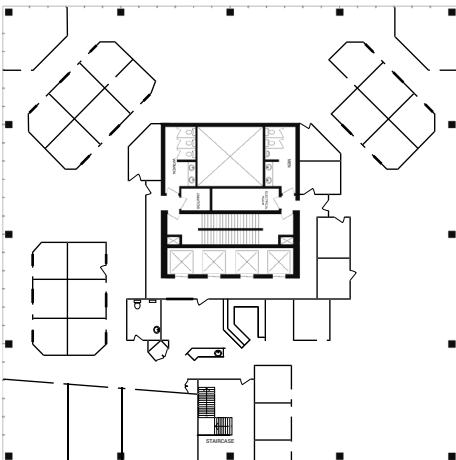
Available Immediately



#2600 | 14,792 sf

Available Immediately

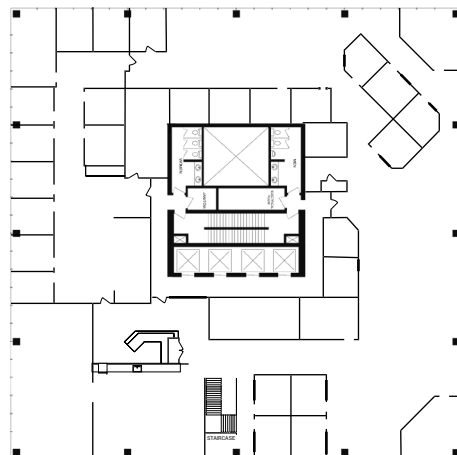
*Staircase connected to 2700



#2700 | 14,792 sf

Available Immediately

*Staircase connected to 2600





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

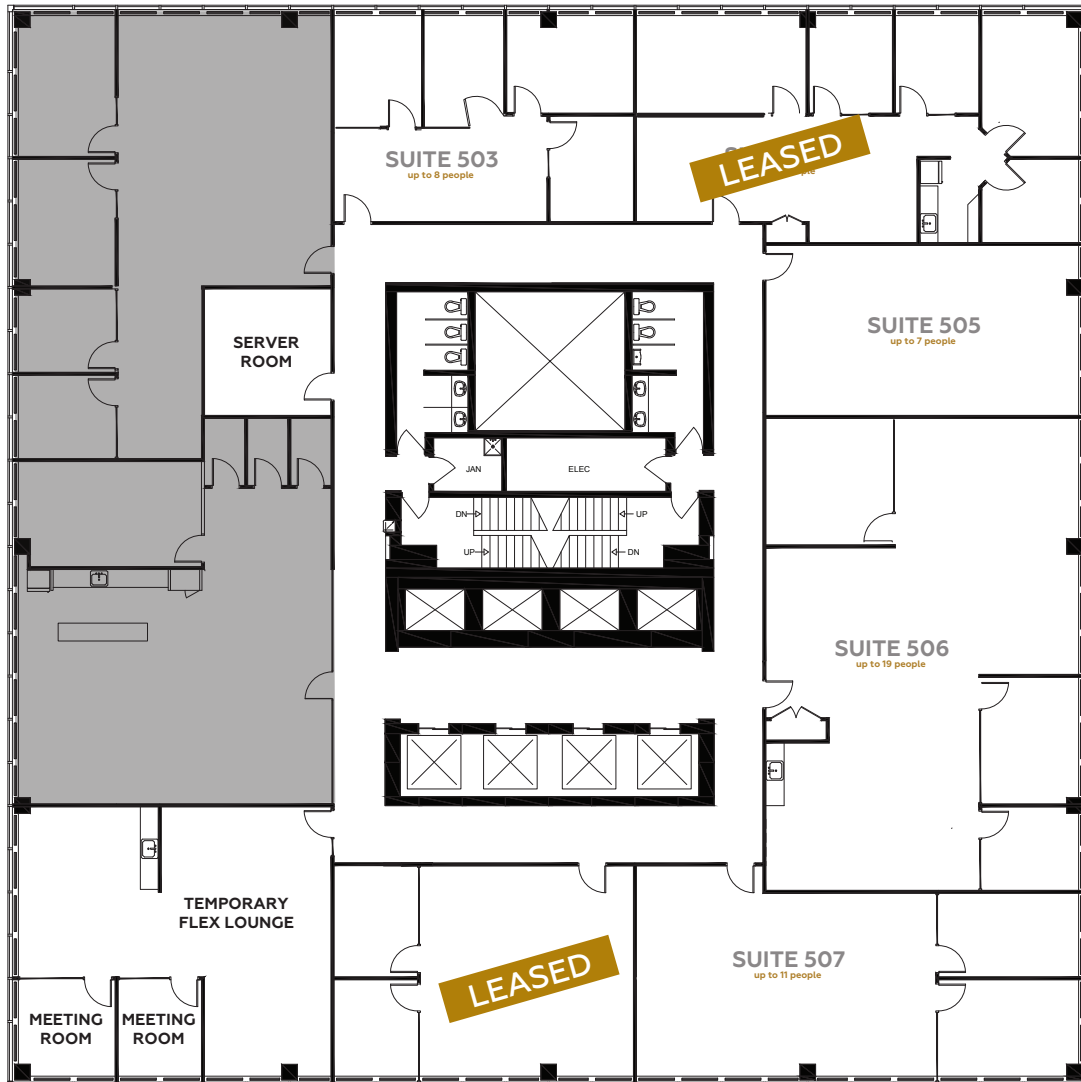
Edmonton | 10104 - 103RD AVENUE | MNP TOWER

NEW FLEX SUITES



FLEX

5TH FLOOR





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

GABBY LACOMBE

Director, Leasing
403.473.6790
glacombe@aspenproperties.ca

DAN HEIN

Leasing Manager
780-442-3102
dhein@aspenproperties.ca

