



10104 - 103rd Avenue

EDMONTON, AB



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

\$22.63 per square foot (2026)

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 | ⑧ Chop Steakhouse & Bar |
| ② 10104 - 103 Ave Parkade | ⑨ Delicious Pho |
| ③ Remedy Cafe | ⑩ Cookie Love |
| ④ JOEY 10104 - 103rd Ave | ⑪ Sandman Signature Hotel |
| ⑤ Amore Pasta | ⑫ City Centre Mall |
| ⑥ Alinio Chiropractic | ⑬ 102 nd Street Parkade |
| ⑦ Ice District | ⑭ O'Byrnes Irish Pub |





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 10104 - 103 Avenue 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/amenities](https://www.aspenproperties.ca/amenities)

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 weekends. 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.



PRIVATE OUTDOOR PLAZA

A vibrant new outdoor plaza enhanced by a landscaped water feature and thoughtfully designed seating areas that encourage connection and relaxation for private tenant use.



GABBY LACOMBE

Director, Leasing

403.473.6790

glacombe@aspenproperties.ca

