

# Bell Tower

Move-in Ready, High Quality Space  
Located in Edmonton's Downtown Core



Photo credit: CoStar Group

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# Bell Tower



**2,250 sf available immediately**

## Space Profile

Sublandlord:	Shores Jardine LLP
Subpremises:	Suite 2250: 2,250 sf (to be demised by Sublandlord)
Availability:	Immediately, subject to time to demise
Term Expiry:	November 30, 2032
Asking Rent:	\$11.00 per sf
Additional Rent:	\$21.80 per sf (est. 2025)
Parking:	1 stall per 1,500 sf to be coordinated by the Subtenant



## Building Information

Address:	10104 - 103 Avenue
Year of Completion:	1982 Lobby and 2nd floor renovations in 2018
Number of Floors:	31
Rentable Area:	423,744 sf
Average Floor plate:	14,450 sf
Security:	Manned security desk and concierge, key card access to floor
HVAC:	Mon - Fri: 6:00 am - 6:00 pm Excluding stat holidays
Landlord/Building Manager:	Aspen Properties

## Features & Amenities

Office intensive layout perfect for any professional setting such as legal, accounting, insurance and many other office user groups

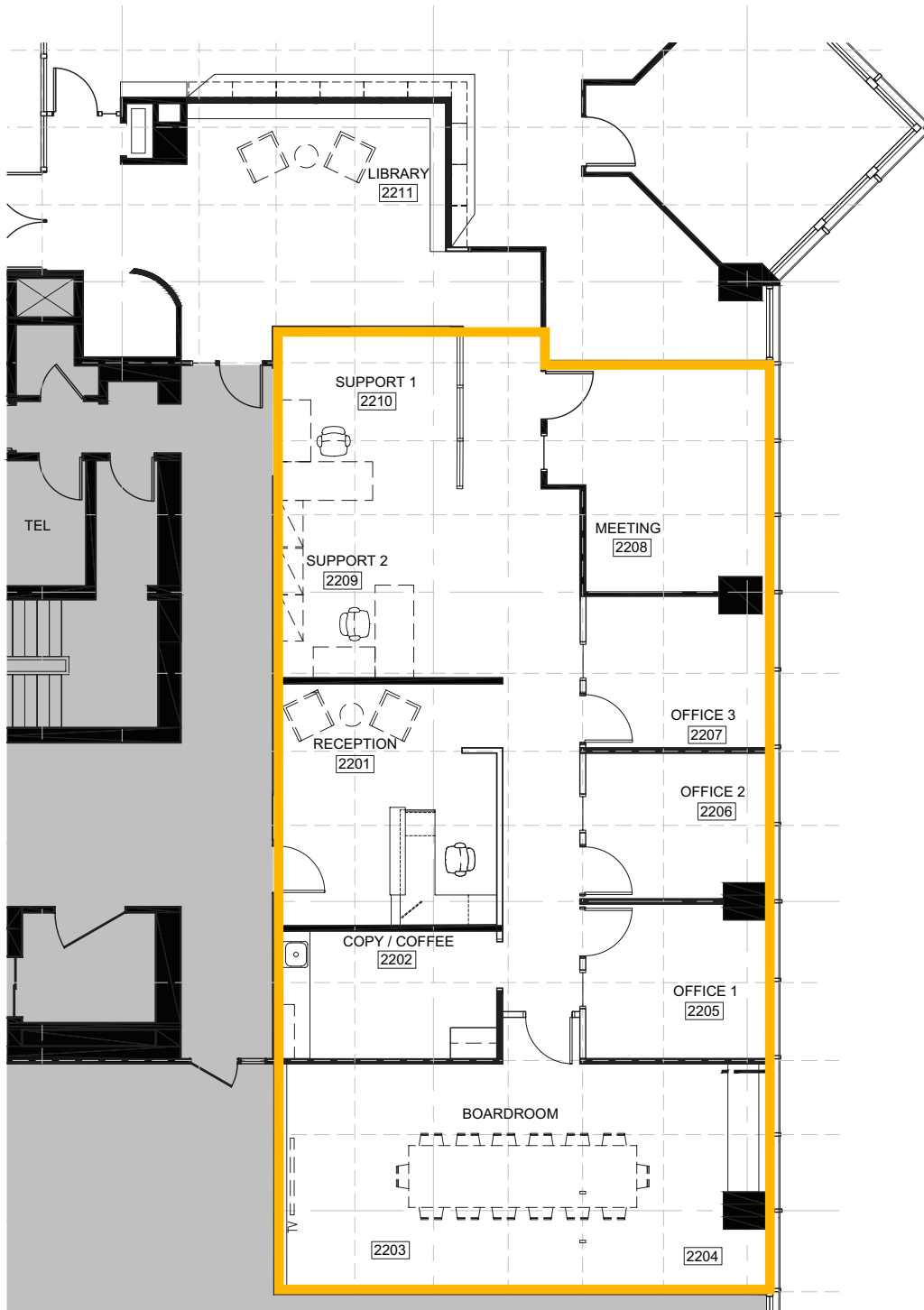
Space to be demised by Sublandlord

Furniture is new and available for Subtenant's use

Located in Bell Tower, in close proximity to ICE District and many other amenities located in Edmonton's downtown financial core

Building amenities include (at no additional cost), bookable conference centres, meeting rooms, brand new tenant lounge area and access to bike storage, fitness centre and golf simulator

22nd Floor  
2,250 sf



3 offices

1 meeting room or executive office

Large boardroom

Reception and waiting area

Kitchenette/Copy Room

Open work space



## Bell Tower

### Move-in ready, high quality space

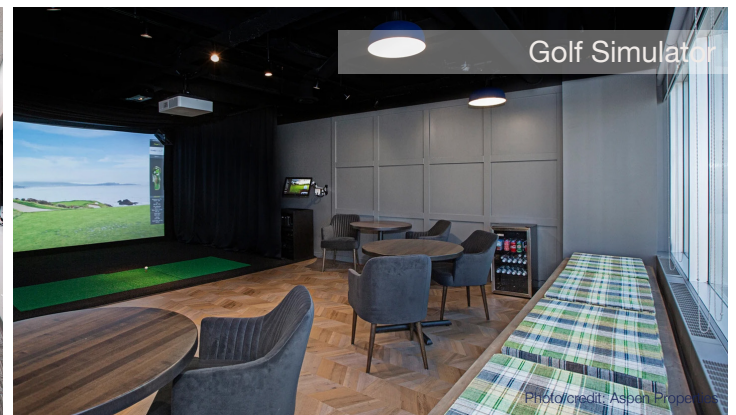
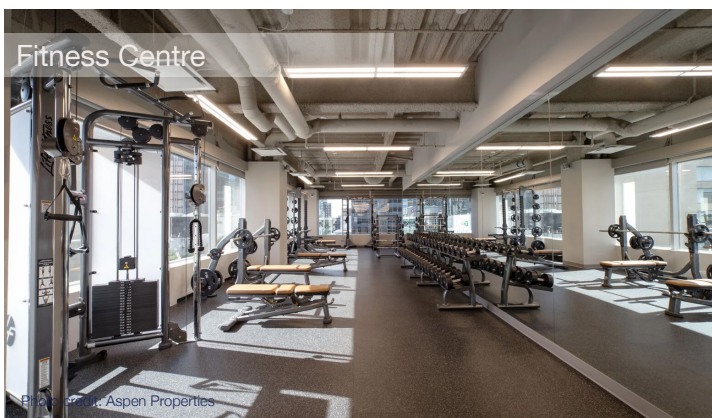
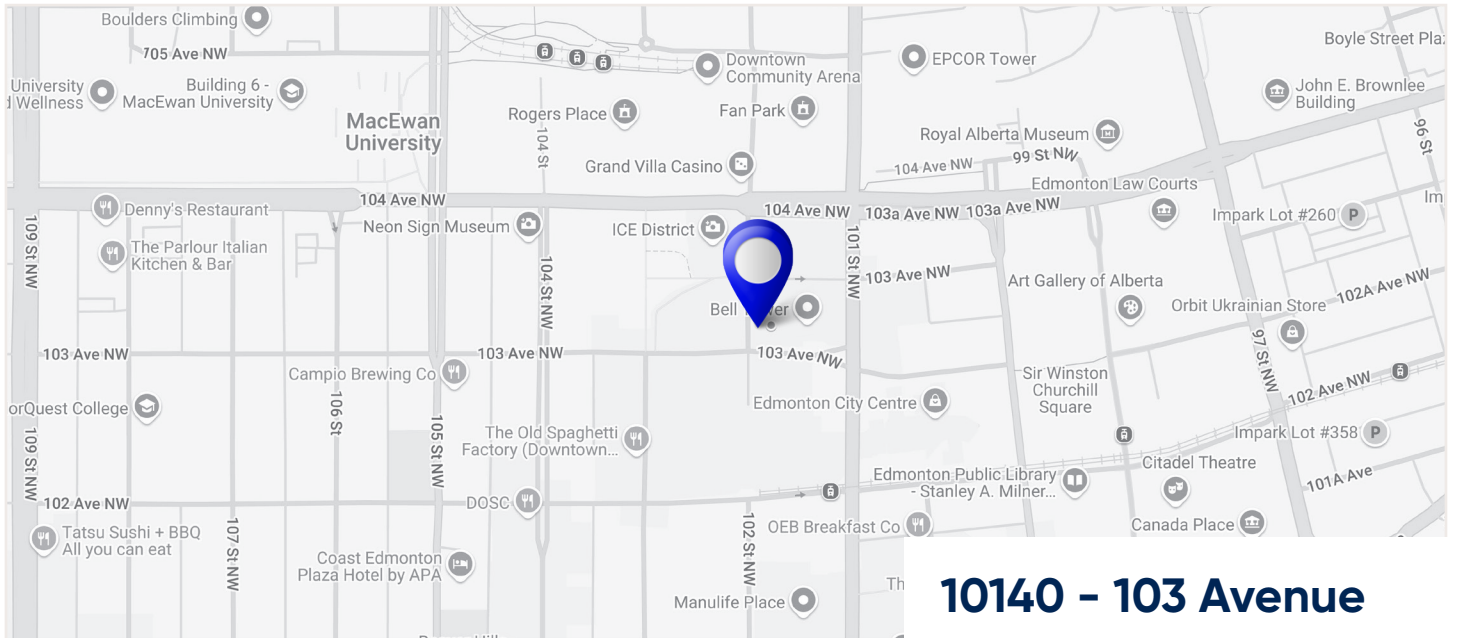
This modern, well built out space is ideally suited for professional user groups looking for high quality office space to house their business.

Offices, boardroom and meeting room all have downtown views and enjoy an abundance of natural light. The suite also features a large boardroom perfect any large training and conference sessions.

Bell Tower is one of Edmonton's premier Class A office tower located next to the ICE District. Businesses in Bell Tower get to enjoy many amenities located in both the tower and vicinity of downtown. Amenities not only include a golf simulator and fitness centre, tenants also enjoy easy access to Joey Bell Tower and Remedy Cafe located in the lobby.



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## Agent Information

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