

# STOCK EXCHANGE TOWER.

300 5th Avenue SW

**David  
Forbes** Principal  
D. 403.228.7462 | M. 403.612.0713  
[david.forbes@enrightcapital.com](mailto:david.forbes@enrightcapital.com)

**Jackson  
Forbes** Director  
D. 403.228.7490 | M. 587.437.8909  
[jackson.forbes@enrightcapital.com](mailto:jackson.forbes@enrightcapital.com)

**Kim  
Xia** Associate, Leasing  
D. 403.228.7495 | M. 613.612.0665  
[kim.xia@enrightcapital.com](mailto:kim.xia@enrightcapital.com)

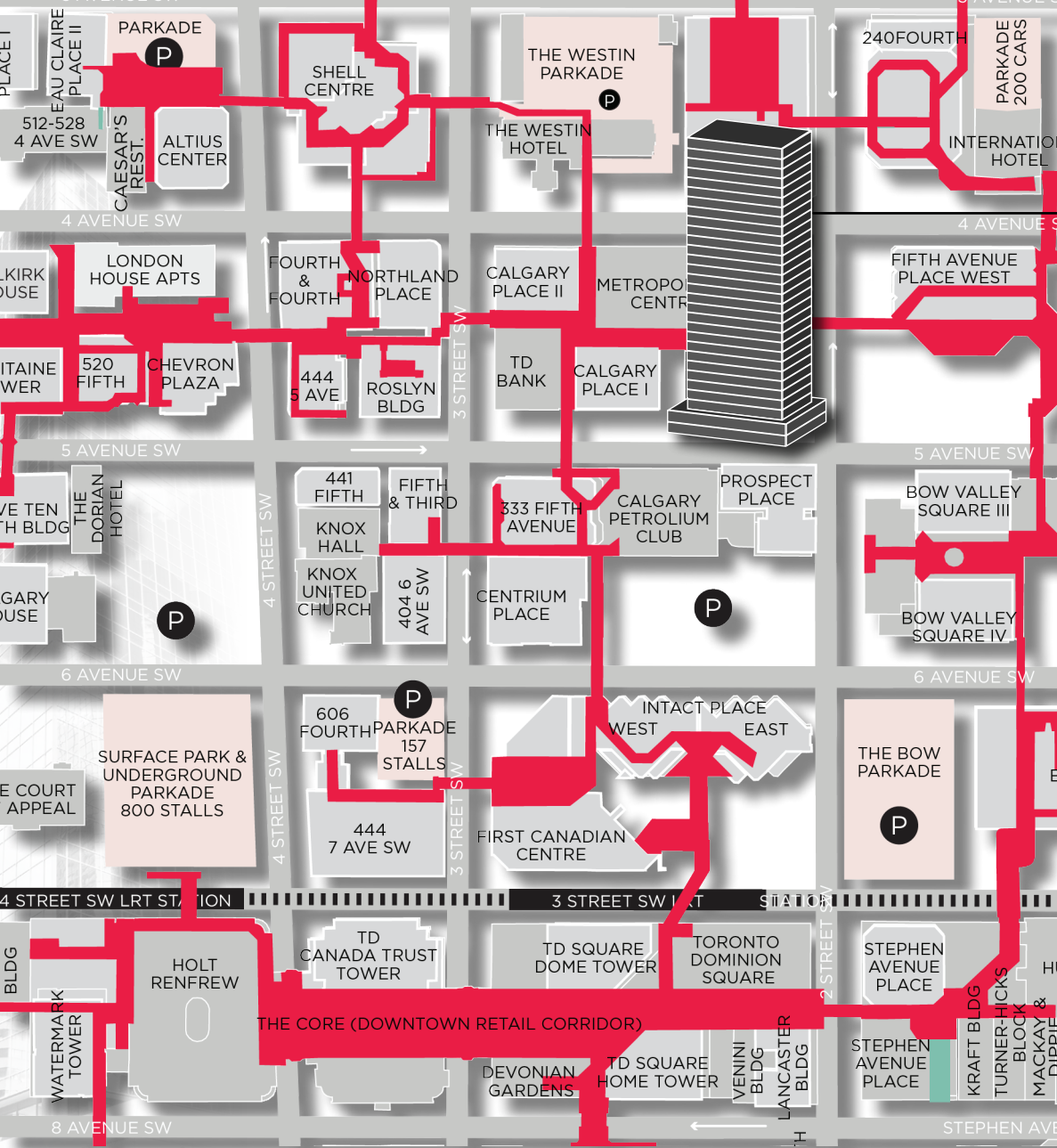




# PROPERTY OVERVIEW

**Address:** 300 5th Avenue SW  
**Year Built:** 1978  
**Property Type:** Class A  
**Building Size:** ± 426,184 sq. ft. (BOMA 1996)  
**Typical Floor Plate:** ± 15,000 sq. ft.  
**Number of Floors:** 31 Floors  
**Hours of Operation:** 6:00 am - 6:00 pm, Mon - Fri  
**Certification:** BOMA Best Gold, BOMA 360  
**Security:** 24/7 Access

**Basic Rent:** Market Rates  
**Operating Costs:** \$18.68 per sq. ft. (2026 est.)  
**Parking Ratio:** 1:2,601 sq. ft. (Clearance: 5'11")  
**Reserved (\$/stall):** \$550.00 + gst  
 Access to overheight parking can be provided via adjacent +15 connected building with clearance heights of 6'6" and 7'



# LOCATION

Ideally located in the heart of downtown Calgary, the Stock Exchange Tower places businesses at the centre of the city's financial and energy districts.

Positioned along the +15 pedestrian network and just steps from major office towers, Stephen Avenue, and the CORE Shopping Centre, the building offers seamless connectivity to Calgary's premier business and lifestyle amenities.

With immediate access to nearby hotels, restaurants, and retail, Stock Exchange Tower provides tenants with the accessibility, convenience, and prestige expected of a landmark downtown address.

## ADDITIONAL PARKING AT 435 4TH AVE SW

Overheight parking via adjacent +15 connected building with clearance heights of 6'6" and 7' can be made available.



# ABOUT ENRIGHT

Enright Capital has acquired five buildings over the past 24 months with Stock Exchange Tower expected to become the sixth office asset under ownership and management come May 1, 2026.

As a fully integrated commercial real estate firm, Enright specializes in investment, leasing, and asset management, with a hands-on, ownership-driven approach focused on delivering high-performing office environments.

**±1.3M SF**

Office Portfolio

**9**

Office Properties

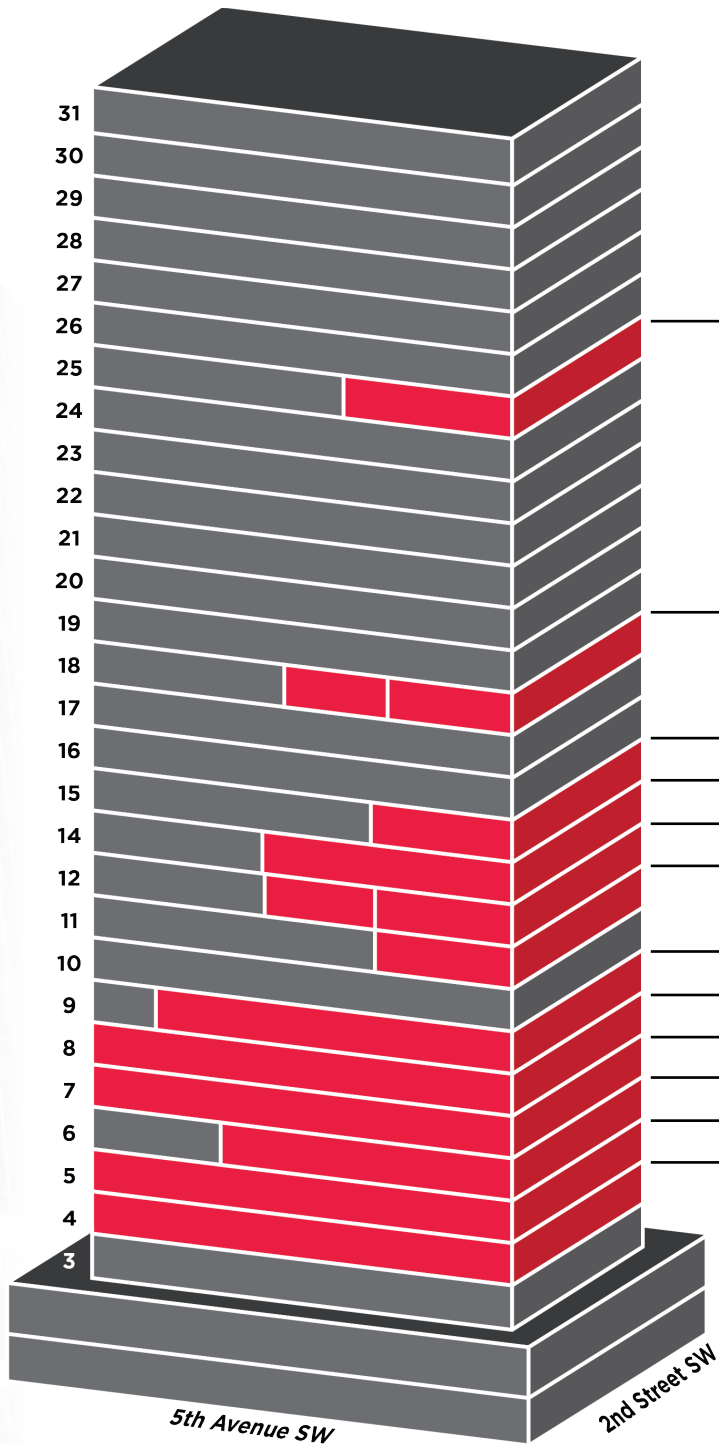
**±180k SF**

Leased in Past 12 Months (Office)  
Excl. Stock Exchange

**130**

Office Tenants

# CURRENT AVAILABILITIES.



2550	6,524 SF	180 DAYS
1820 / 1810	3,227 SF / 4,044	AVAILABLE IMMEDIATELY
1500	4,286 SF	180 DAYS
1400	6,702 SF	180 DAYS
1230 / 1220	4,071 SF / 2,974	180 DAYS
1130 (FUTURE SHOW SUITE)	3,051 SF	180 DAYS
910 (FUTURE SHOW SUITE)	12,384 SF	SEPT 2026
800 (FUTURE SHOW SUITE)	14,780 SF	SEPT 2026
700 (FUTURE SHOW SUITE)	14,780 SF	SEPT 2026
630	8,180 SF	SEPT 2026
500 (FUTURE SHOW SUITE)	14,705 SF	2027
400 (FUTURE SHOW SUITE)	14,747 SF	2027

## JOIN OUR PRESTIGIOUS TENANT ROSTER

TRANSMOUNTAIN	APEX	FEDERATION ENGINEERING	TriSummit UTILITIES
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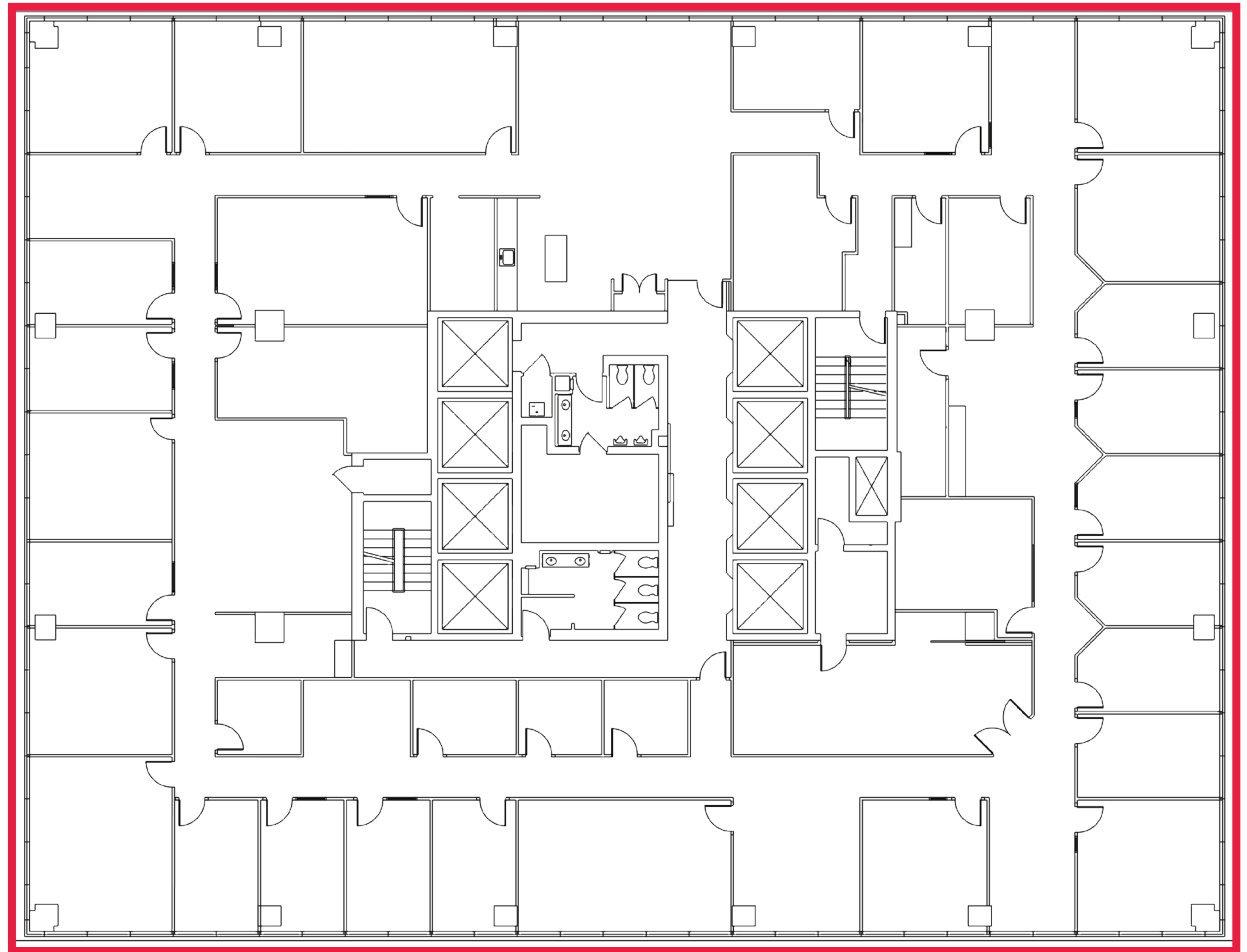
# SUITE 400

14,747 sq. ft

- Show Suite
- Perimeter Office(s): 24
- Interior Office(s): 6
- Boardroom(s): 2
- Meeting Room(s): 2
- Print/Copy Room(s): 2
- Kitchen
- Reception
- Show Suite: 2027



[Click here for virtual tour.](#)



4th

5th

6th

7th

8th

9th

11th

12th

14th

15th

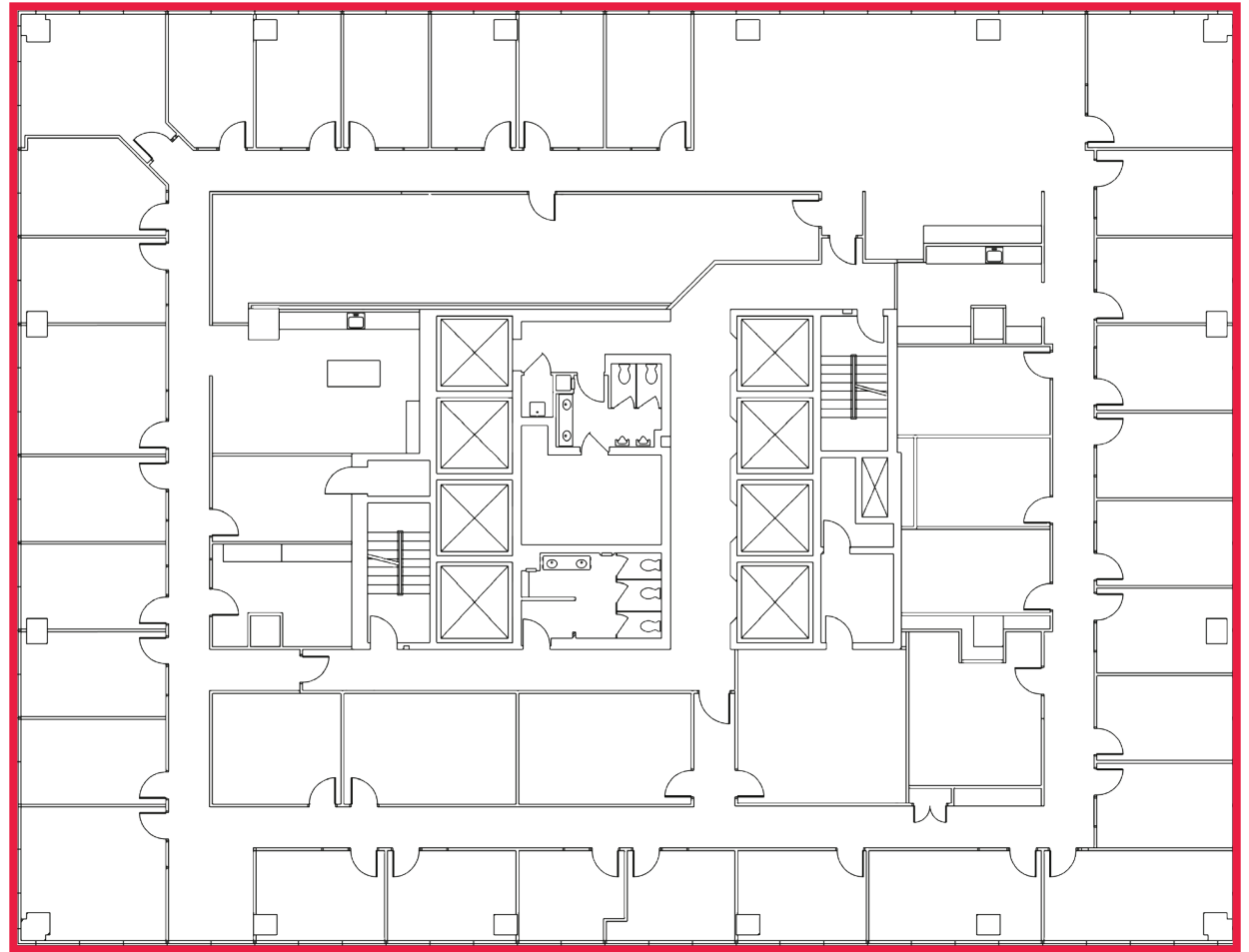
18th

25th

# SUITE 500

14,705 sq. ft

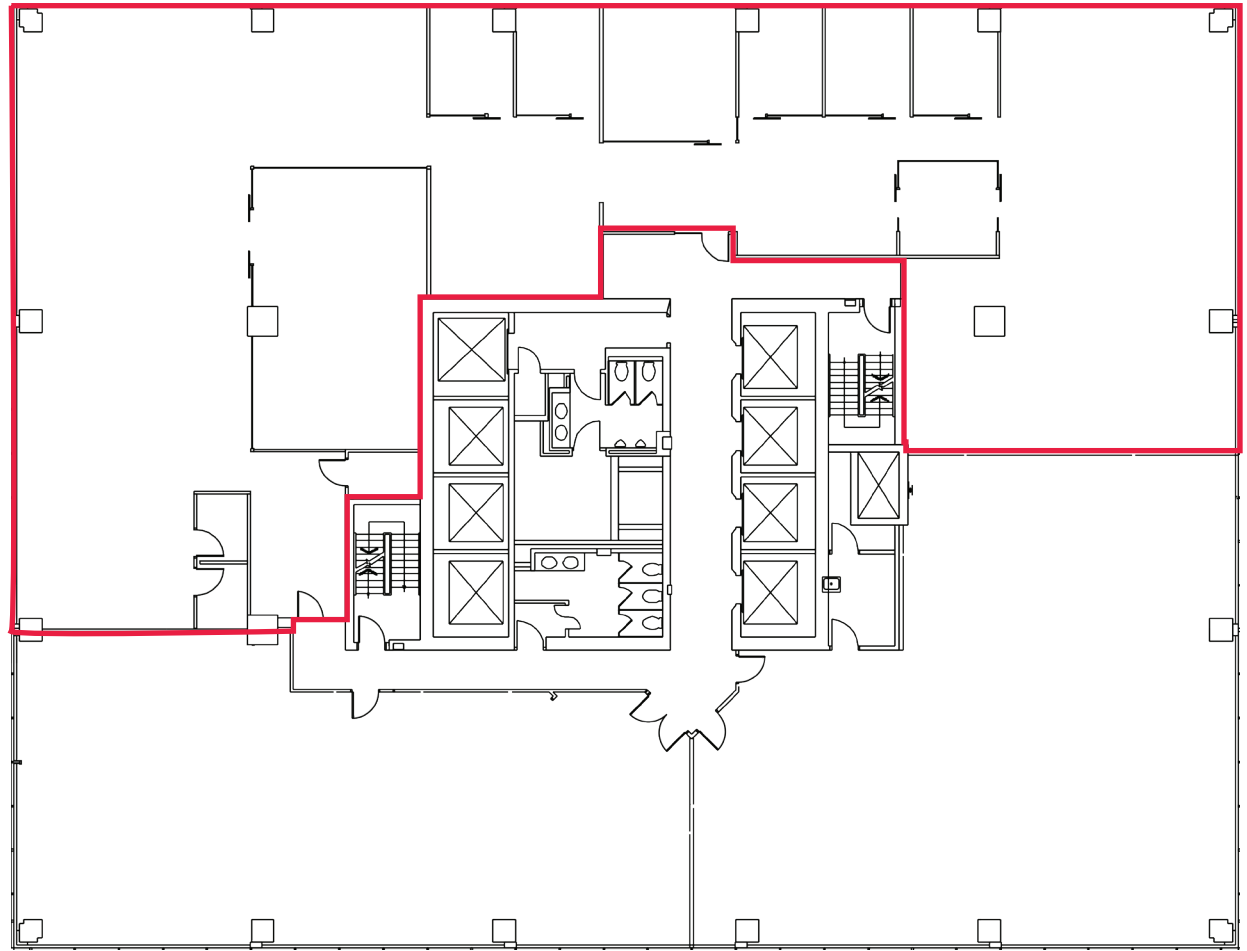
- Perimeter Office(s): 31
- Interior Office(s): 8
- Meeting Room(s): 2
- Large File Room
- Kitchen(s): 2
- Show Suite: 2027



# SUITE 630

8,180 sq. ft

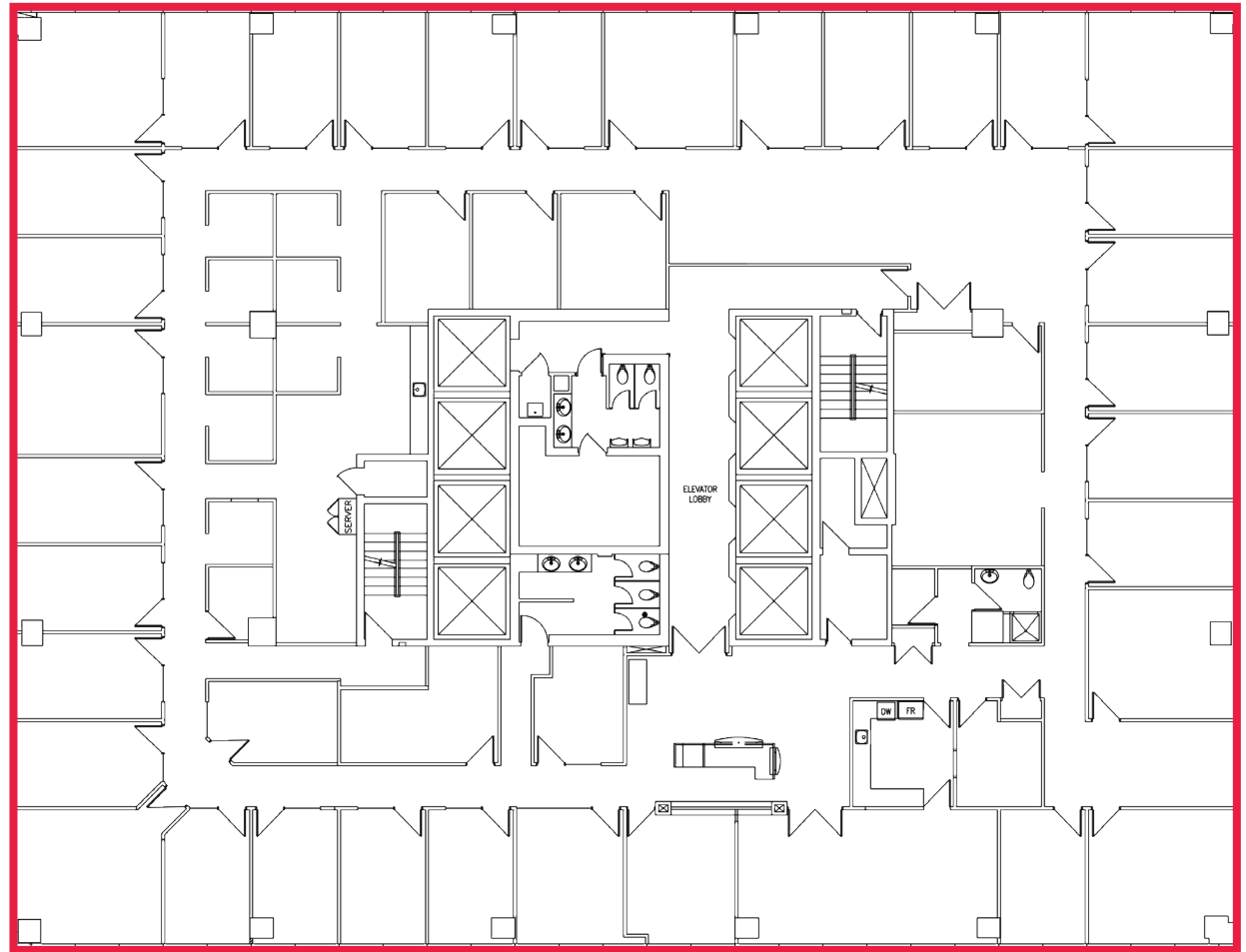
- Perimeter Office(s): 5
- Conference Room
- Meeting Room
- Storage Room
- Kitchen
- Available Sept 2026



# SUITE 700

14,780 sq. ft

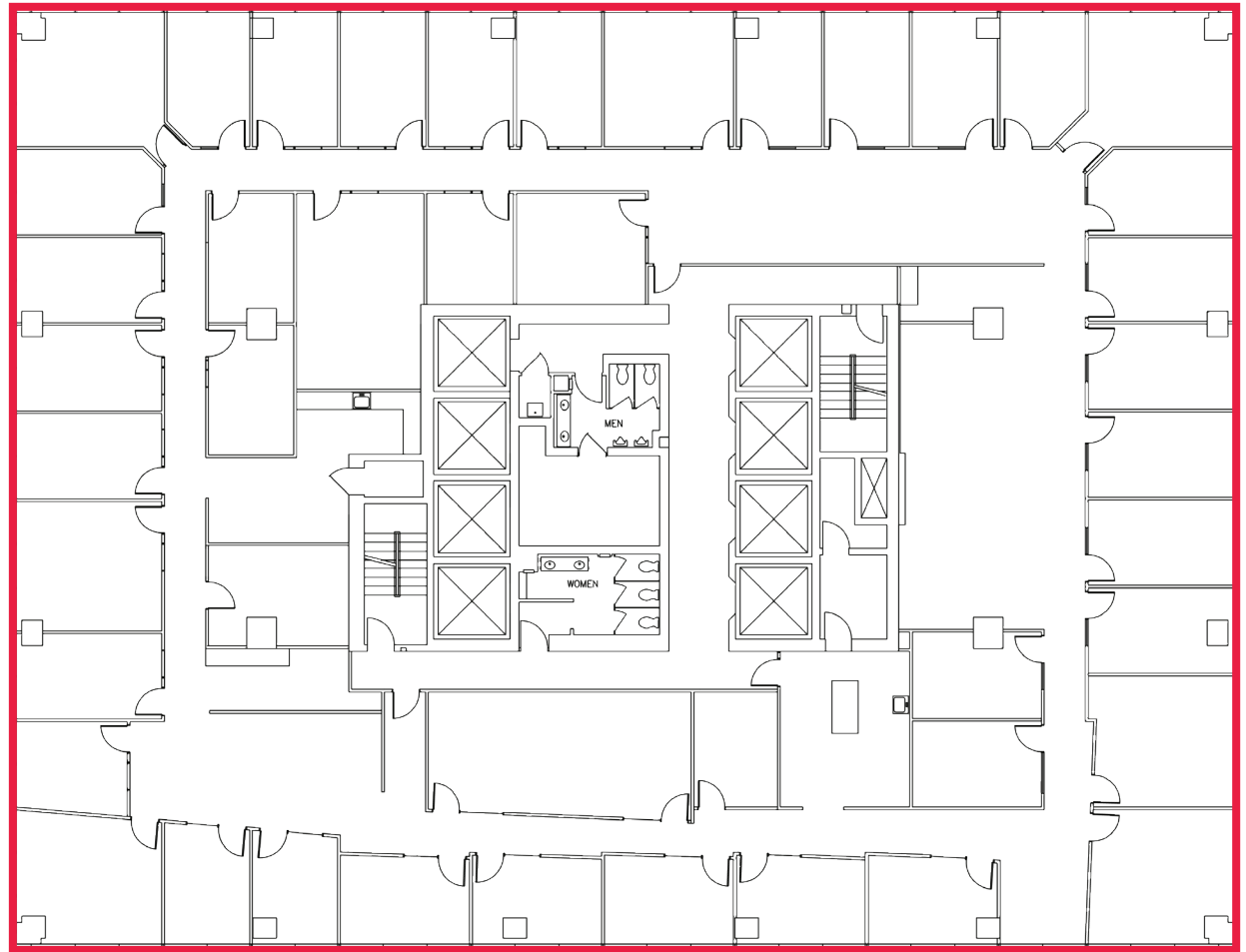
- Perimeter Office(s): 33
- Interior Office(s): 8
- Open Area
- Filing Room: 1
- Kitchen(s): 2
- Show Suite: Sept 2026



# SUITE 800

14,780 sq. ft

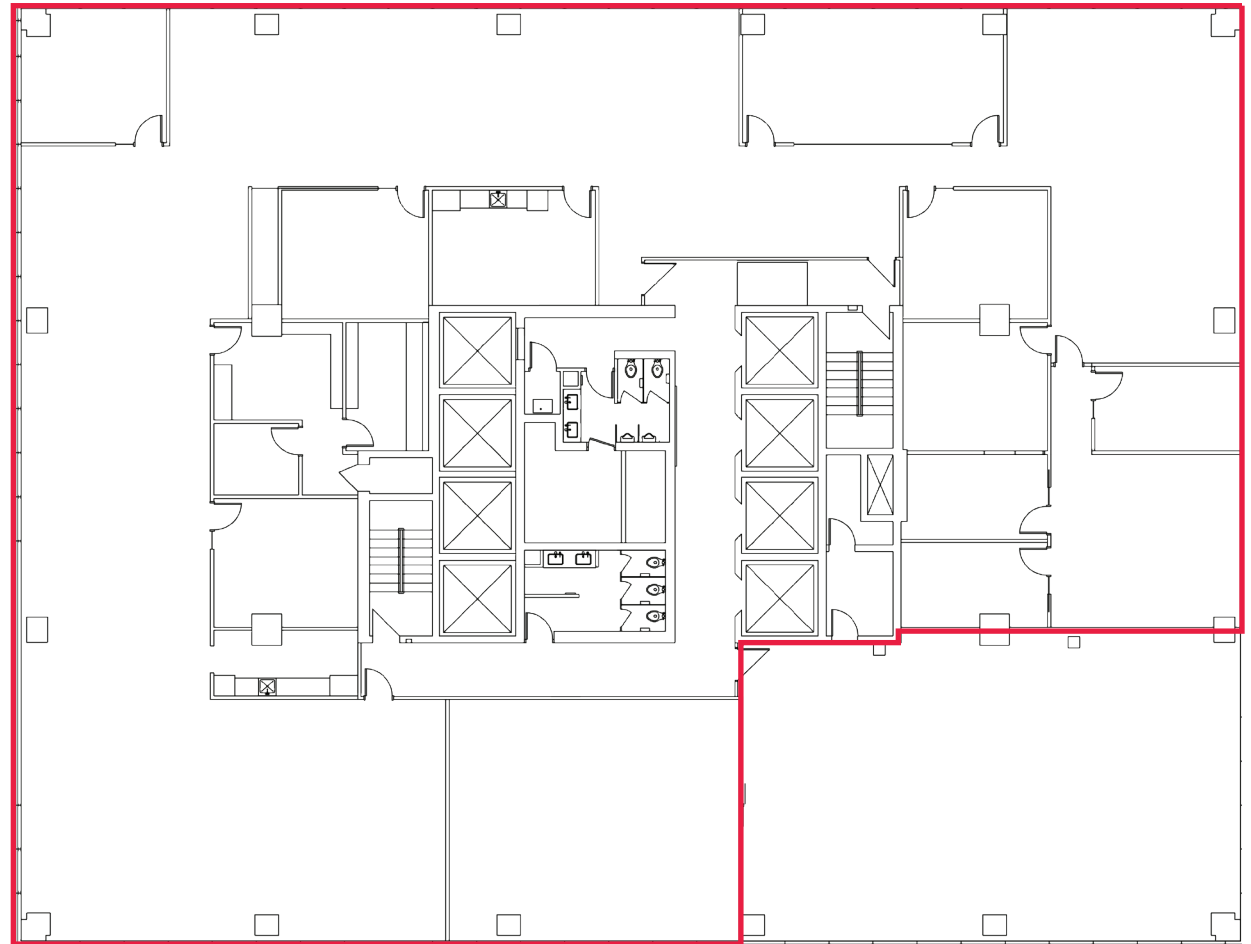
- Perimeter Office(s): 35
- Interior Office(s): 8
- Open Area
- Boardroom
- Meeting Room
- Filing Room
- Kitchen(s): 2
- Show Suite: Sept 2026



# SUITE 900

12,384 sq. ft

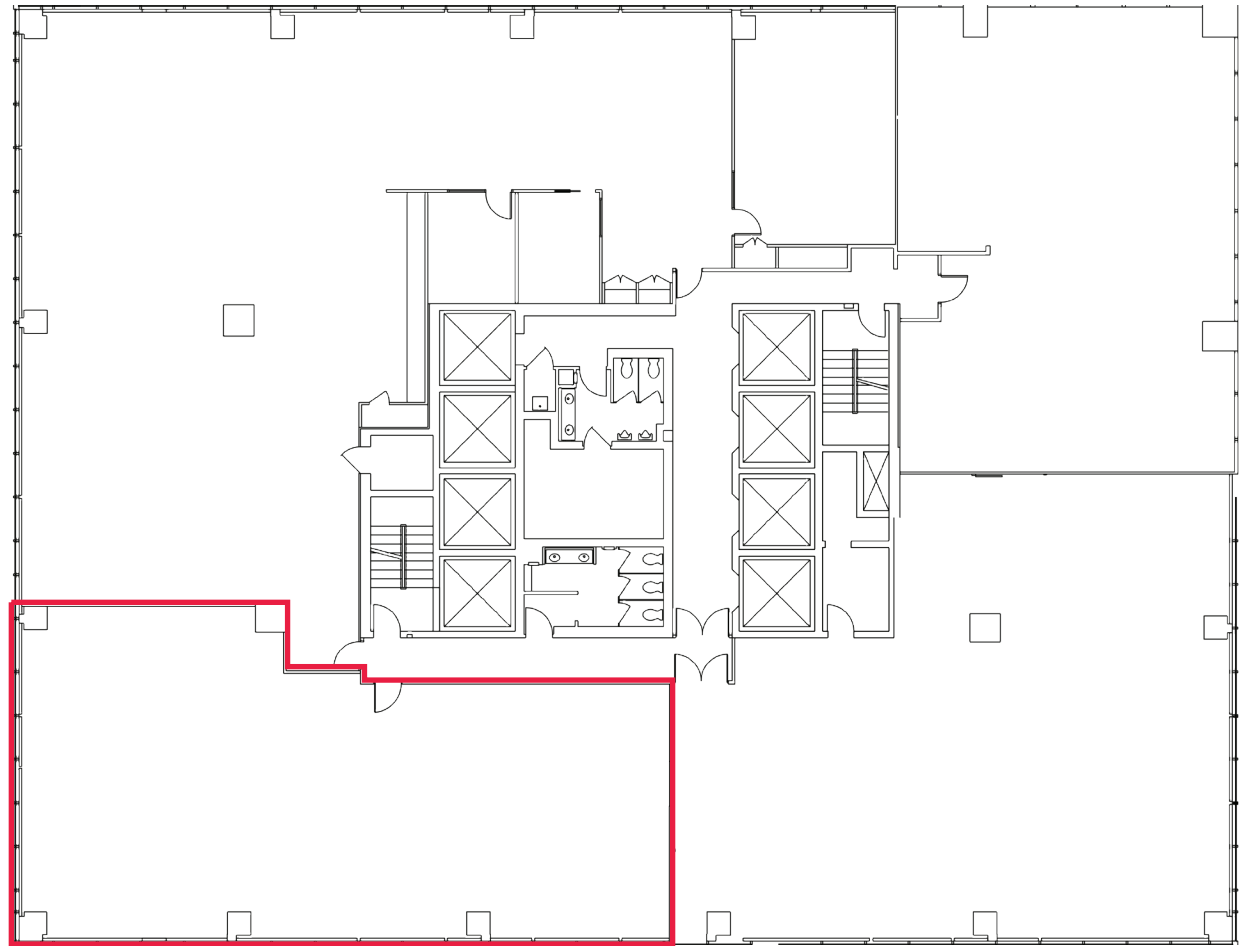
- Perimeter Office(s): 2
- Interior Office(s): 6
- Open Area
- Boardroom
- Filing Room
- Kitchen(s): 2
- Storage
- Show Suite: Sept 2027



# SUITE 1130

3,051 sq. ft

- Base Building Condition - Future Show Suite
- Available in 180 Days



# SUITE 1220

2,974 sq. ft

- Base Building Condition - Future Show Suite
- Available in 180 Days

# SUITE 1250

4,071 sq. ft

- Perimeter Office(s): 8
- Interior Office
- Open Area
- Meeting Room
- Kitchen
- Show Suite
- Available in 180 Days

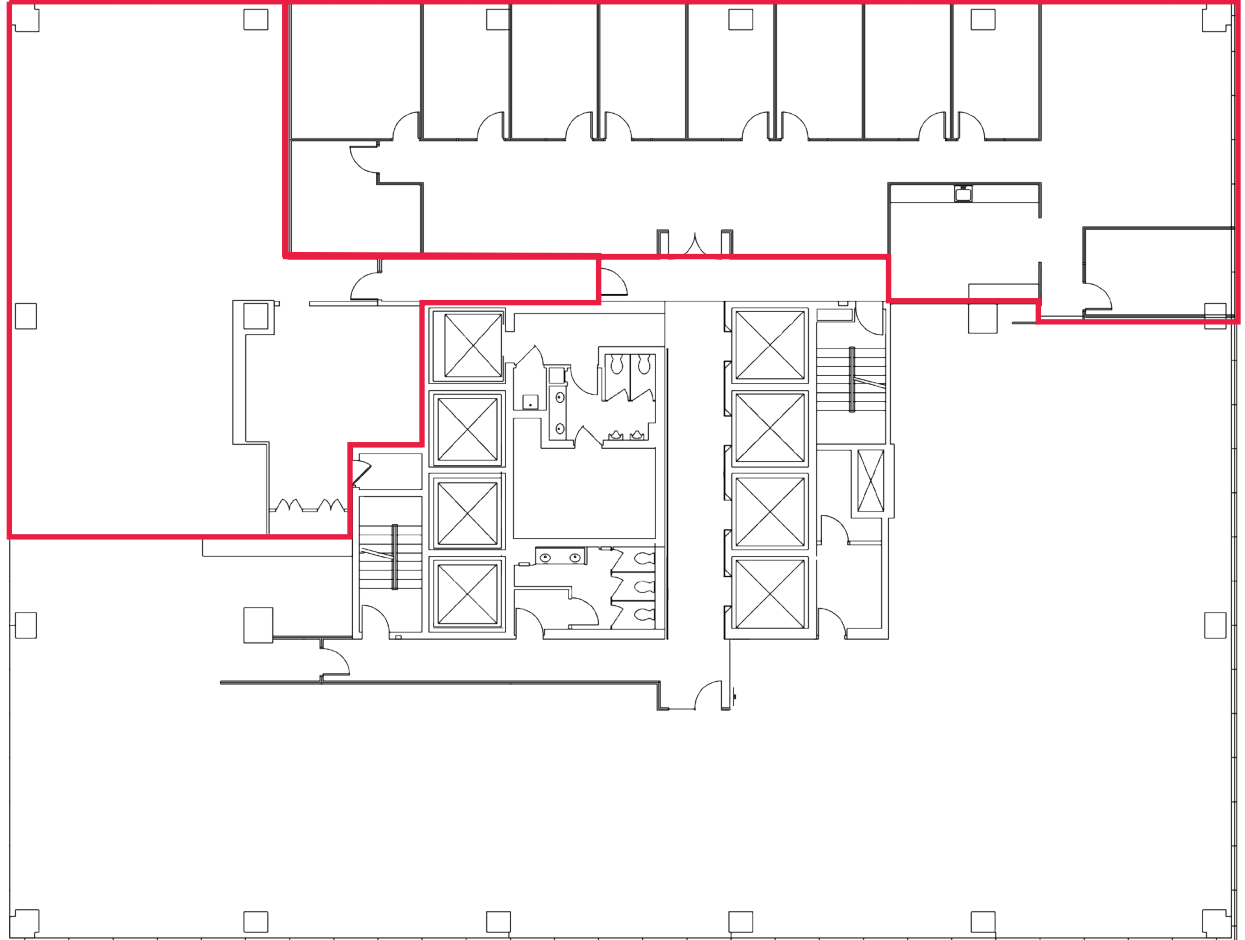


Click here for virtual tour.



SUITE 1220

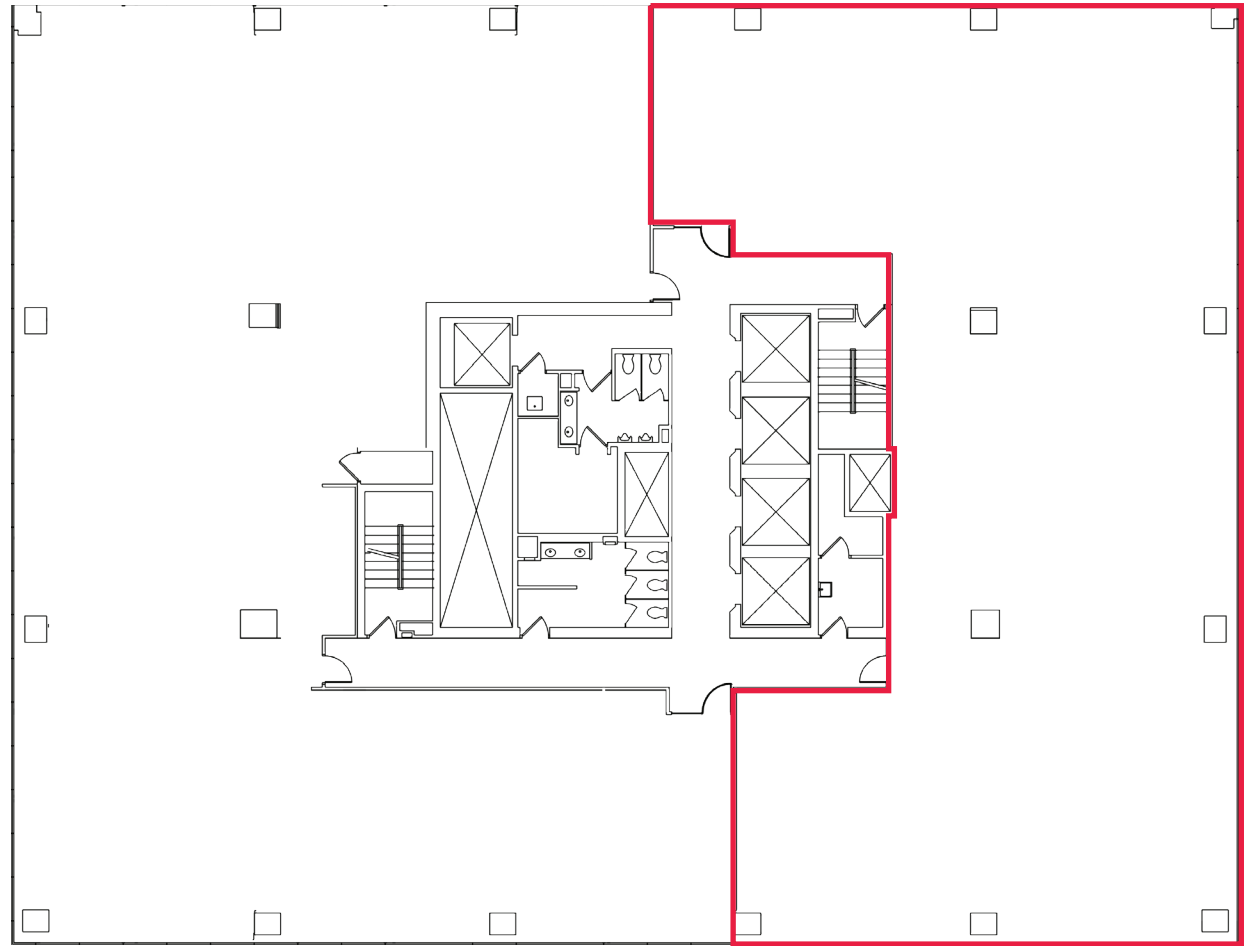
SUITE 1250



# SUITE 1450

6,702 sq. ft

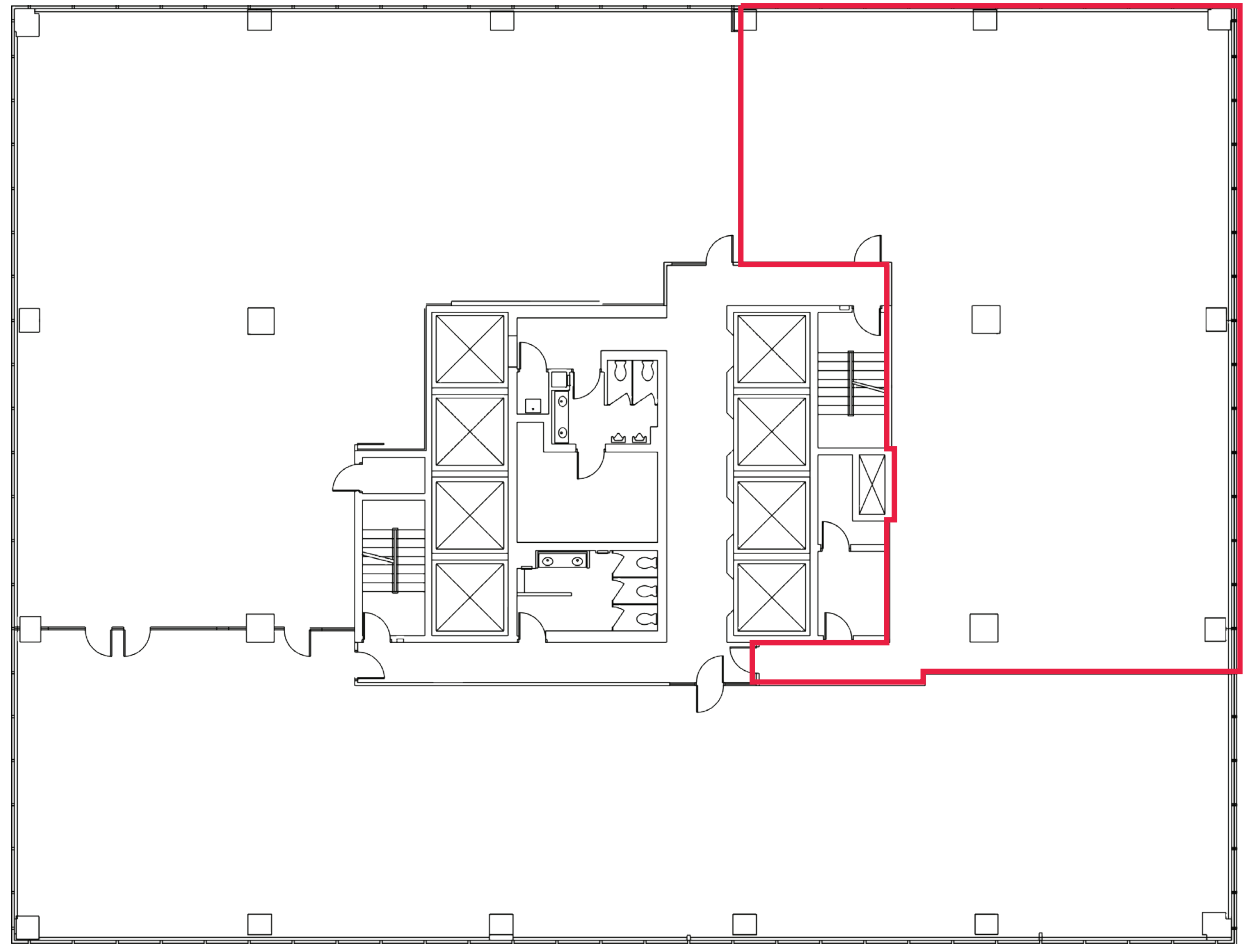
- Base Building Condition - Future Show Suite
- Available in 180 Days



# SUITE 1530

4,286 sq. ft

- Base Building Condition - Future Show Suite
- Available in 180 Days



# SUITE 1810

4,044 sq. ft

- Perimeter Office(s): 6
- Interior Office
- Meeting Room
- Kitchen
- Available Immediately

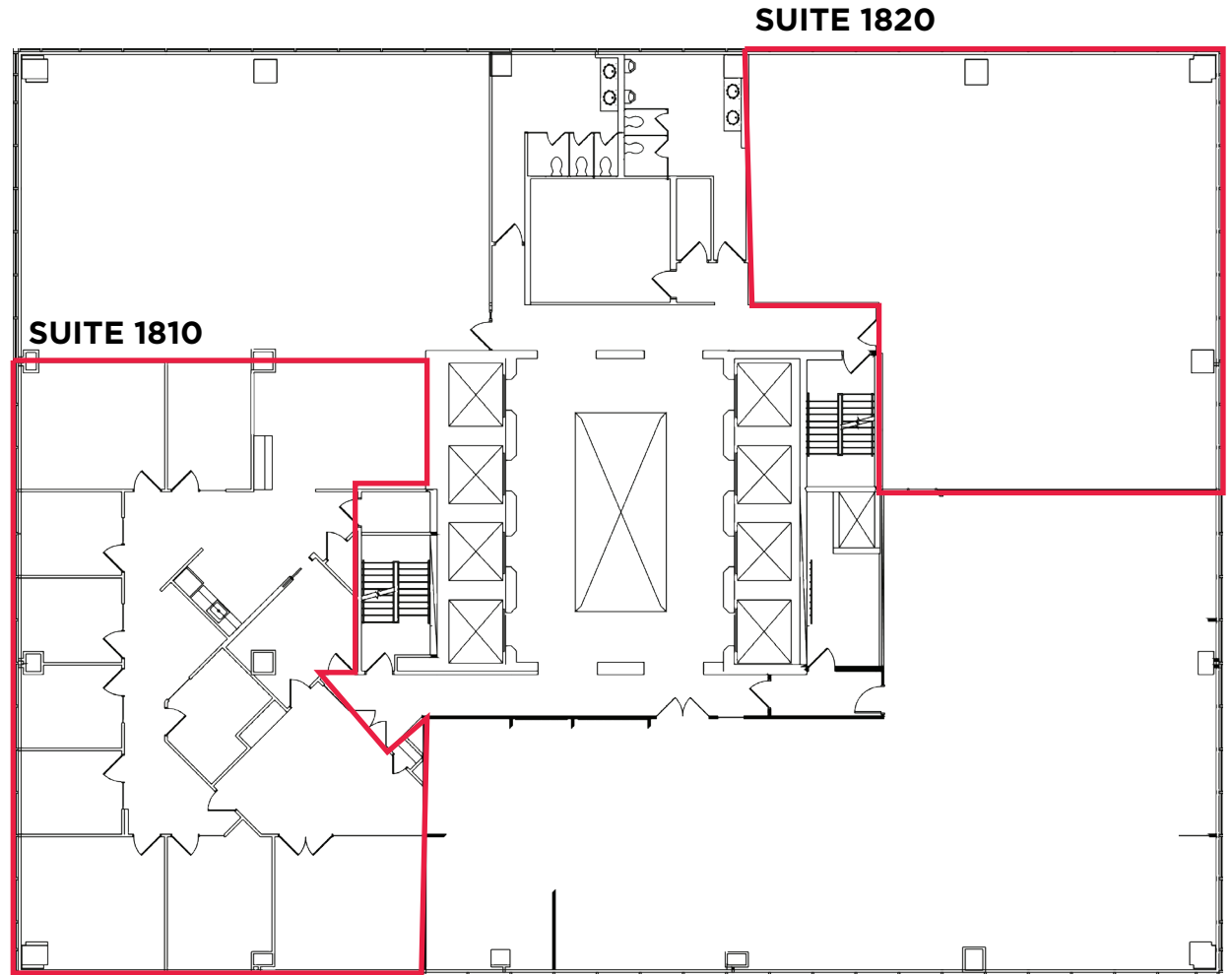
# SUITE 1820

3,227 sq. ft

- Base Building Condition - Future Show Suite
- Available in 180 Days



Click here for virtual tour.



4th

5th

6th

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8th

9th

11th

12th

14th

15th

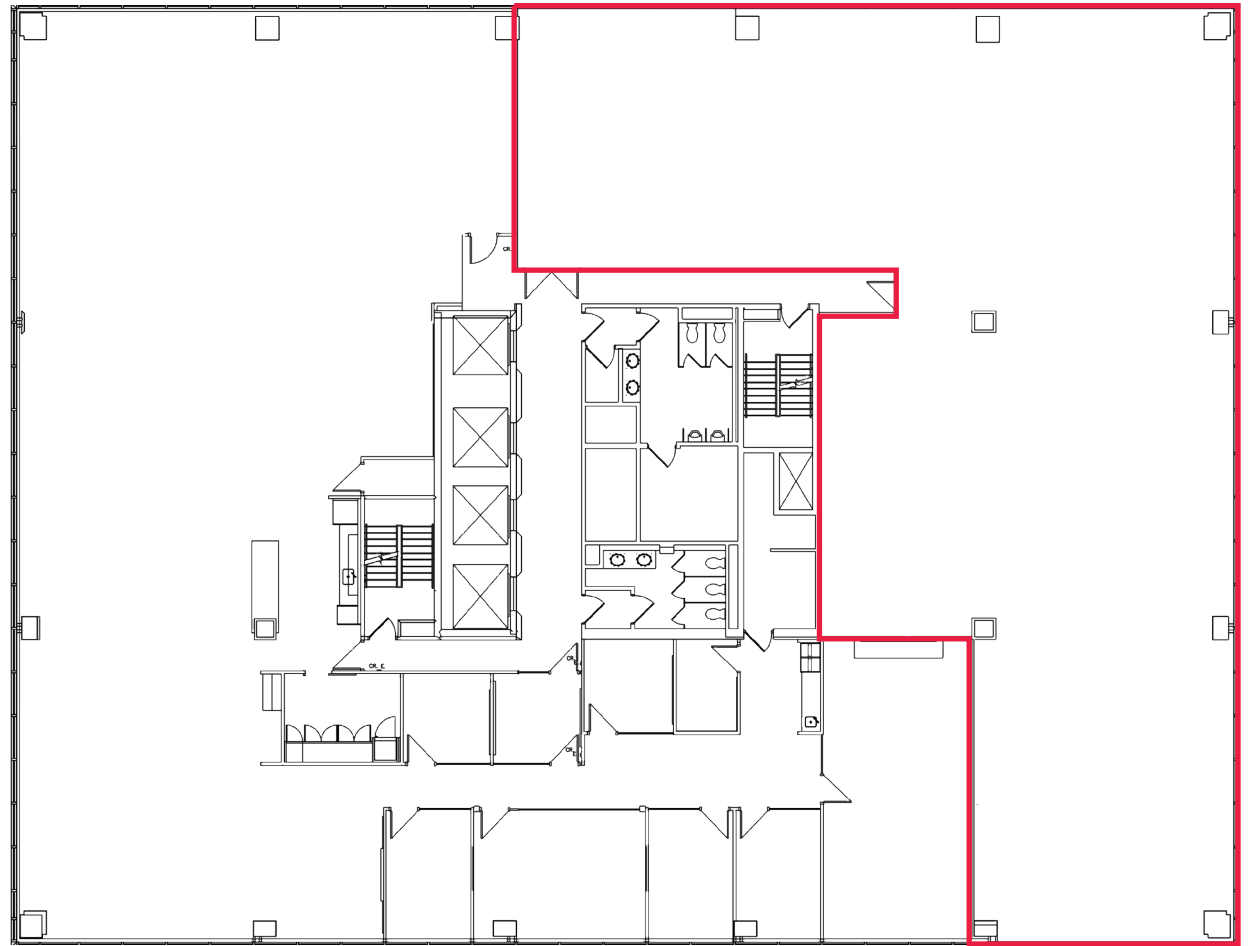
**18th**

25th

# SUITE 2550

6,524 sq. ft

- Base Building Condition - Future Show Suite
- Available in 180 Days





STOCK  
EXCHANGE  
TOWER

## CONTACT

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**Kim  
Xia** Associate, Leasing

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**Enright Capital Ltd.** | 635 8th Ave SW, Suite 1400 | Calgary, AB | T2P 3M3  
[www.enrightcapital.com](http://www.enrightcapital.com)

