STOCK EXCHANGE TOWER

300 5th Avenue SW

New Ownership.
New Management.
New Vision.

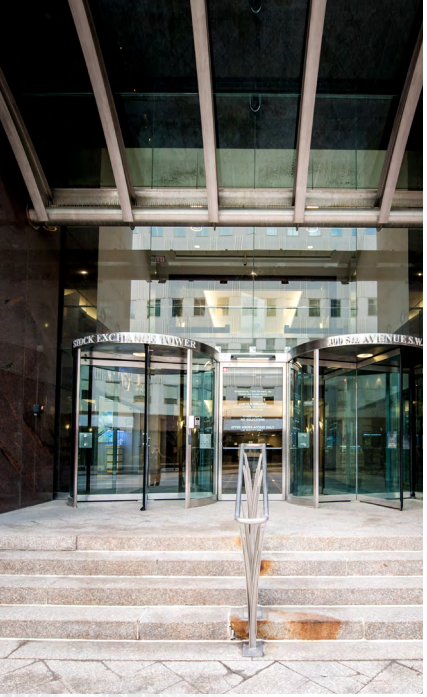


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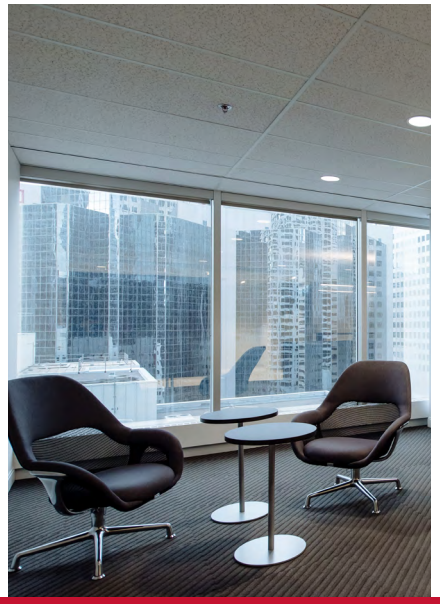
Brochure Updated: November 5, 2026













PROPERTY OVERVIEW

Landlord:	Enright Stock Exchange Tower Ltd.
Address:	300 5th Avenue SW
Year Built:	1978
Property Type:	Class A
Building Size:	± 429,026 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:	$18.68 per sq. ft. (2026 est.)
Parking Ratio:	1:2,996 sq. ft. (Clearance: 5'11")
Reserved ($/stall):	$550.00 + gst
	Landlord has access to additional +15-connected secure underground parking stalls with 6'6" - 7' clearance









15,000+ SF AMENITY PROGRAM

CONFERENCE CENTRE

- Fully upgraded conference facility featuring modern design, premium finishes, and state-of-the-art presentation technology.

FITNESS FACILITY

- A best-in-class fitness centre equipped with curated strength and cardio equipment.

GOLF SIM

- Track Man simulator designed for tenant recreation and wellness.

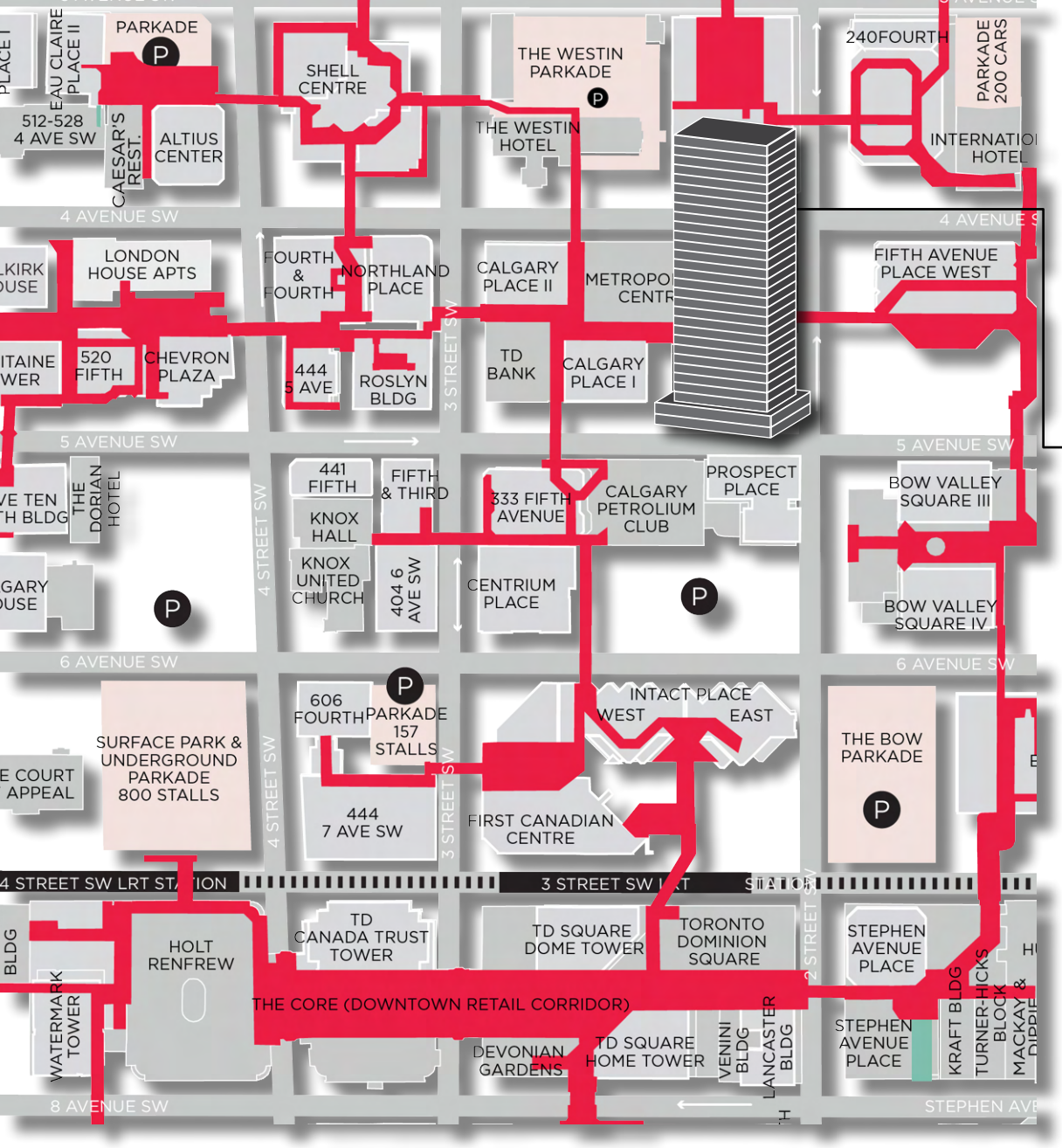
TENANT LOUNGE

- Lounge seating, social areas and recreation amenities including pool table.

END-OF-TRIP FACILITIES

- Card-controlled secure bicycle storage.
- Dedicated bicycle repair station for tenant use.

Precedent imagery to describe the intended vision of the furniture interventions.



ENRIGHT

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.

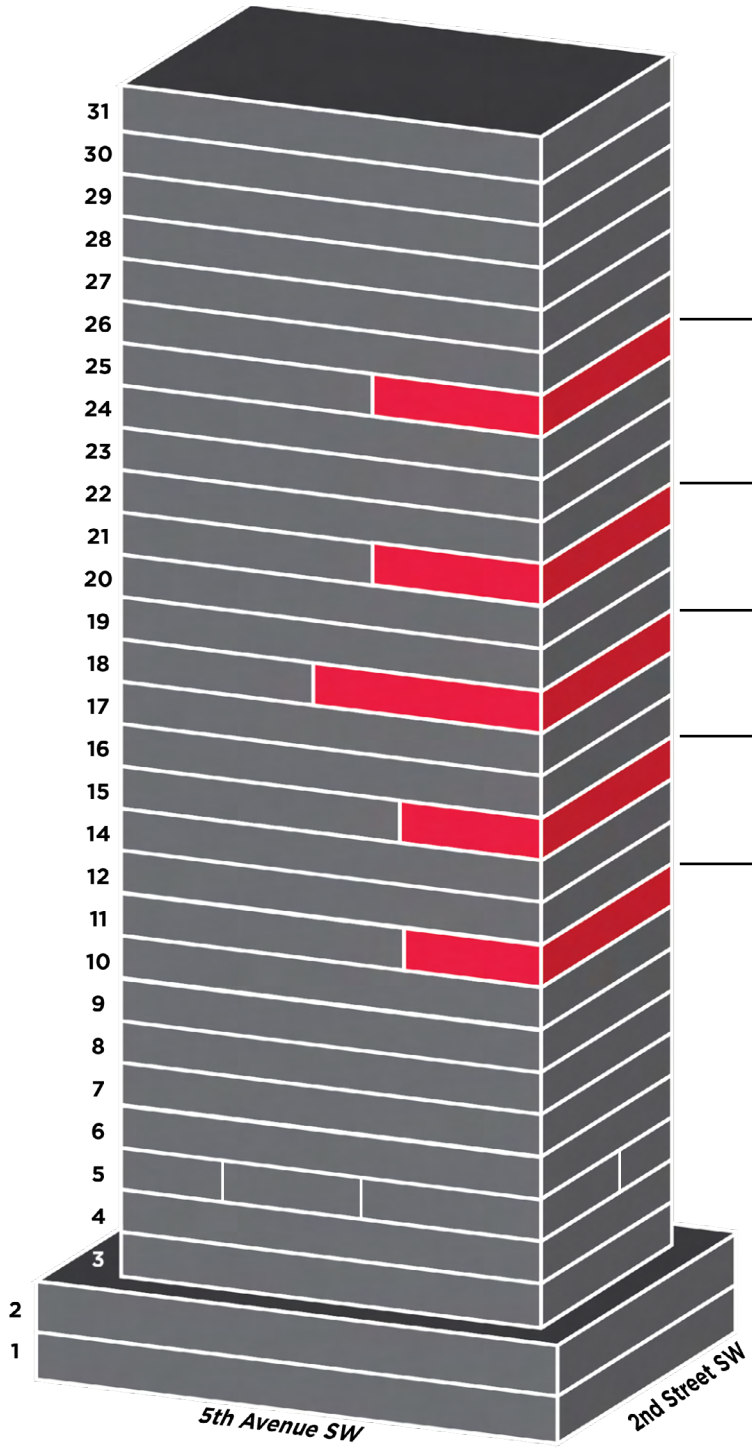
Positioned along the +15 pedestrian network and just steps from major office towers, Stephen Avenue, and the CORE Shopping Centre, the building offers seamless connectivity to Calgary's premier business and lifestyle amenities.

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

Tenants also benefit from additional parking opportunities at 435 4th Avenue SW, another Enright property located just minutes away and directly connected via the +15 network. With access to underground parking and the operational synergy of Enright's nearby portfolio, businesses at Stock Exchange Tower enjoy enhanced flexibility and convenience.

CURRENT AVAILABILITIES.



2550	6,524 SF	180 DAYS
2160	2,336 SF	JAN 2027
1820	3,227 SF	180 DAYS
1530	4,286 SF	180 DAYS
1120	2,322 SF	AVAILABLE IMMEDIATELY

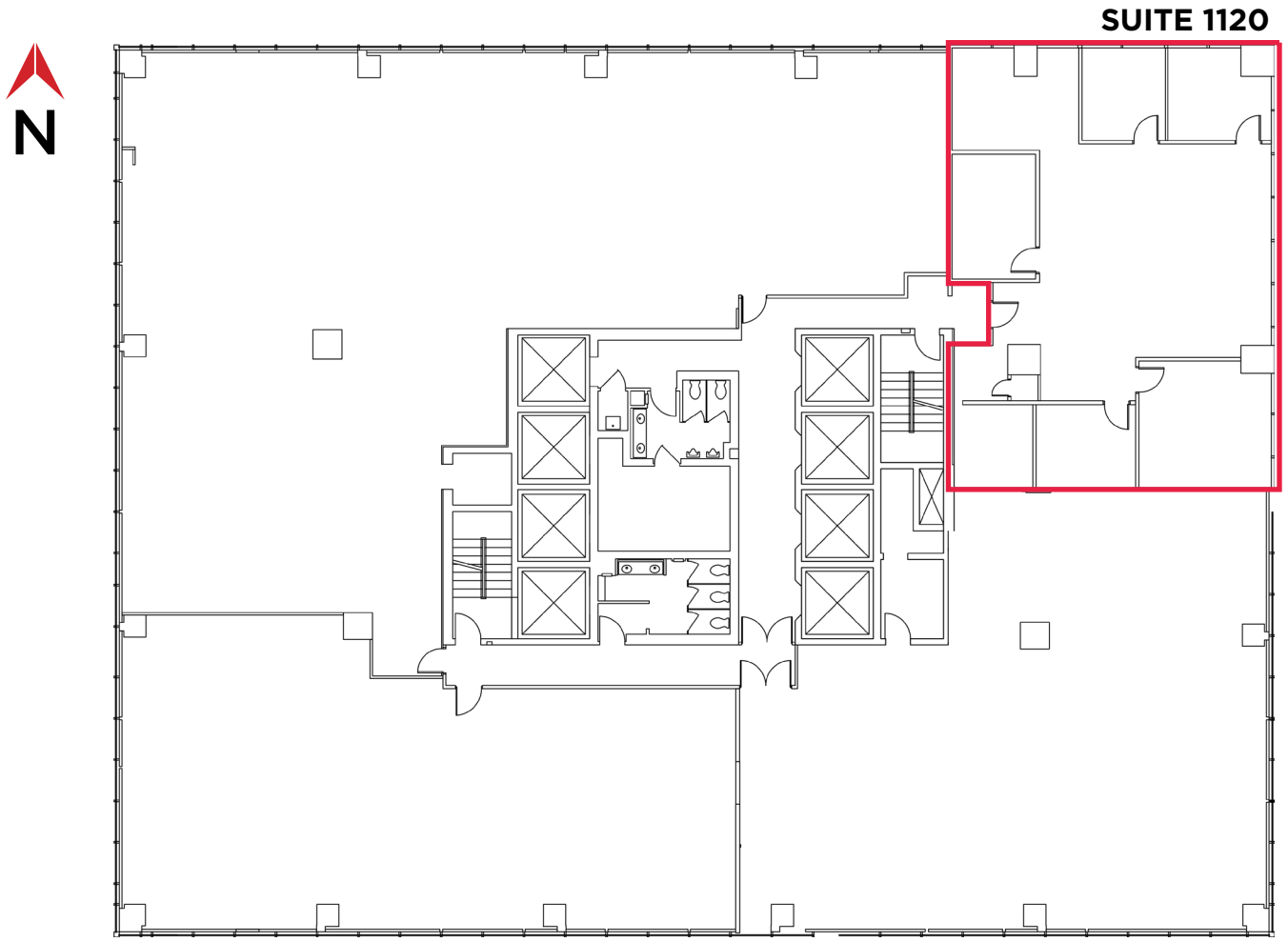
JOIN OUR PRESTIGIOUS TENANT ROSTER

TRANSMOUNTAIN | APEX | FEDERATION ENGINEERING | TriSummit UTILITIES

SUITE 1120

2,322 sq. ft

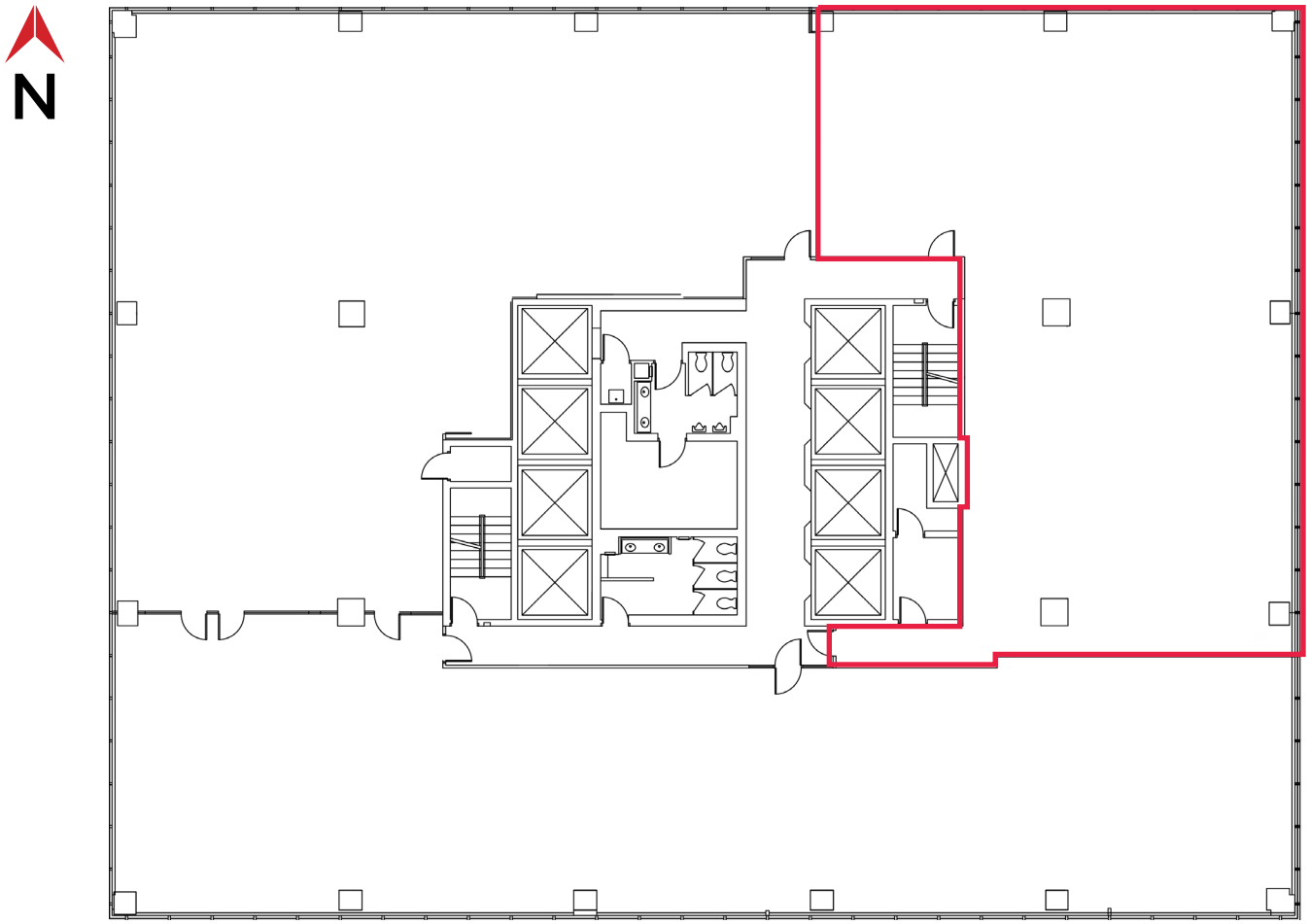
- Perimeter Office(s): 3
- Interior Office(s): 1
- Bull Pen
- Available Immediately



SUITE 1530

4,286 sq. ft

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



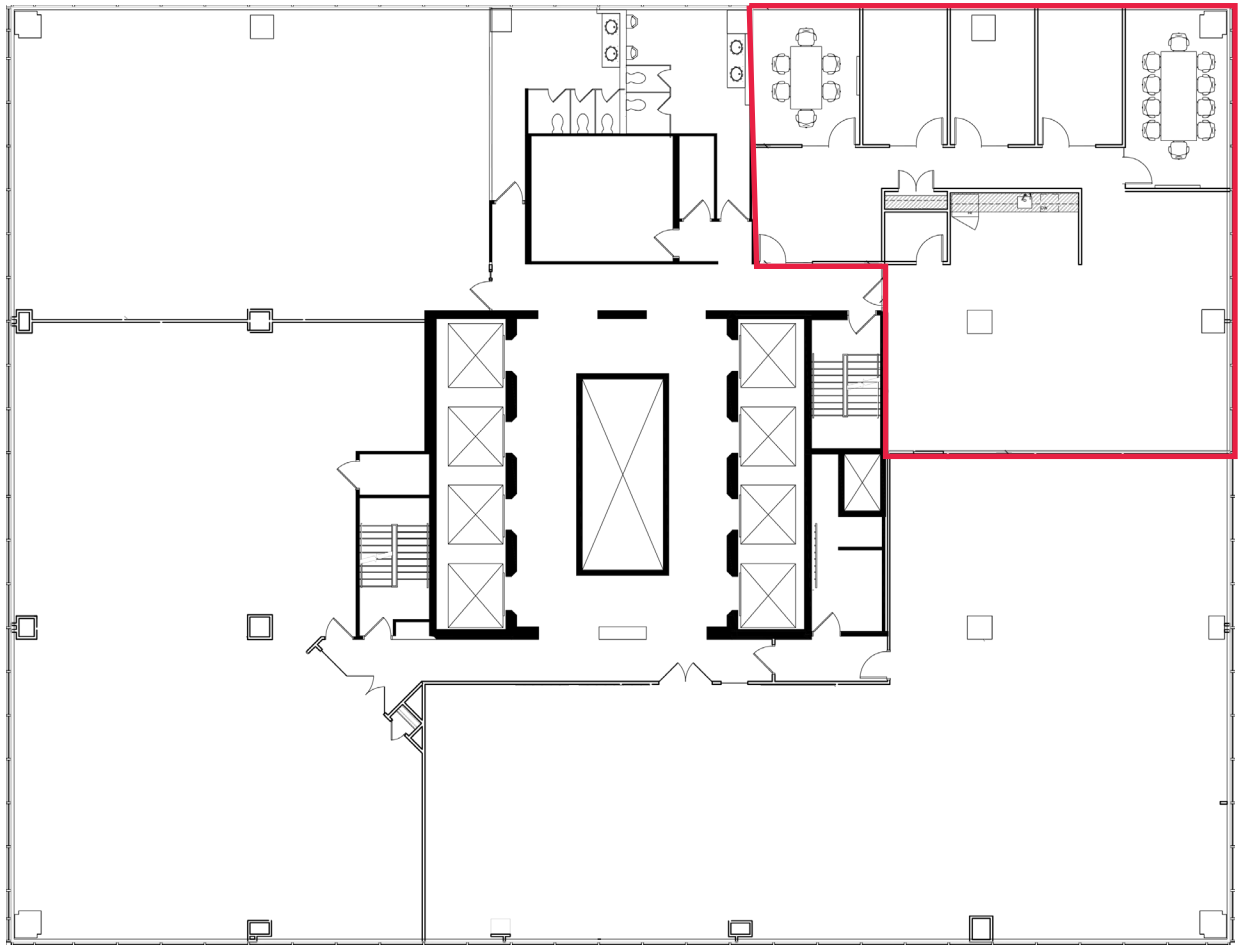
SUITE 1820

3,228 sq. ft

- Perimeter Office(s): 3
- Meeting Room
- Boardroom
- Reception
- Kitchen
- Server Room
- Open Area
- Available in 180 Days

N

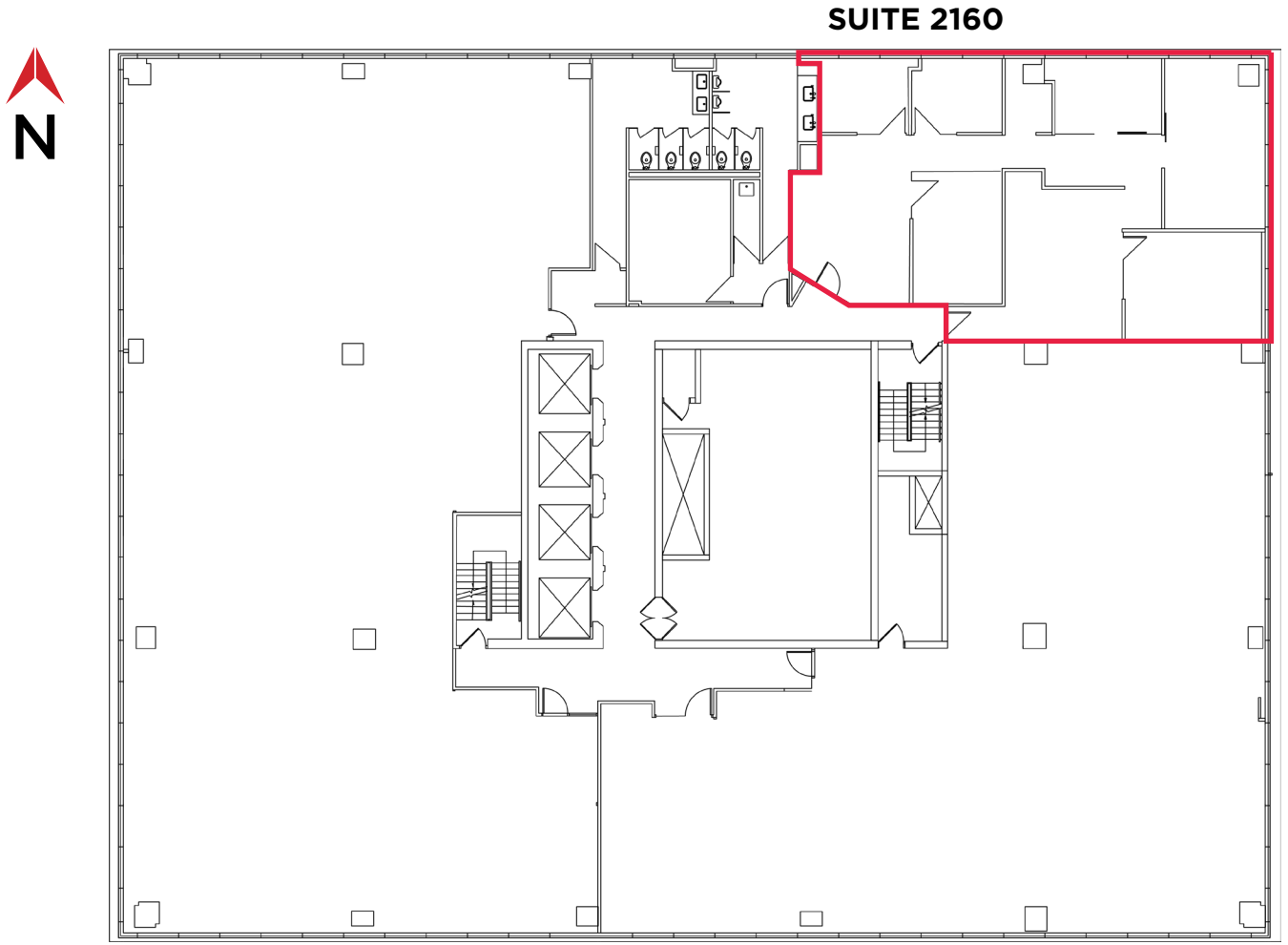
SUITE 1820



SUITE 2160

2,336 sq. ft

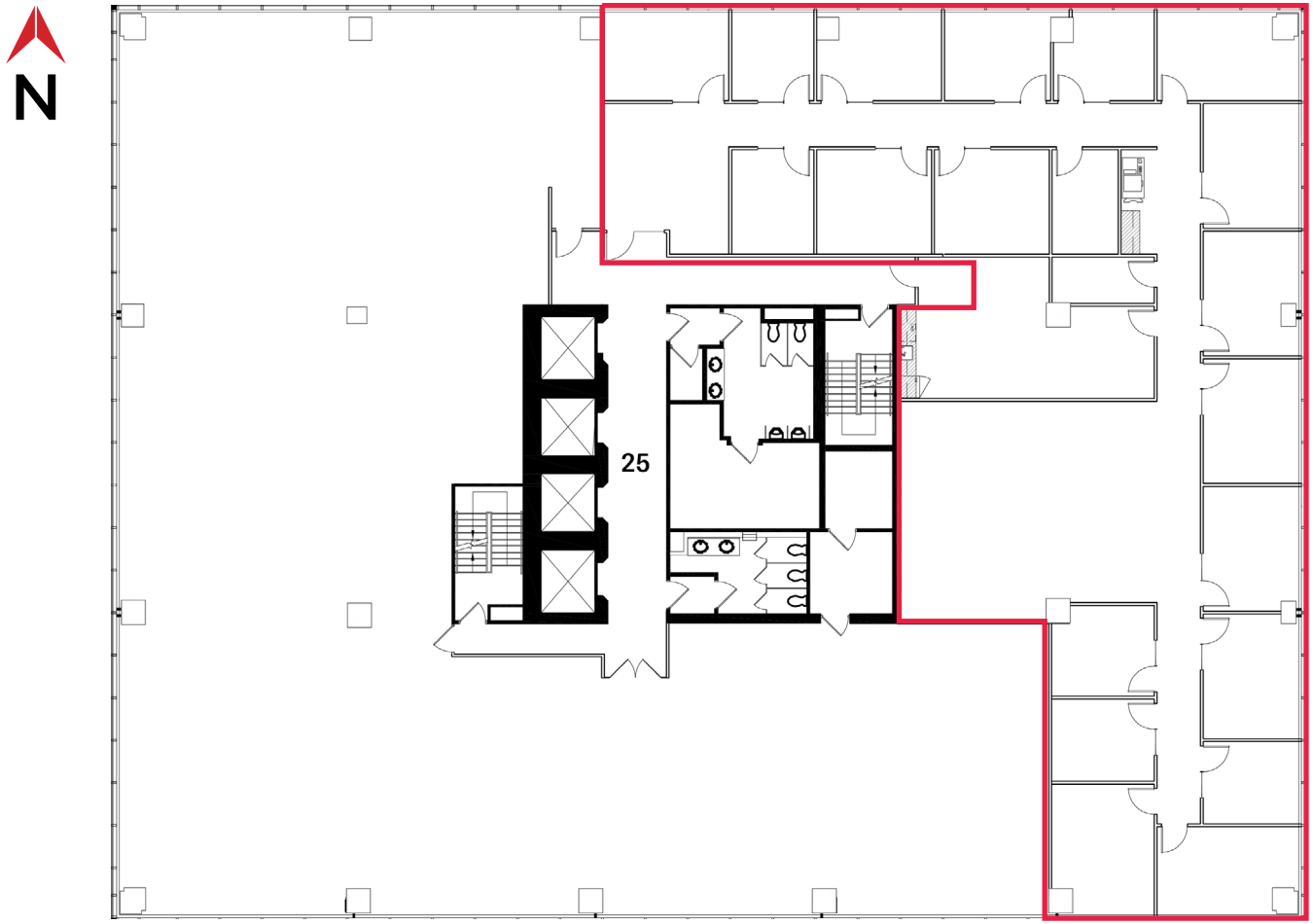
- Available: Jan 1, 2027
- Show Suite: 180 Days
- Perimeter Office(s): 4
- Interior Office(s): 1
- Storage Room
- Reception Area



SUITE 2550

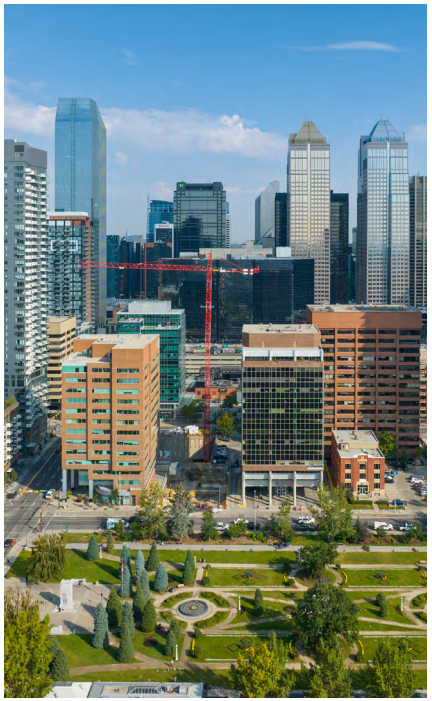
6,524 sq. ft

- Available: 180 Days
- Perimeter Office(s): 15
- Interior Office(s): 7
- Boardroom
- Kitchen & Eating Area
- Open Area
- Storage Room

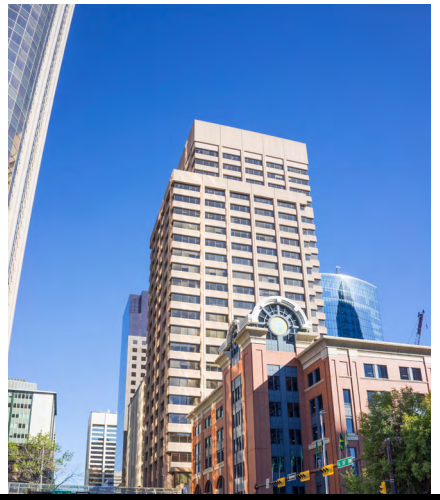














ABOUT ENRIGHT

Enright Capital has acquired five buildings over the past 24 months, with Stock Exchange Tower representing the sixth office asset in our growing portfolio of owned and actively managed properties.

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

New Ownership. New Management. New Vision.



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