FOR LEASE

340 12th



New Ownership.
New Management.
New Vision.

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Brochure Updated: November 4, 2026

ENRIGHT

1. PROPERTY OVERVIEW

Landlord: Enright 340 GP Ltd. as agent for Enright 340 Limited Partnership
Address: 340 12th Avenue SW
Year Built: 1981
Basic Rent: Market
Operating Costs: $17.80 (Est. 2026)
Parking Ratio: 1:1,300 SF
Reserved ($/stall): $405+gst/mo (Underground); $385+gst/mo (Surface)
Security: On-site security from Mon-Fri, 7 am to 7 pm. Mobile patrols evenings and weekends.

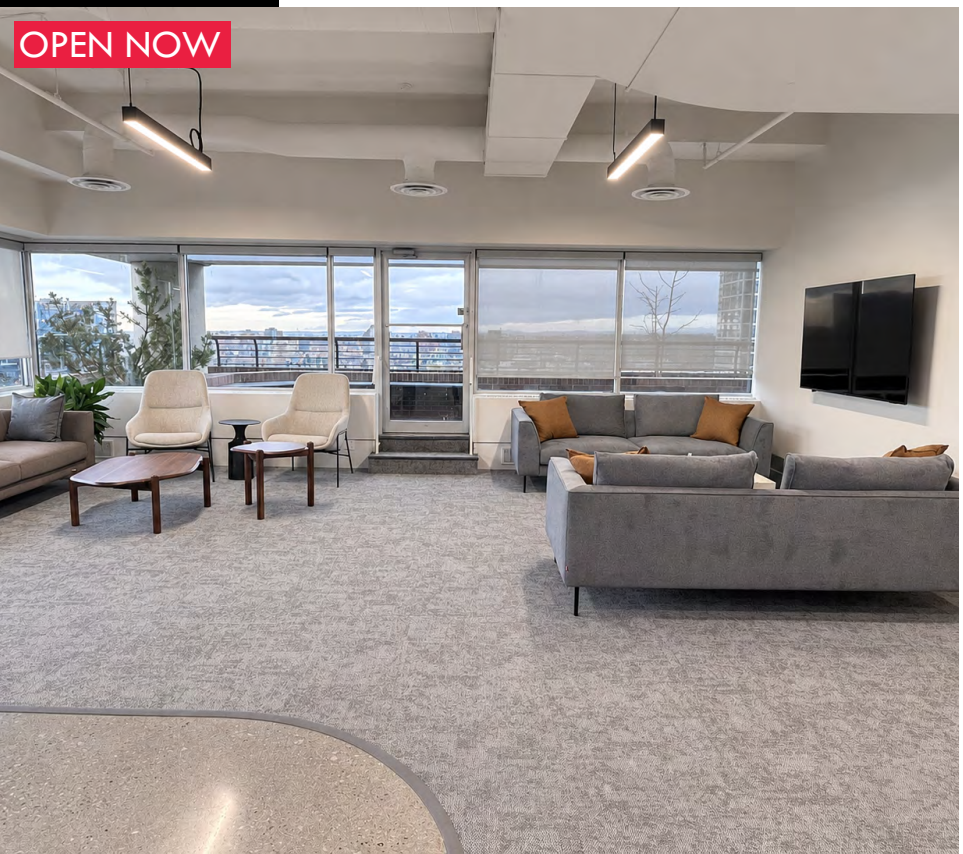




15TH FLR
TENANT LOUNGE



OPEN NOW

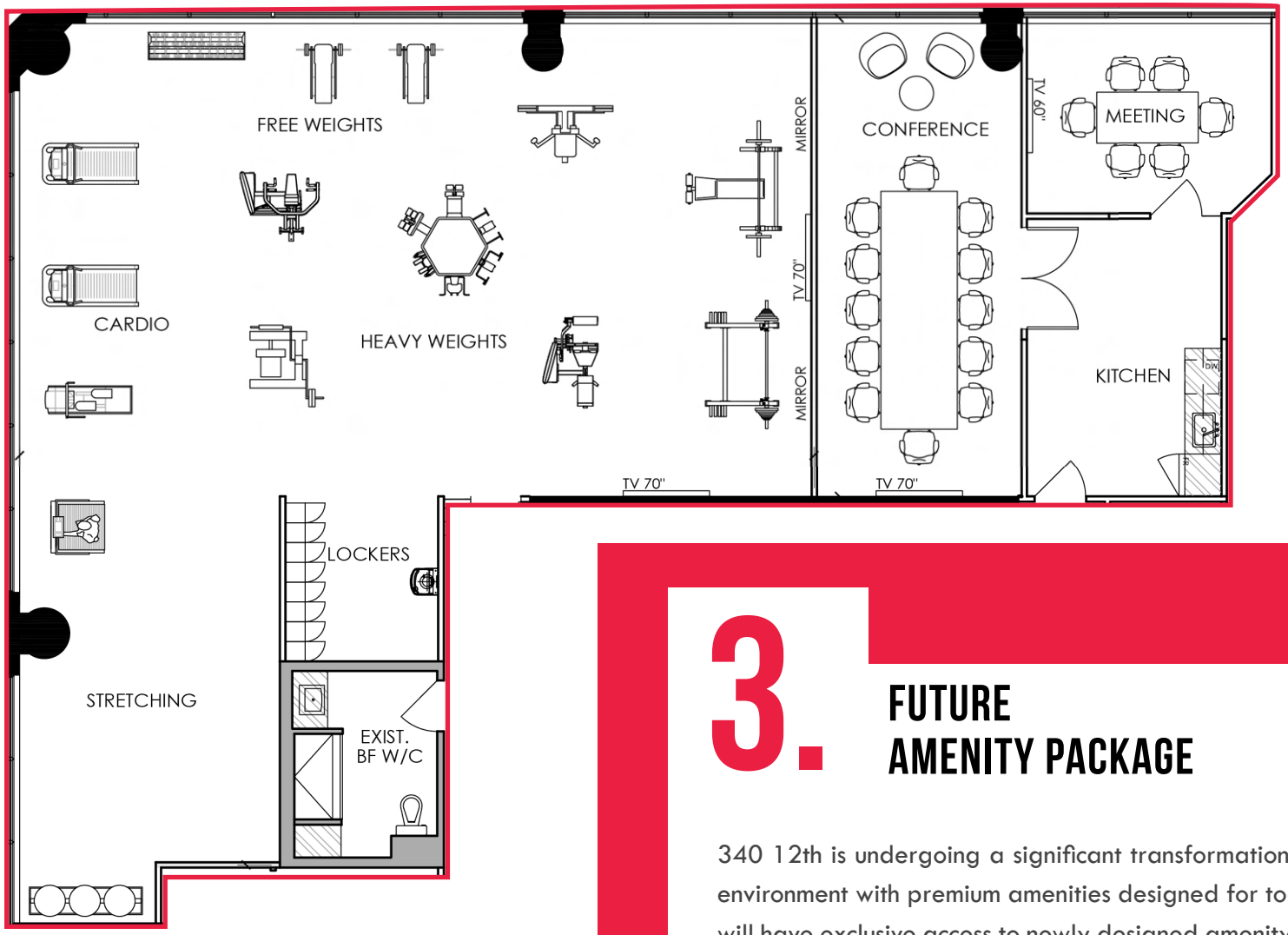


2. BUILDING AMENITIES

- Future amenity package includes tenant lounge on the 15th floor (now open) and fitness centre on the 2nd floor.
- Bicycle parking in secure building parkade located on 12th Avenue Cycle Track.
- Existing conference facility on second floor to be upgraded in future amenity package.

FITNESS CENTRE + CONFERENCE FACILITIES

2ND FLOOR **Q1 2027**



3. FUTURE AMENITY PACKAGE

340 12th is undergoing a significant transformation, introducing a modernized environment with premium amenities designed for today's professionals. Tenants will have exclusive access to newly designed amenity spaces, including a private rooftop tenant lounge and fitness center.

4. PROPERTY LOCATION



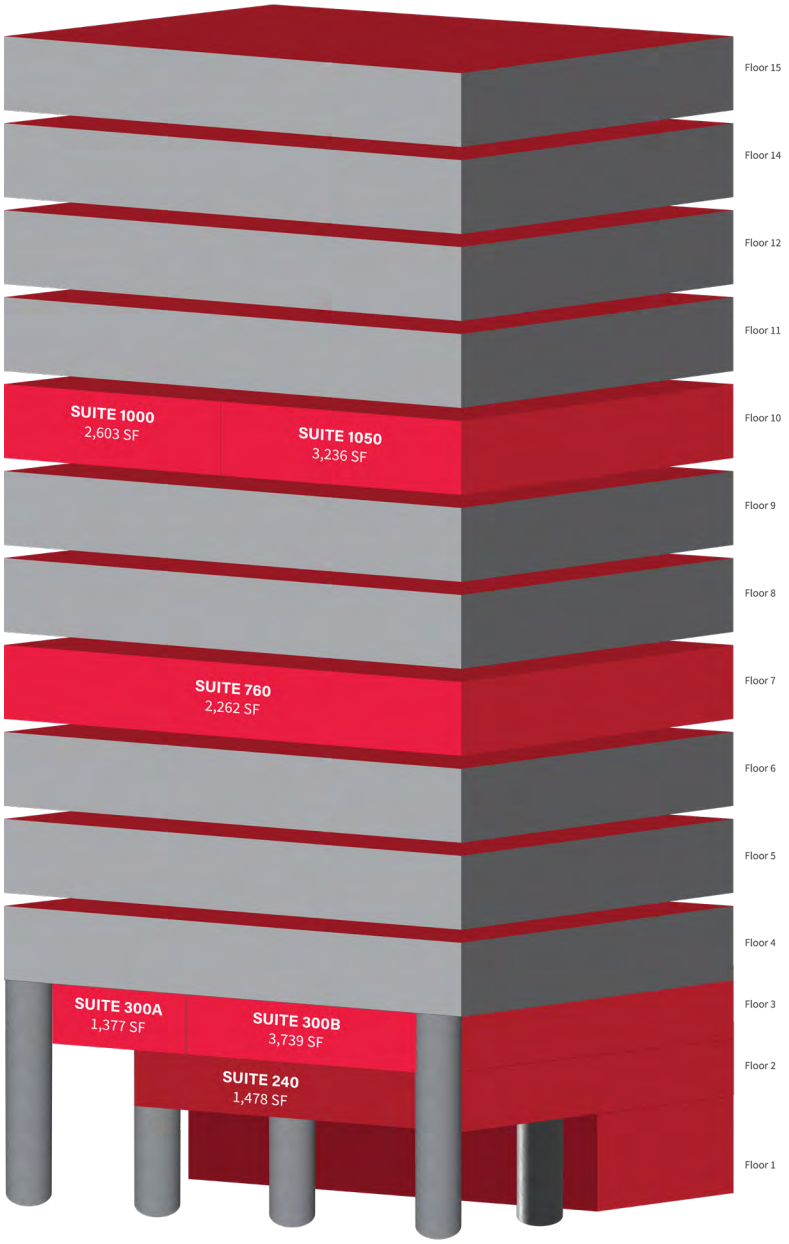
PREMIUM BELTLINE LOCATION

Overlooking Central Memorial Park 340 12th Street SW is surrounded by an excess of amenities, Calgary's top-rated restaurants, convenience shops, fitness options, urban parks and benefits from unparalleled access to Calgary's bike lanes. 340 12th Street SW is the perfect destination for your next office space.

Come and experience the convenience of 340 12th Street SW in the bustling and vibrant Beltline neighbourhood.

5. CURRENT AVAILABILITIES

SUITE	RENTABLE AREA (SF)	AVAILABLE	COMMENTS
#220	1,478	60 Days	Show Suite
#300A	*1,377*	*90 Days*	*Conditionally Leased*
#300B	*3,739*	*90 Days*	*Conditionally Leased*
*Suites #300A and #300B contiguous for up to 5,116 SF.			
#760	2,262	Immediately	As-Is
#1000	*2,603*	*Immediately*	*Conditionally Leased*
#1050	3,236	July 2027	As-Is

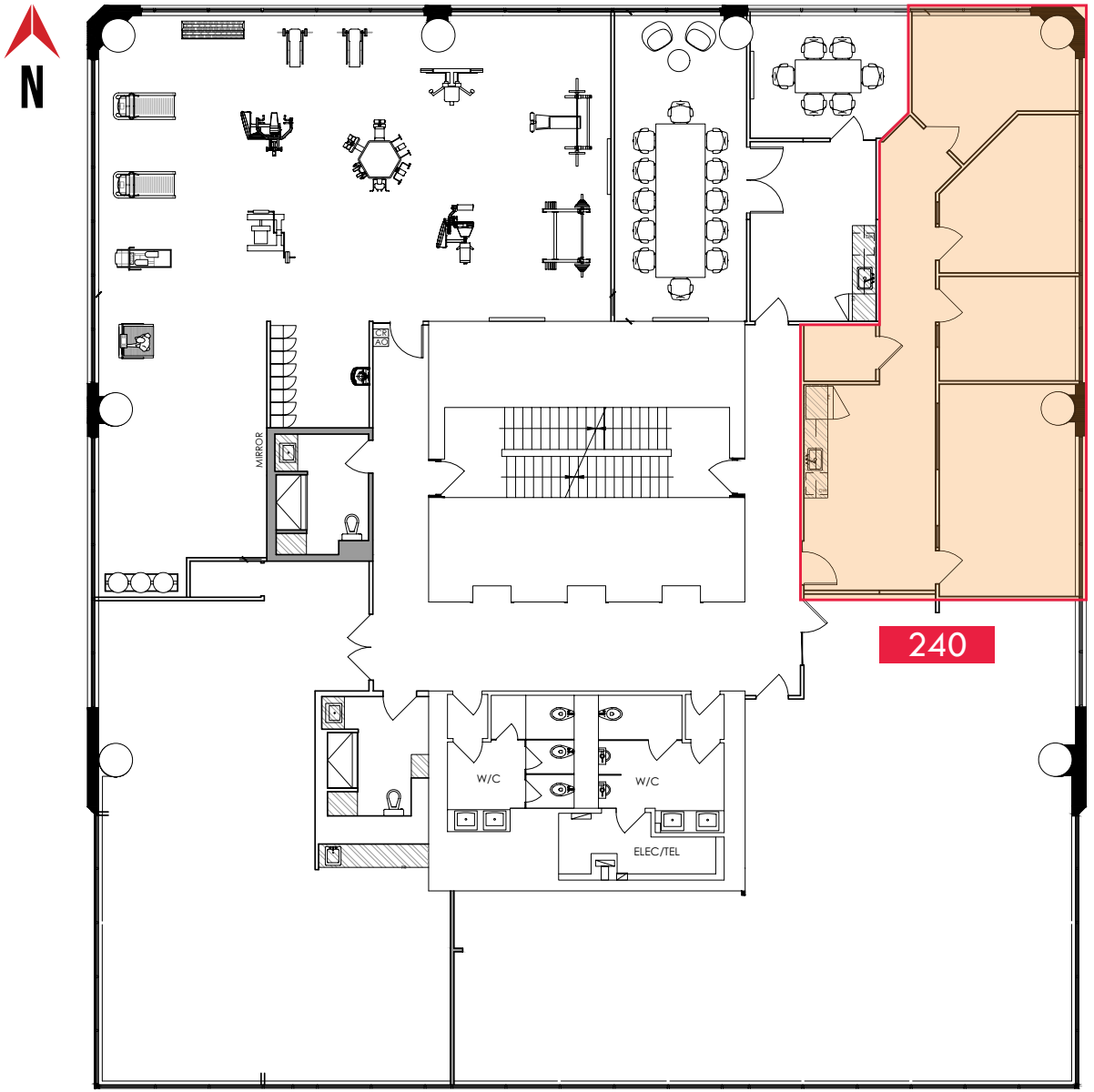


LEVEL 2
FLOOR PLAN

Suite 240

1,478 SF

- Occupancy: 60 Days
- 3 Offices
- Boardroom
- Kitchen
- IT/Storage Room



LEVEL 3
FLOOR PLAN

Suite 300A

1,377 SF

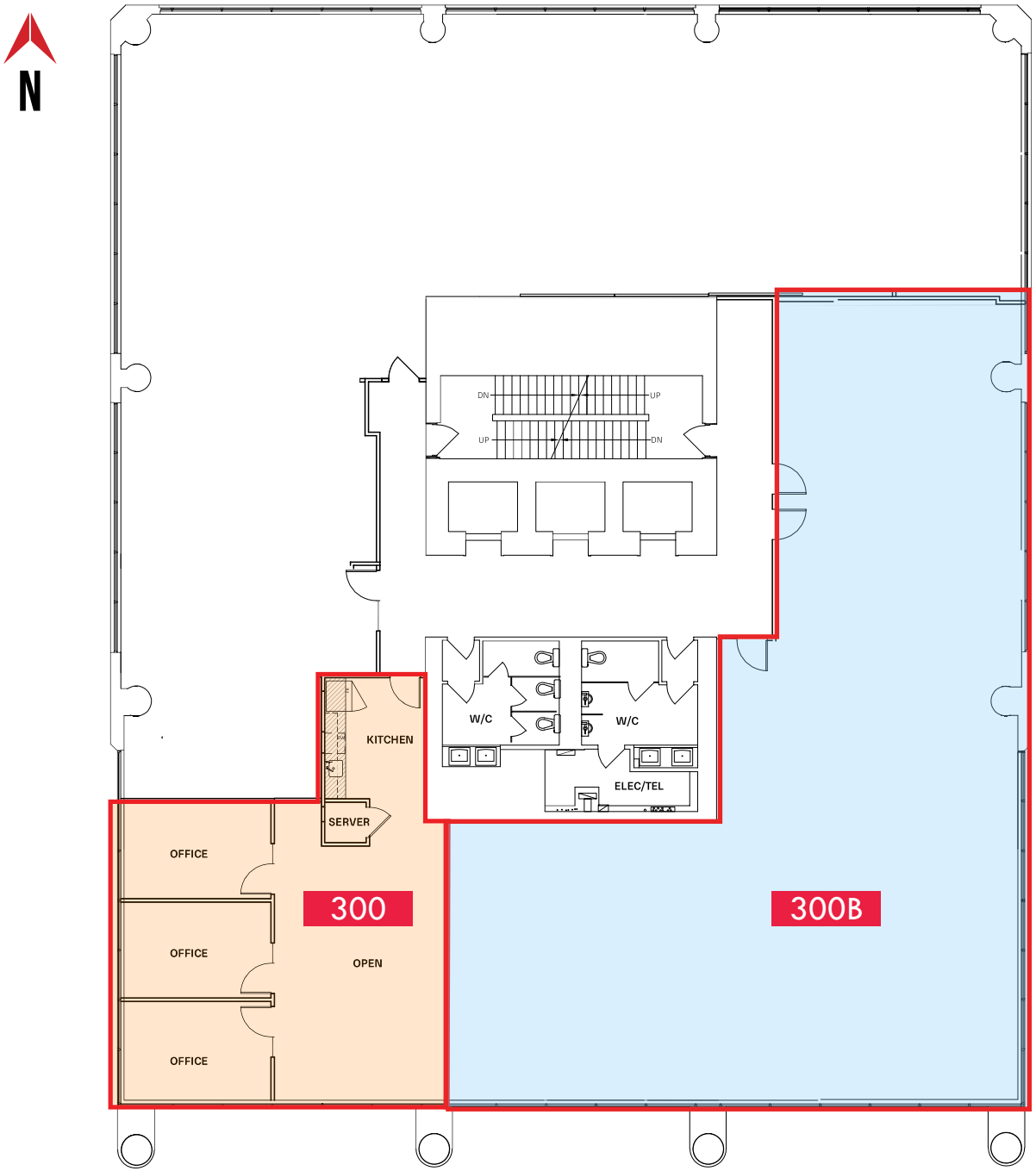
- Conditionally leased
- Occupancy: Immediately
- 3 Offices
- Open Area
- Kitchen
- Server Room
- Will lease as-is or renovated
- Can be renovated in 90 Days

Suite 300B

3,739 SF

- Conditionally leased
- Occupancy: 90 Days
- Show suite plan coming soon

Suites #300A and #300B contiguous for up to **5,116 SF.**

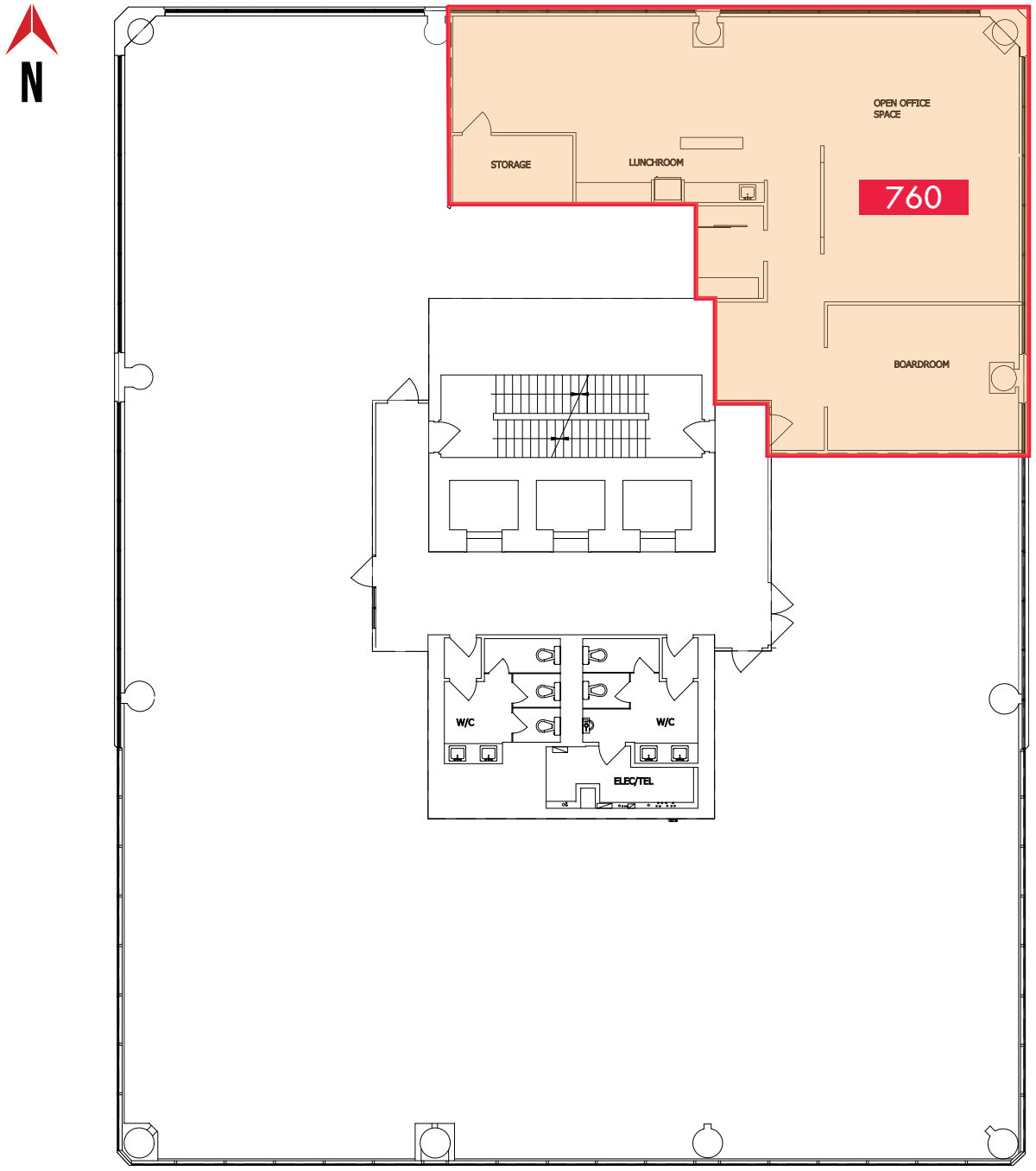


LEVEL 7
FLOOR PLAN

Suite 760

2,262 SF

- Occupancy: As-is Immediately
- Show Suite: 120 Days
- Boardroom
- Open Area
- Kitchen and lunchroom
- Storage
- Copy Room
- Will lease as-is or renovated



LEVEL 10
FLOOR PLAN

Suite 1000

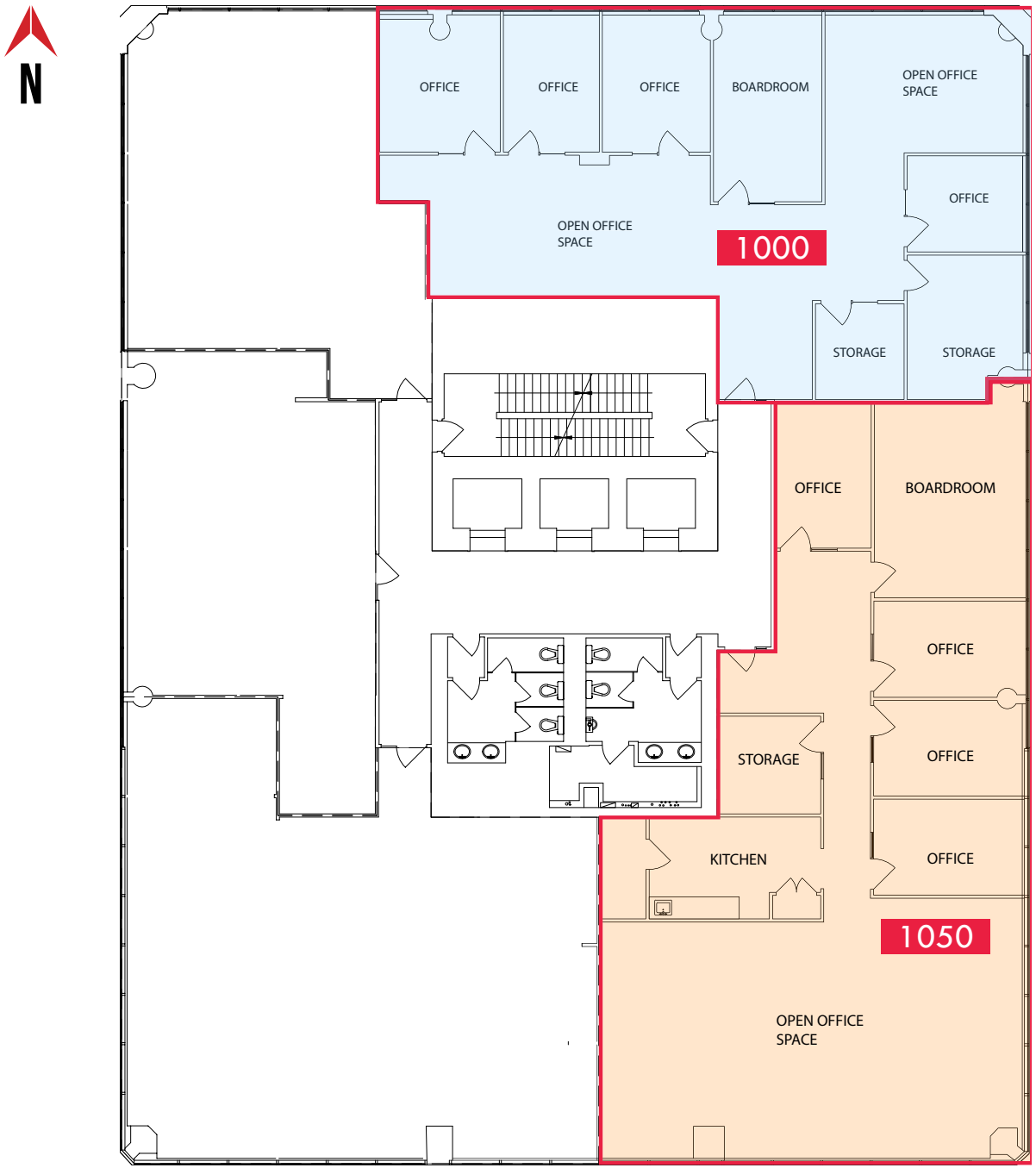
2,603 SF

- Conditionally leased
- Occupancy: Immediately
- 5 Offices
- 2 Open Areas
- Storage Room

Suite 1050

3,236 SF

- Occupancy: July 2027
- 4 Offices
- Open Area
- Kitchen
- Storage
- Storage Room





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