

# FOR LEASE

# 340 12th

New Ownership.  
New Management.  
New Vision.

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# 1.

## PROPERTY OVERVIEW

**Landlord:** Enright 340 GP Ltd. as agent for Enright 340 LP

**Address:** 340 12th Avenue SW

**Year Built:** 1981

**Basic Rent:** Market

**Operating Costs:** \$16.48 (Est. 2025)

**Parking Ratio:** 1:1,300 SF

**Reserved (\$/stall):** \$405/month (Underground); \$385/month (Surface)

**Security:** On-site security from Mon-Fri, 7 am to 7 pm. Mobile patrols evenings and weekends.

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## 2. BUILDING AMENITIES



Future amenity package includes fitness centre.



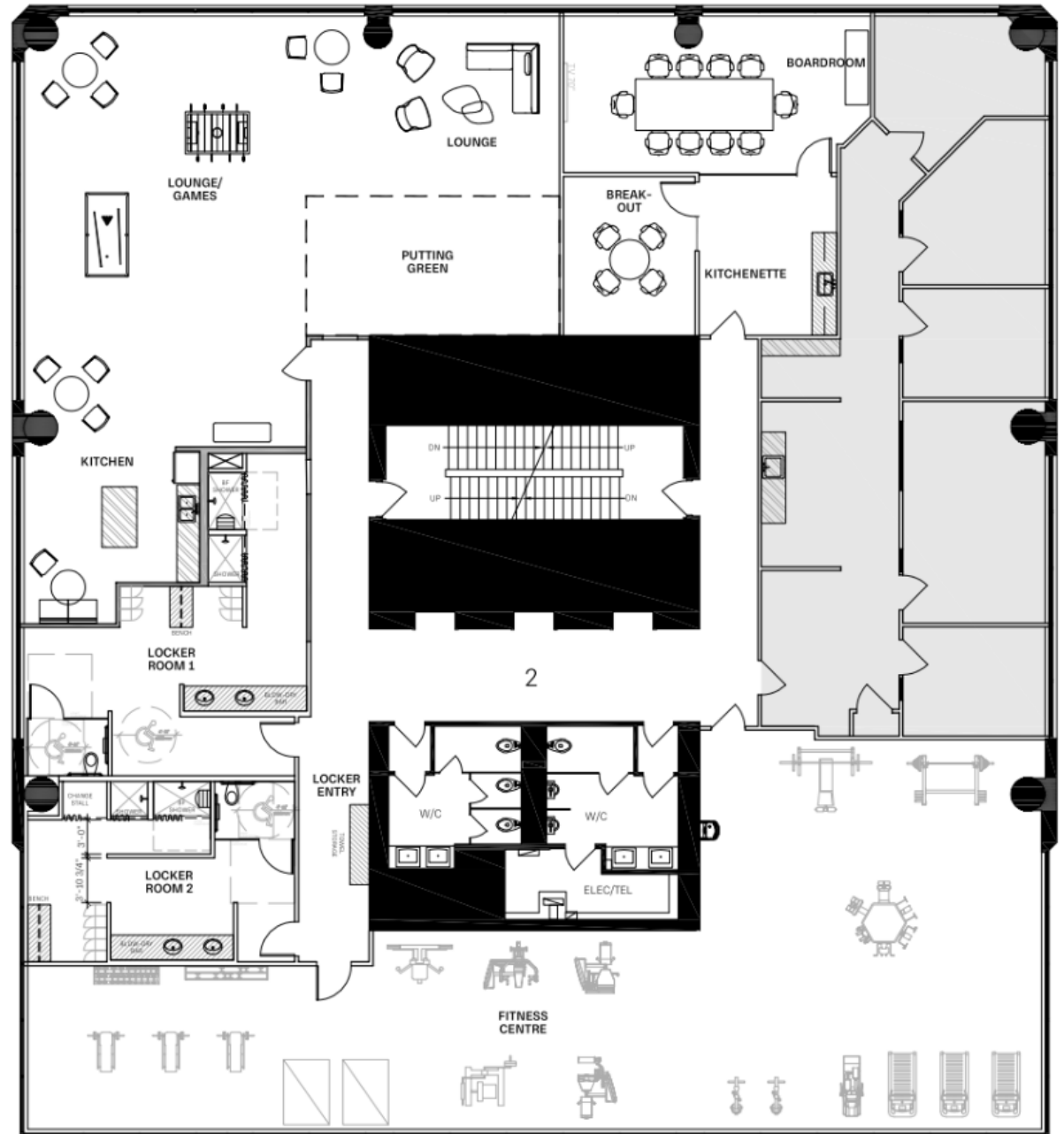
Bicycle parking in secure building parkade located on 12th Avenue Cycle Track.



Existing tenant lounge and conference facility on second floor to be upgraded in future amenity package.



# PROPOSED FITNESS FACILITY



### 3. PROPERTY LOCATION

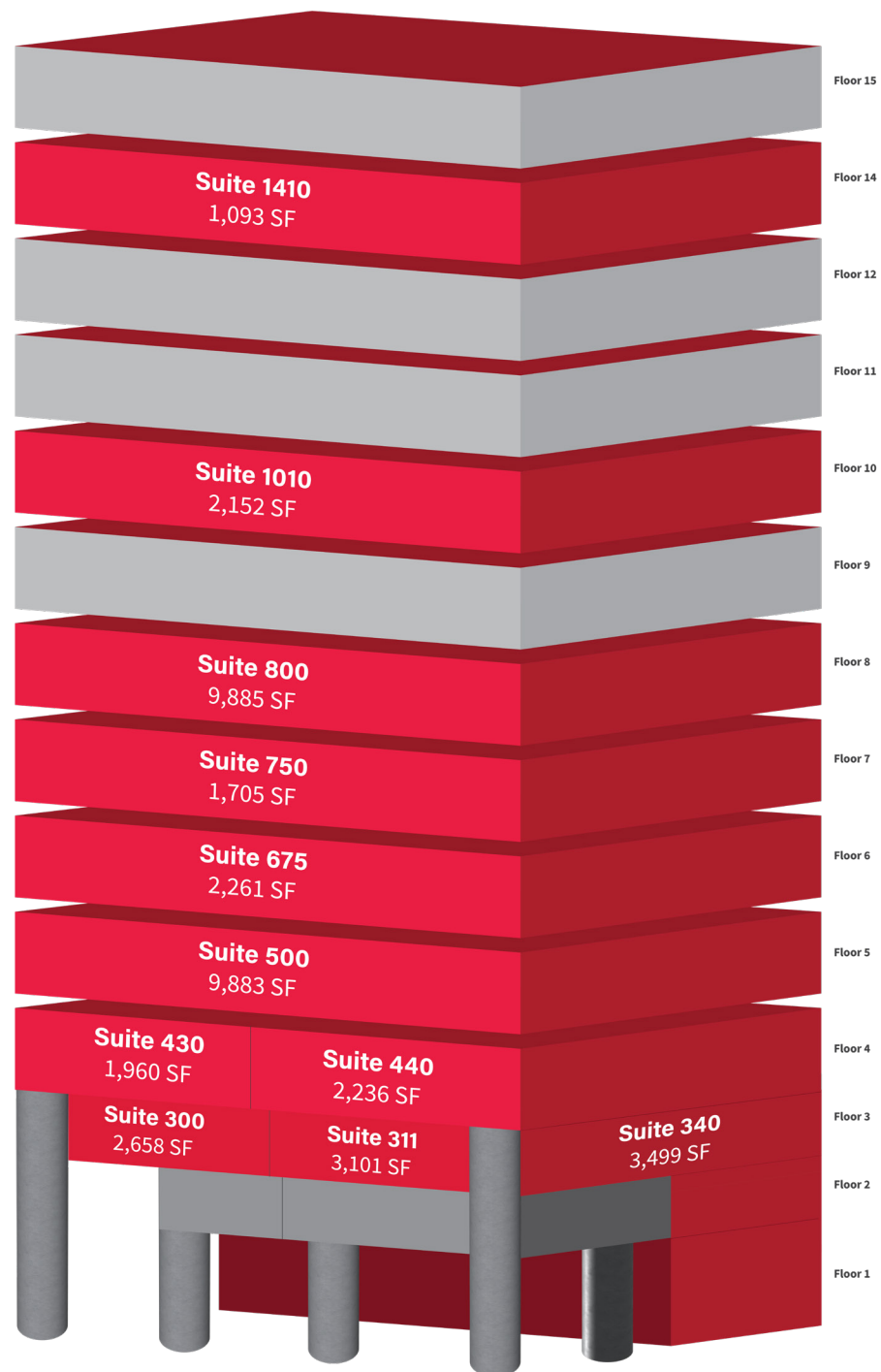
## PREMIUM BELTLINE LOCATION

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.



| SUITE | RENTABLE AREA<br>(SF) | AVAILABLE   | COMMENTS                      |
|-------|-----------------------|-------------|-------------------------------|
| #300  | 6,628                 | Immediately |                               |
| #311  | 3,345                 | Immediately |                               |
| #430  | 2,104                 | Immediately |                               |
| #440  | 2,417                 | Immediately |                               |
| #500A | 10,640                | 180 Days    | Show Suite                    |
| #675  | 2,435                 | Immediately |                               |
| #750  | 1,832                 | Immediately |                               |
| #800A | 2,734                 | 180 Days    | Show Suite under construction |
| #800B | 5,118                 | 180 Days    | Show Suite under construction |
| #800C | 2,793                 | 180 Days    | Show Suite under construction |
| #1010 | 2,324                 | Immediately | Good quality leasehold        |
| #1410 | 1,093                 | Immediately | Build-to-suit                 |



## LEVEL 3 FLOOR PLAN

### Suite 311

**3,345 SF**

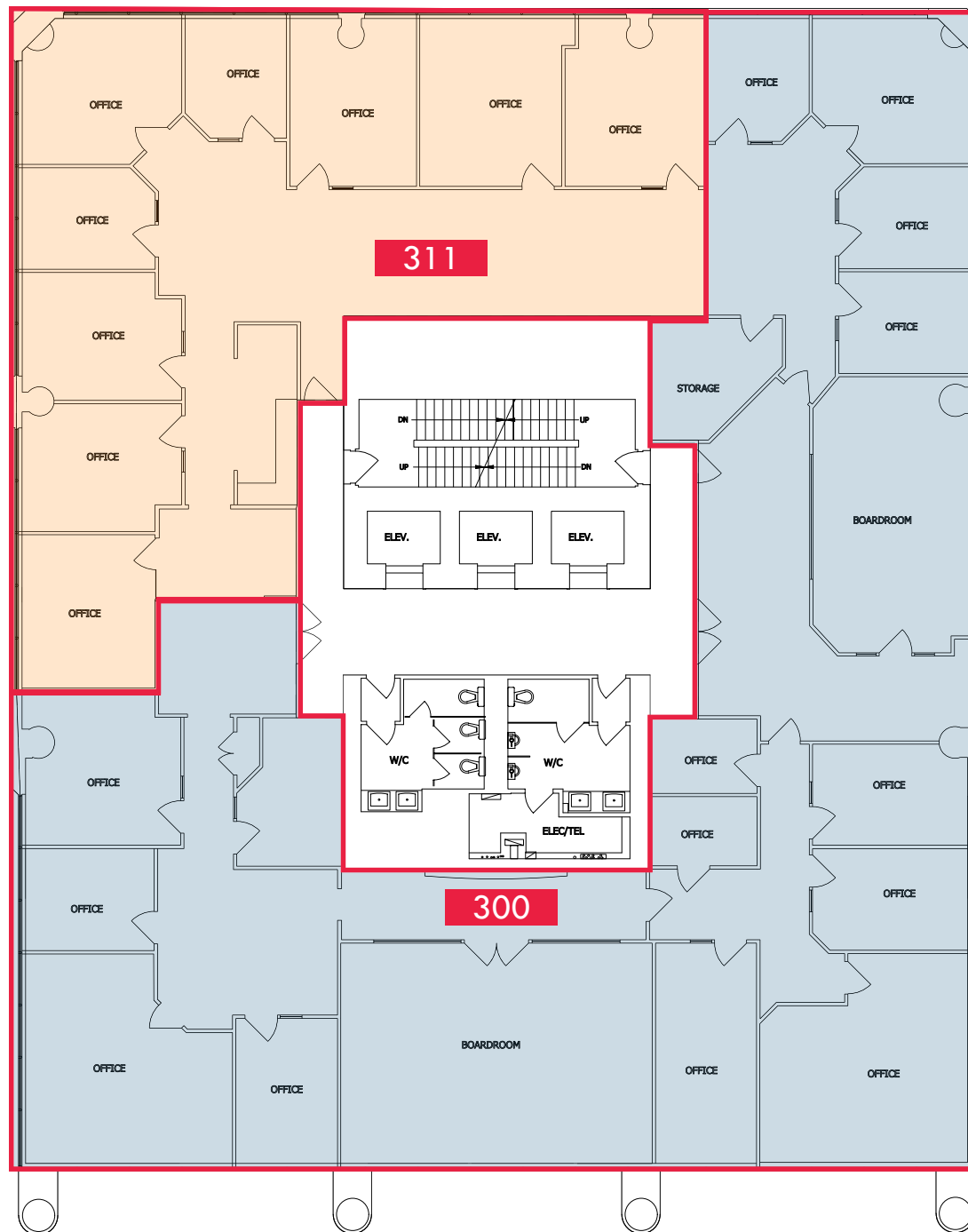
- Occupancy: As-is/Immediately
- 9 Offices
- Open Area
- Kitchen
- Will lease as-is or renovated
- Can be renovated in 5 months

### Suite 300

**6,628 SF**

- Occupancy: As-is/Immediately
- 15 Offices
- 2 Boardrooms
- Reception Area
- 2 Kitchens
- Storage Room
- Will lease as-is or renovated
- Can be renovated in 5 months

Suite 300 + 311 contiguous to 9,973 SF.



## LEVEL 4 FLOOR PLAN

Suite **430**

**2,104 SF**

- Occupancy: As-is/Immediately
- 5 Offices
- Reception Area
- Kitchen
- Will lease as-is or renovated
- Can be renovated in 5 months

Suite **440**

**2,417 SF**

- Occupancy: Immediately
- 4 Offices
- Reception Area
- Open Area
- Kitchen
- Storage / Server Room
- Will lease as-is or renovated
- Can be renovated in 5 months

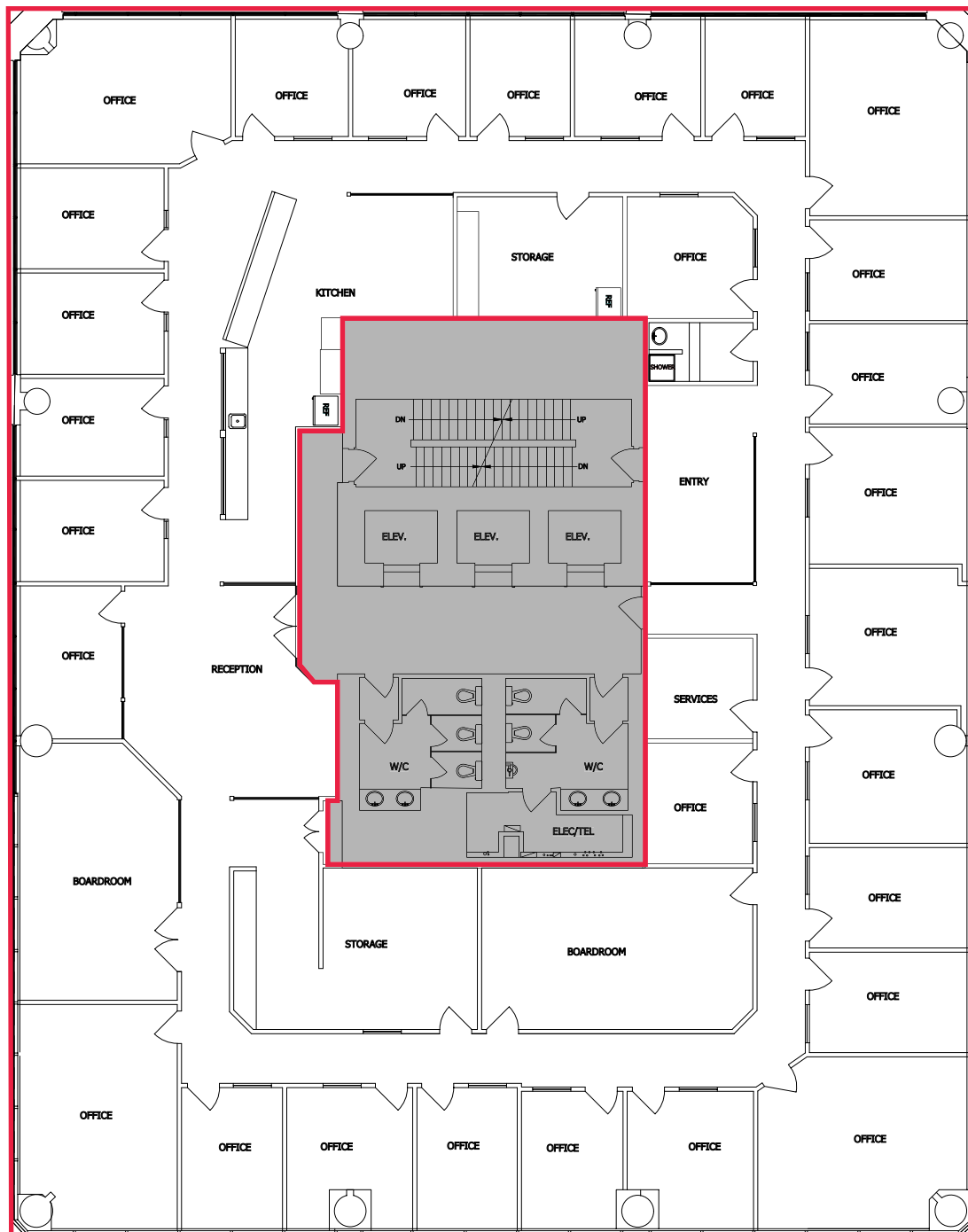
Suite 430 + 440 contiguous to 4,521 SF.



# LEVEL 5 FLOOR PLAN

Suite **500**  
**10,640 SF**

- 28 Offices
- 2 Boardrooms
- Reception Area
- Kitchen
- 2 Storage Rooms
- Direct access to stairs



## LEVEL 6 FLOOR PLAN

Suite **675**

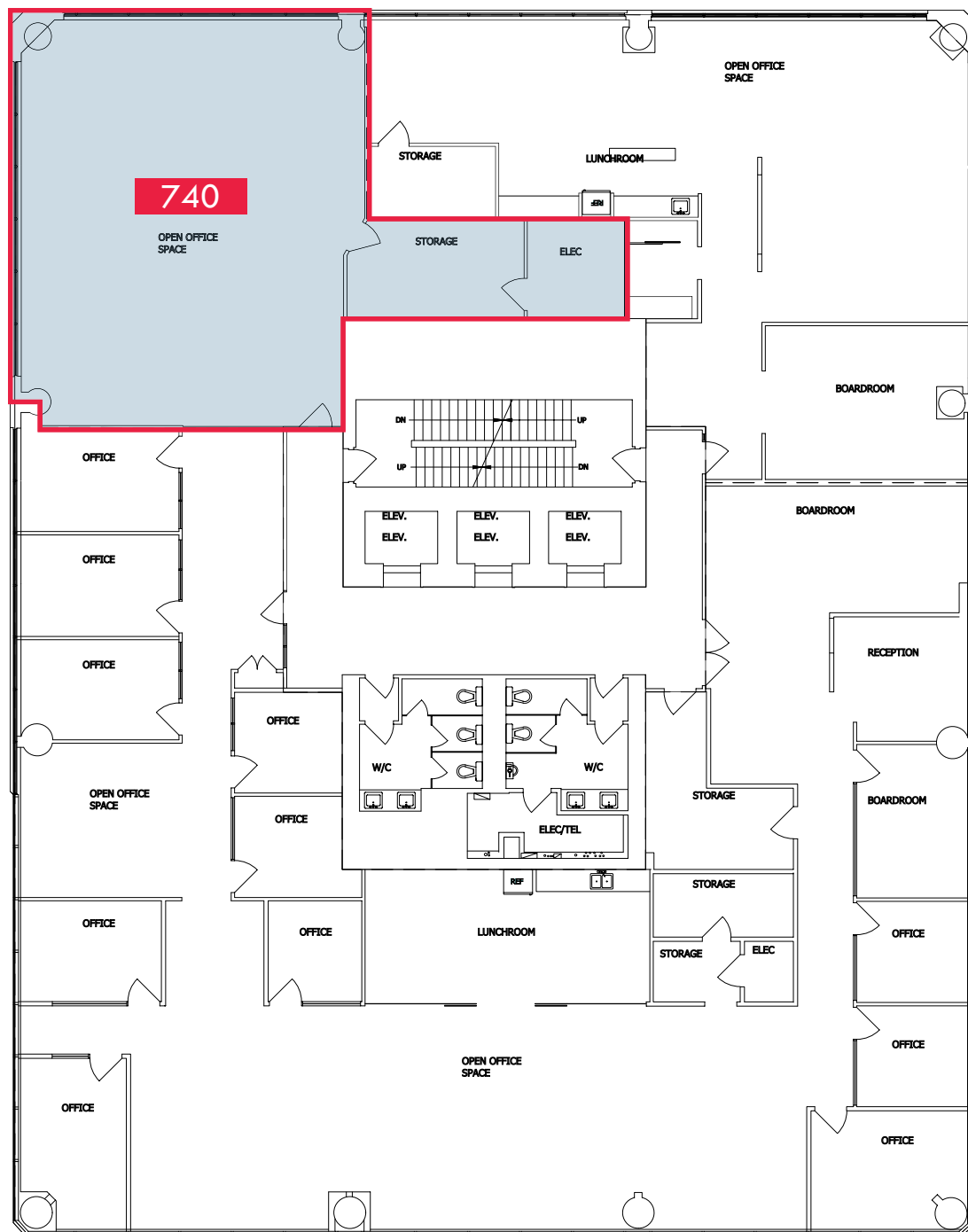
**2,435 SF**

- Occupancy: As-is/Immediately
- 5 Offices
- Boardroom
- Reception Area
- Open Area
- Kitchen
- Storage
- Will lease as-is or renovated
- Can be renovated in 5 months



**1,832 SF**

- Occupancy: 5 Months
- Open Area
- Storage Room
- Electrical Room



## LEVEL 8 FLOOR PLAN

### Suite 800A

**\*2,734 SF**

- Occupancy: 180 Days
- 4 Offices
- Meeting Room
- Kitchen
- Reception
- Server Room
- Copy Area

### Suite 800C

**\*2,793 SF**

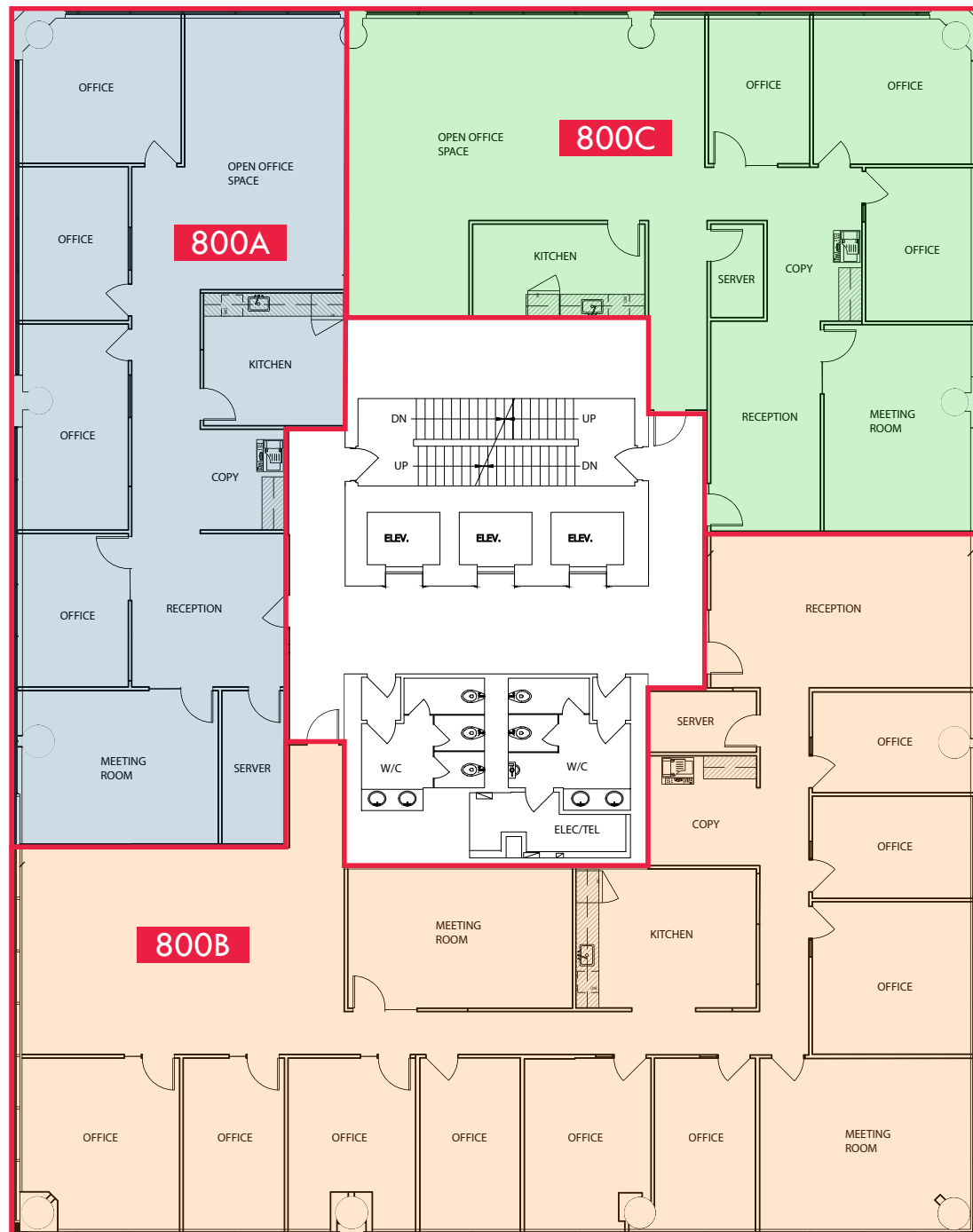
- Occupancy: 180 Days
- 3 Offices
- Meeting Room
- Open Area
- Kitchen
- Reception
- Server Room
- Copy Area

### Suite 800B

**\*5,118 SF**

- Occupancy: 180 Days
- 9 Offices
- 2 Meeting Rooms
- Open Area
- Kitchen
- Reception
- Server Room
- Copy Area

**\*Under construction.** The 8th floor will be renovated into 3 show suites. Landlord will adjust areas (SF) to accommodate tenant needs.

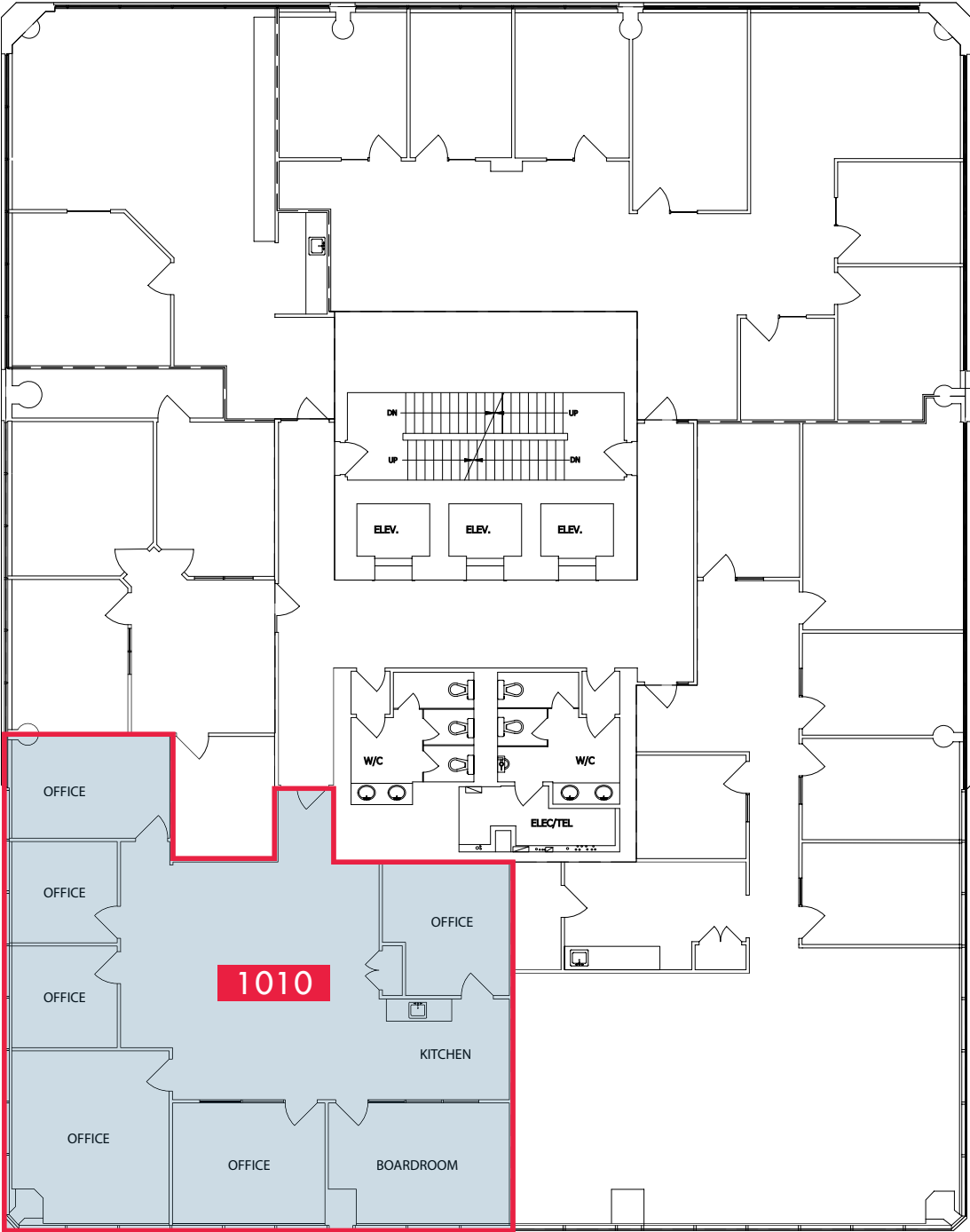


# LEVEL 10 FLOOR PLAN

Suite **1010**

**2,324 SF**

- Occupancy: Immediately
- 6 Offices
- Boardroom
- Kitchen
- Open Area

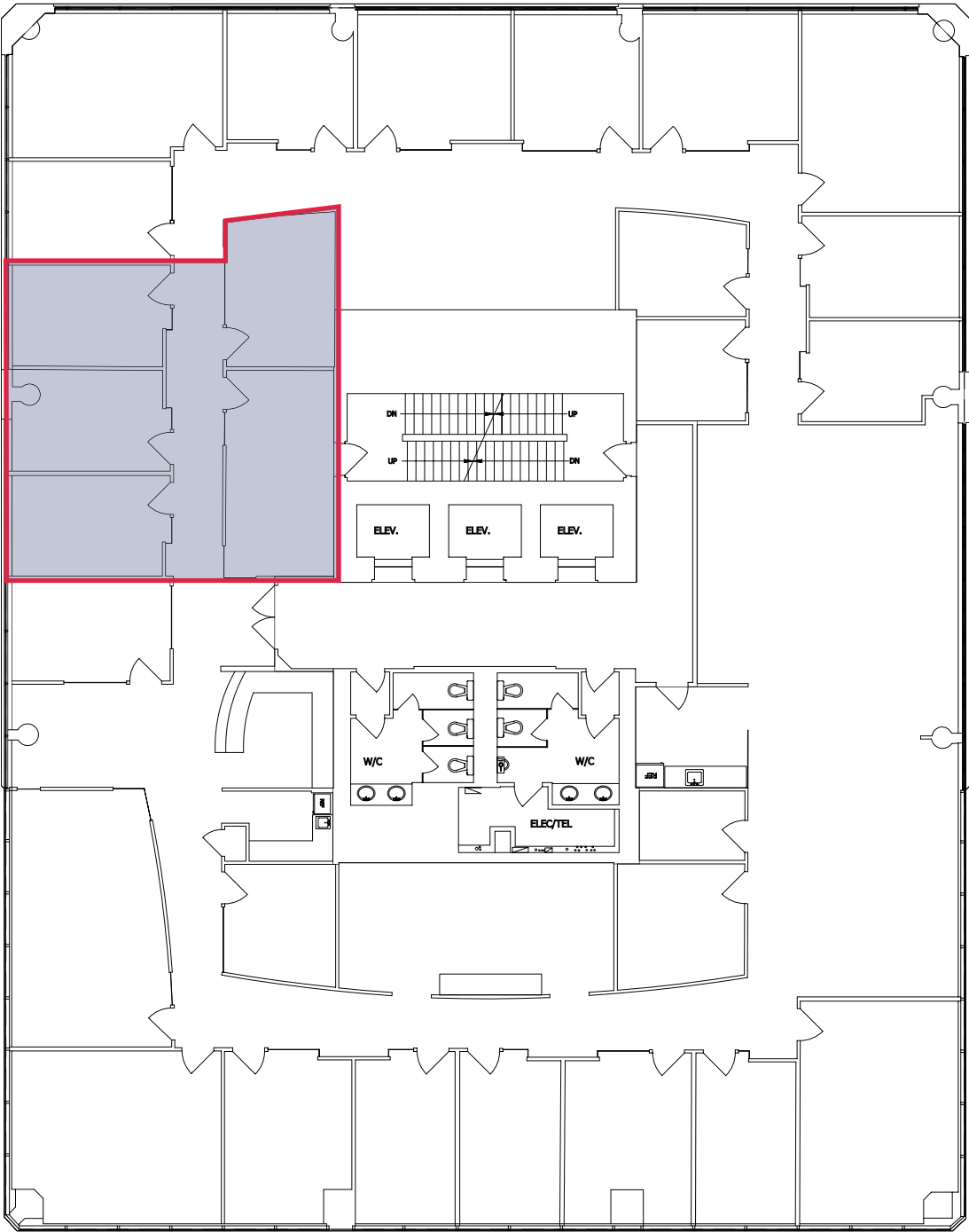


# LEVEL 14 FLOOR PLAN

Suite **1410**

**1,093 SF**

- Occupancy: Immediately
- Future demising wall to-be-built
- 3 Offices
- Meeting Room
- Boardroom





# 340 12th

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Calgary, AB T2R 1L5

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