

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: \$10 - \$13

Operating Costs: \$17.60 (Est. 2026)

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.





2.

BUILDING AMENITIES



Future amenity package includes fitness centre.



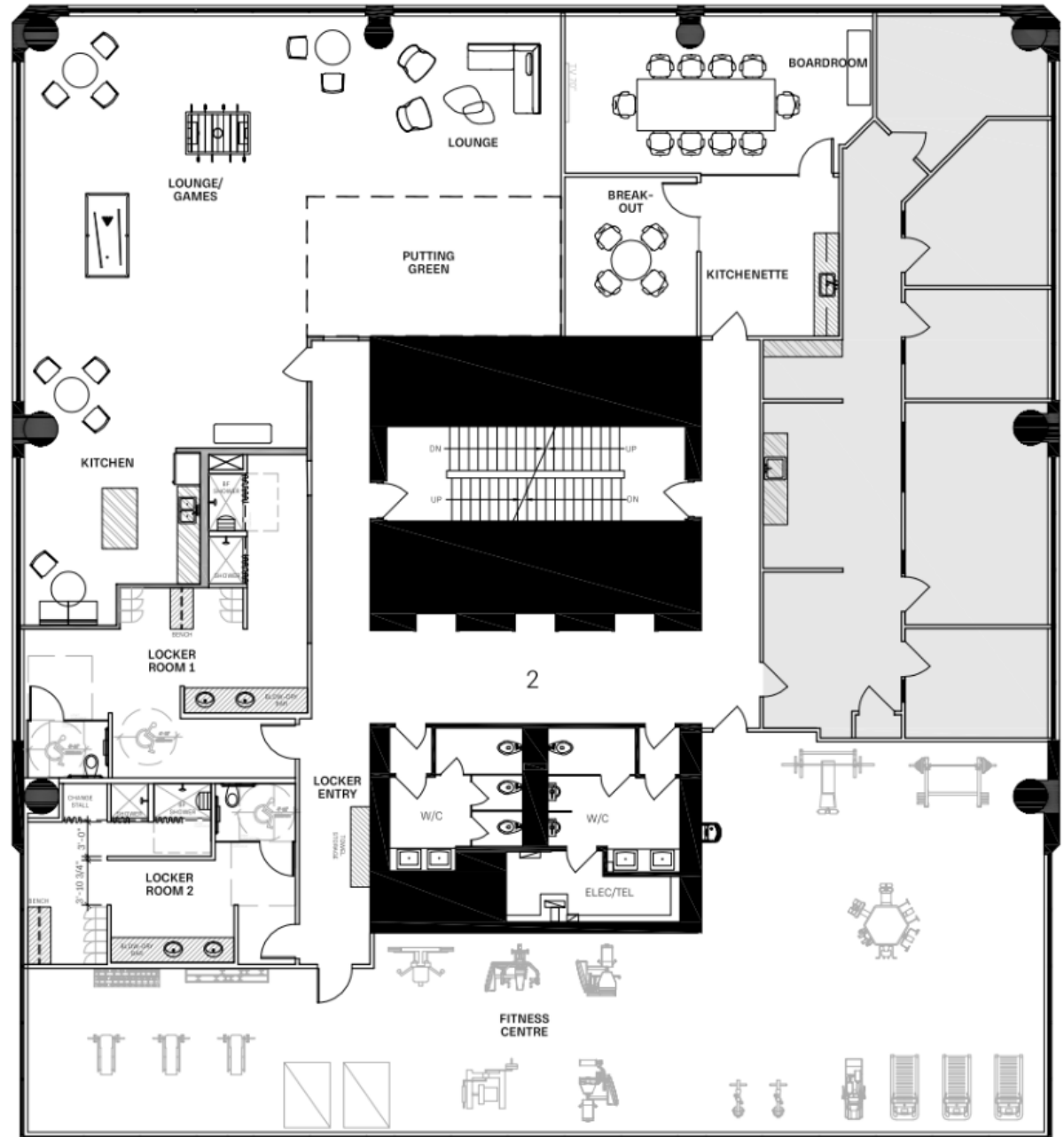
Bicycle parking in secure building parkade located on 12th Avenue Cycle Track.



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

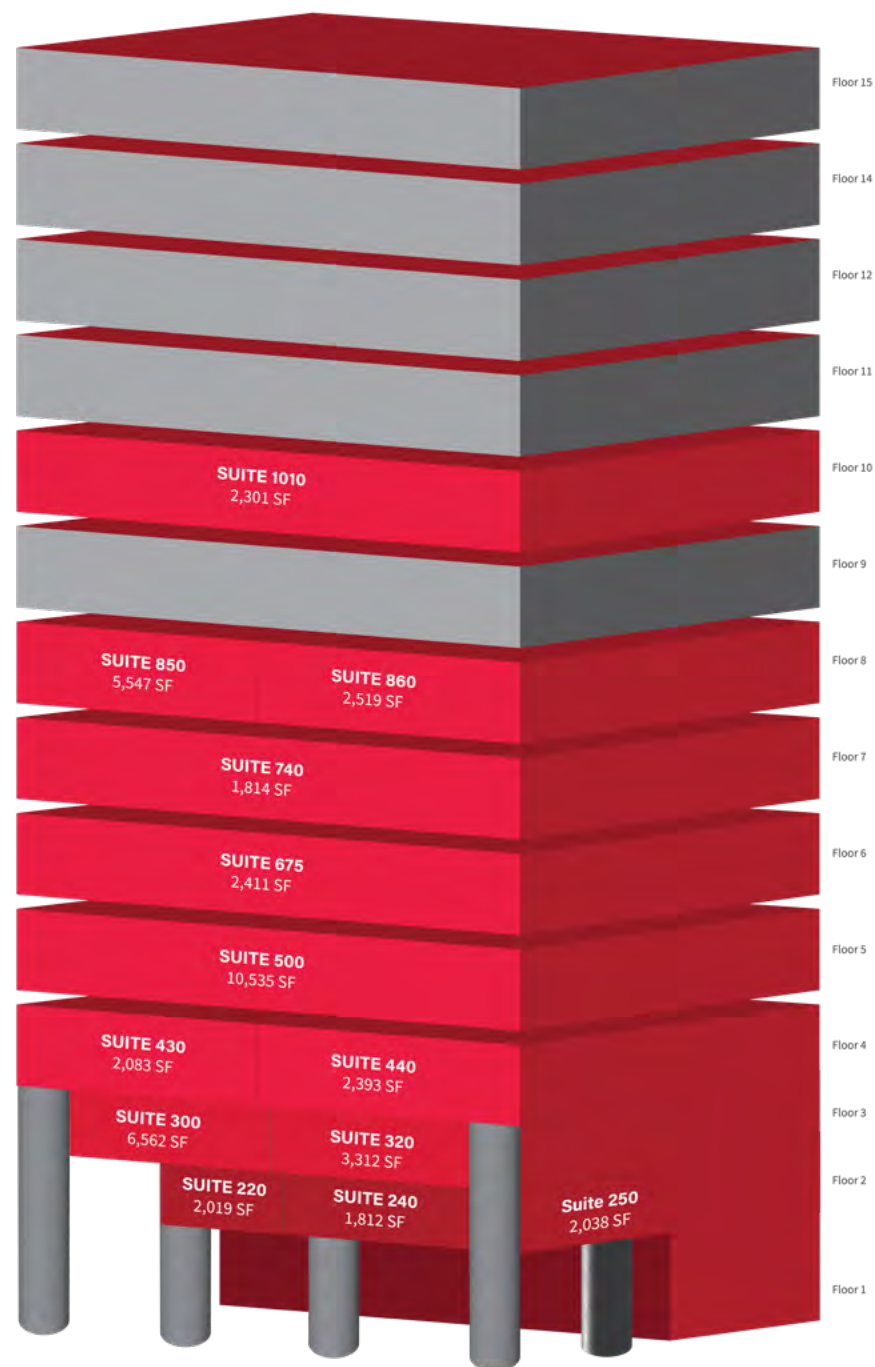
Overlooking Central Memorial Park 340 12th Street SW is surrounded by an excess of amenities, Calgary's top-rated restaurants, convenience shops, fitness options, urban parks and benefits from unparalleled access to Calgary's bike lanes. 340 12th Street SW is the perfect destination for your next office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

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



4. CURRENT AVAILABILITIES

SUITE	RENTABLE AREA (SF)	AVAILABLE	COMMENTS
#220	2,019	60 Days	Show Suite
#240	1,812	60 Days	Show Suite
#250	2,038	60 Days	Show Suite
#300	6,562	Immediately	
#320	3,312	Immediately	
#430	2,083	Immediately	
#440	2,393	Immediately	
#500	10,535	180 Days	Show Suite
#675	2,411	Immediately	
#740	1,814	Immediately	
#850	5,547	180 Days	Show Suite under construction
#860	2,519	180 Days	Show Suite under construction
#1010	2,301	Immediately	Good quality leasehold



LEVEL 2 FLOOR PLAN

Suite 220

2,019 SF

- Occupancy: As-is/ Immediately
- 6 Offices
- Kitchen
- Reception
- Will lease as-is or renovated

Suite 240

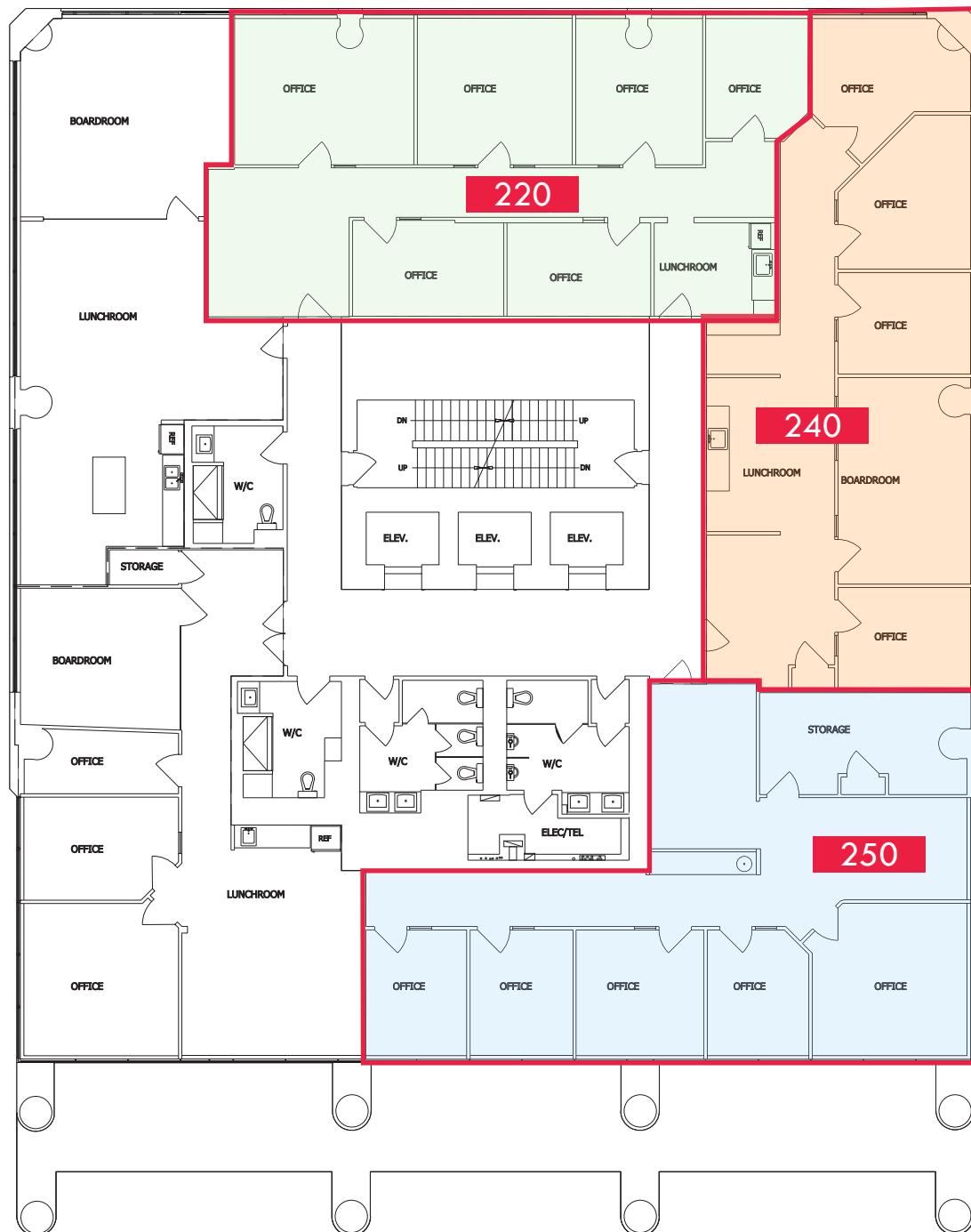
1,812 SF

- Occupancy: 60 Days
- 4 Offices
- Kitchen
- Reception
- Boardroom

Suite 250

2,038 SF

- Occupancy: 60 Days
- 5 Offices
- Reception Area
- Storage
- Storage Room



LEVEL 3 FLOOR PLAN

Suite 320

3,312 SF

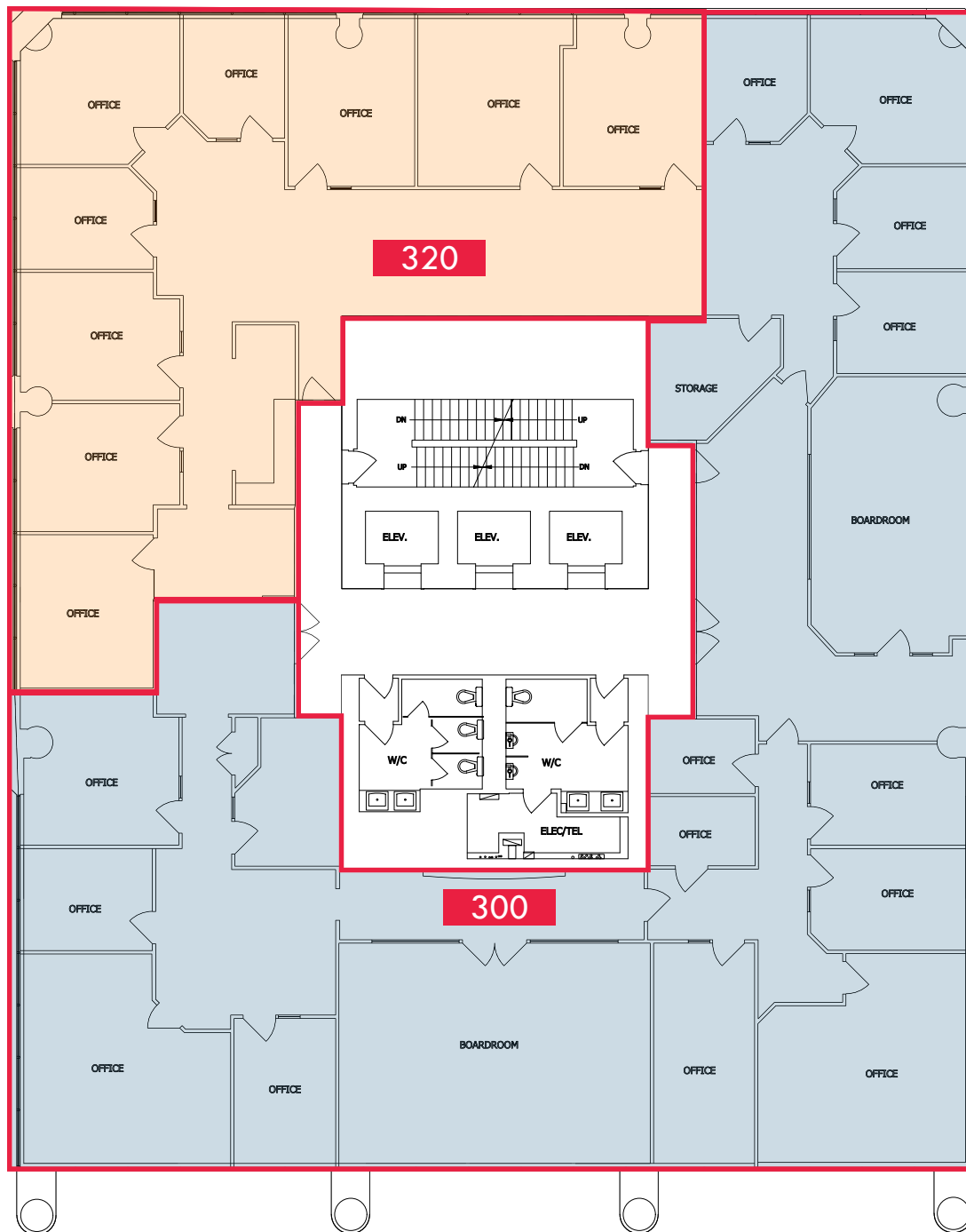
- Occupancy: As-is/Immediately
- 9 Offices
- Open Area
- Kitchen
- Will lease as-is or renovated
- Can be renovated in 5 months

Suite 300

6,562 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**

2,083 SF

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

Suite **440**

2,393 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.

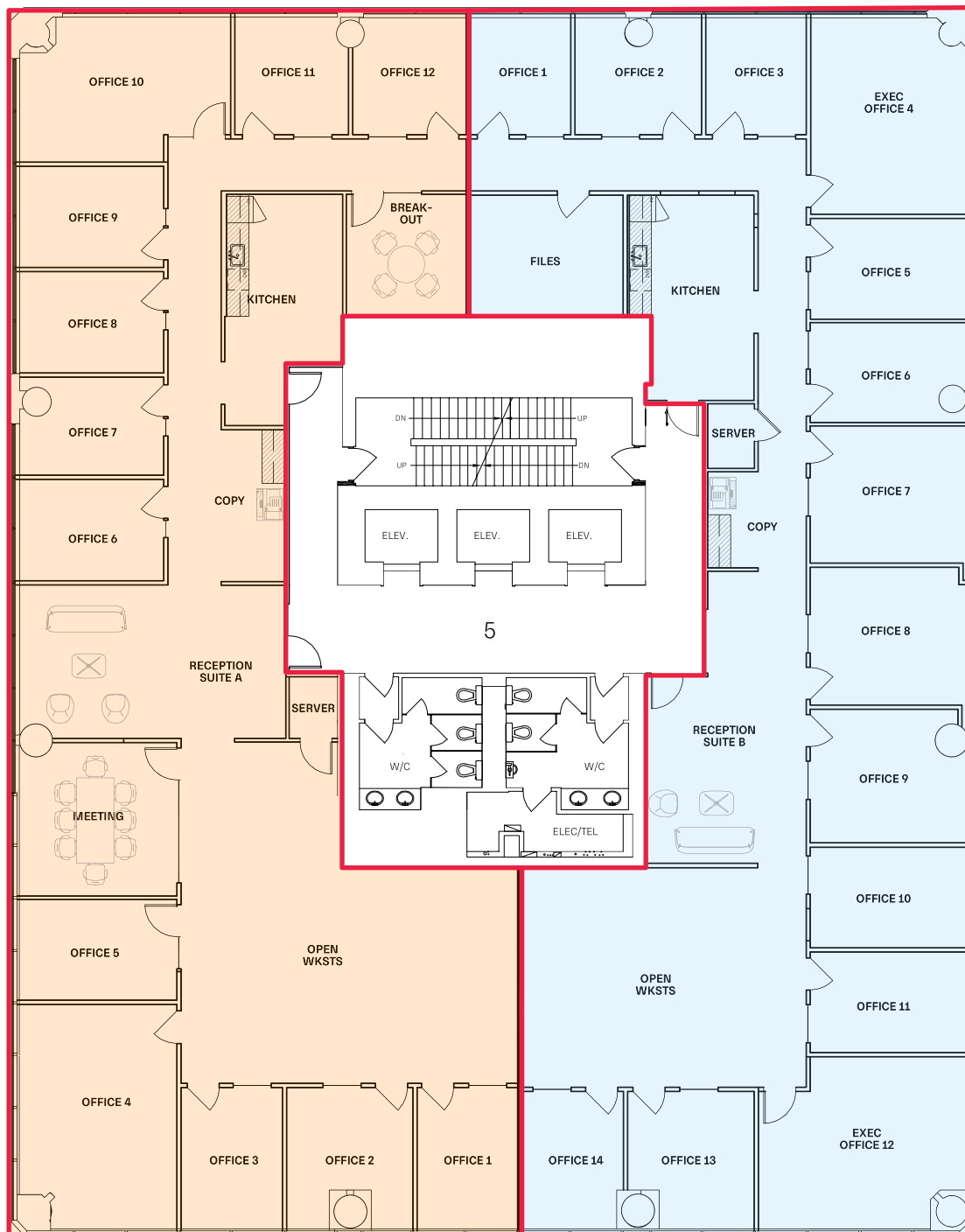


LEVEL 5 FLOOR PLAN

Suite **500**
10,535 SF

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

***Under construction.** The 5th floor is currently being renovated into 2 show suites.



LEVEL 6 FLOOR PLAN

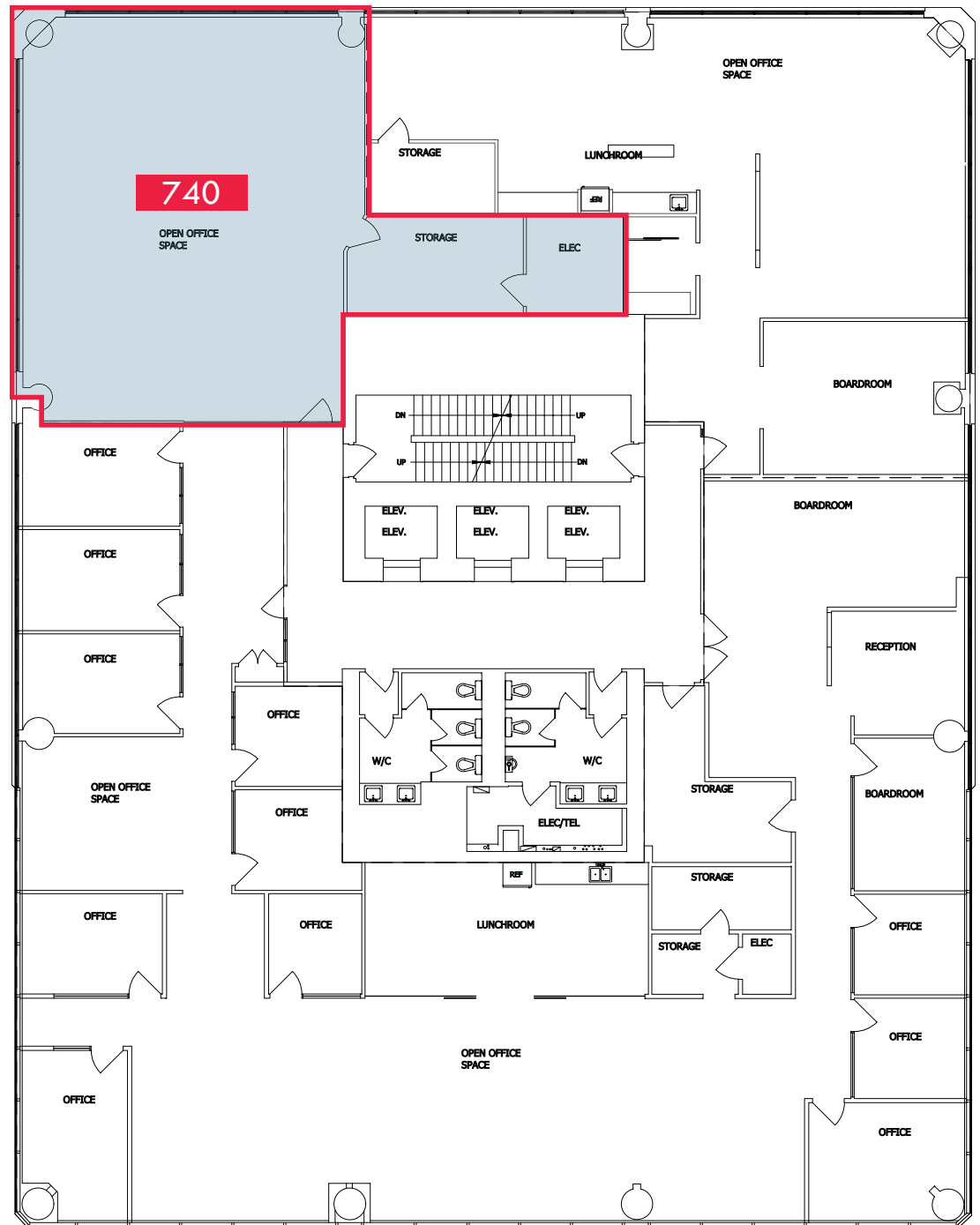
Suite **675**
2,411 SF

- 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



1,814 SF

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



LEVEL 8 FLOOR PLAN

Suite 850

***5,547 SF**

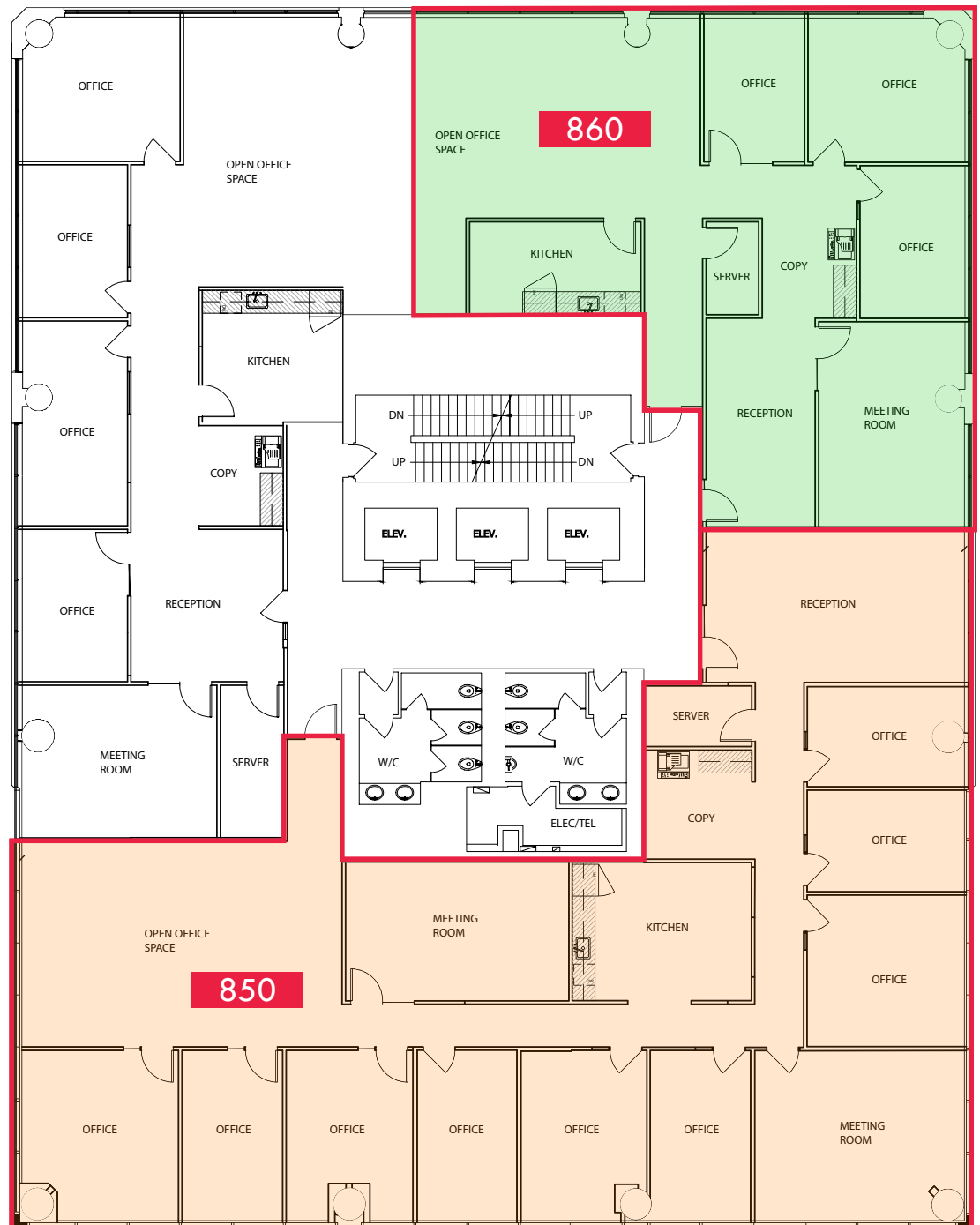
- Occupancy: 180 Days
- 9 Offices
- 2 Meeting Rooms
- Open Area
- Kitchen
- Reception
- Server Room
- Copy Area

Suite 860

***2,519 SF**

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

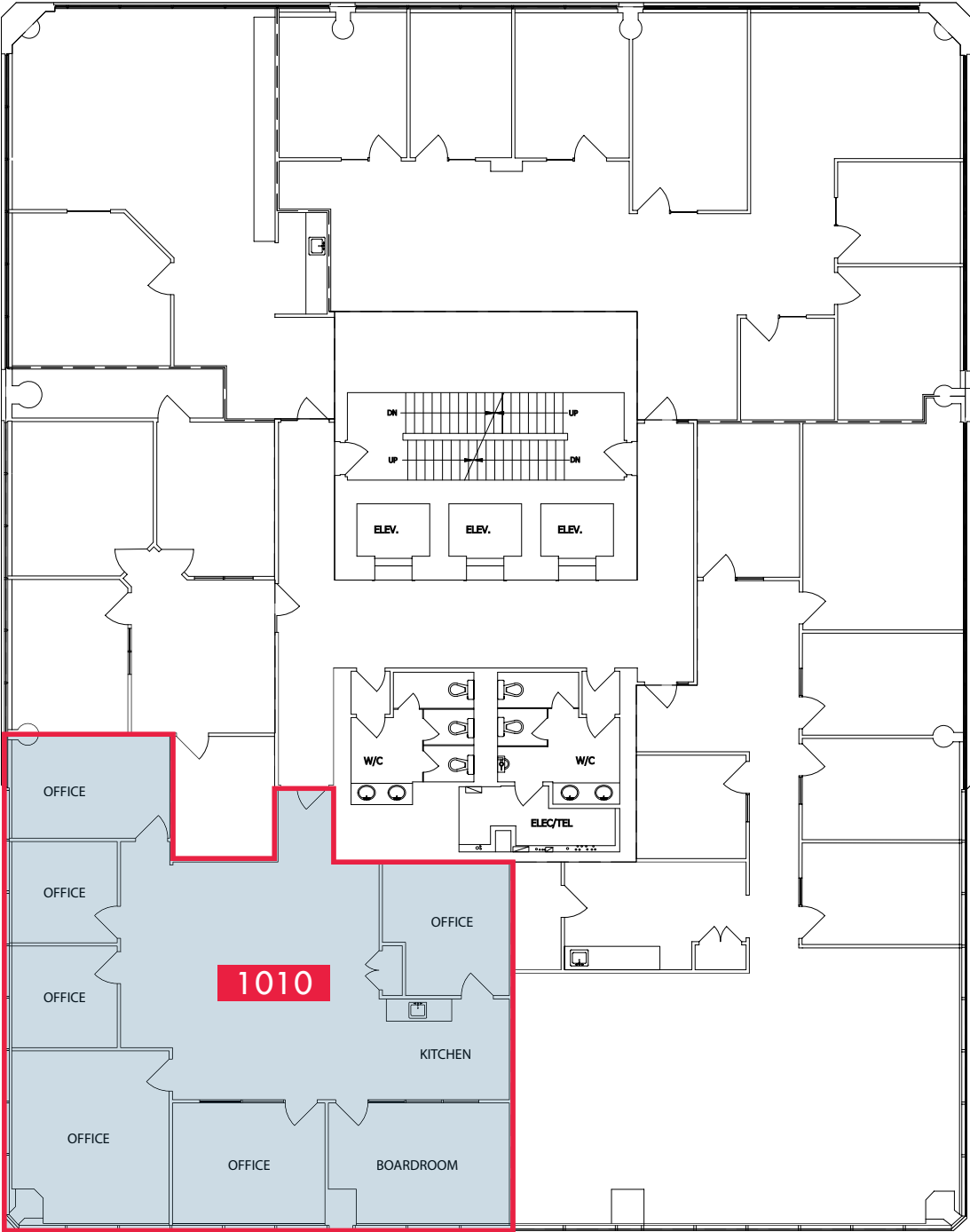
***Under construction.** The 8th floor is currently being renovated into show suites.



LEVEL 10 FLOOR PLAN

Suite **1010**
2,301 SF

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





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Calgary, AB T2R 1L5

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