



STOCK EXCHANGE TOWER

300 5th Avenue SW

| New Ownership.
| New Management.
| New Vision.

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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: 1:3,800sq. 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

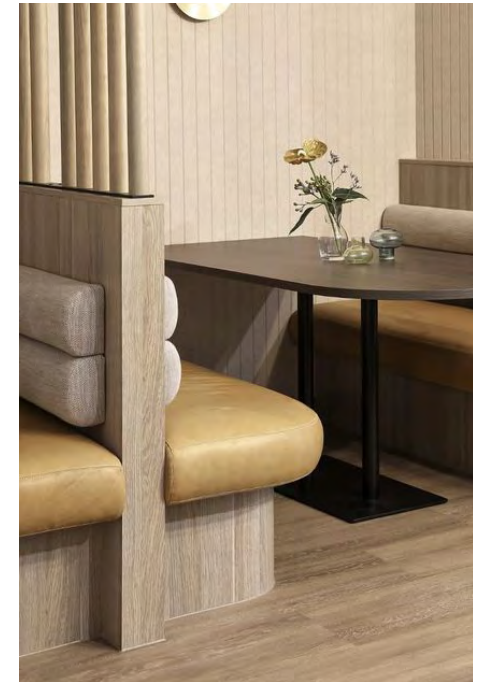
- Track Man simulator designed for tenant recreation and wellness.

TENANT LOUNGE

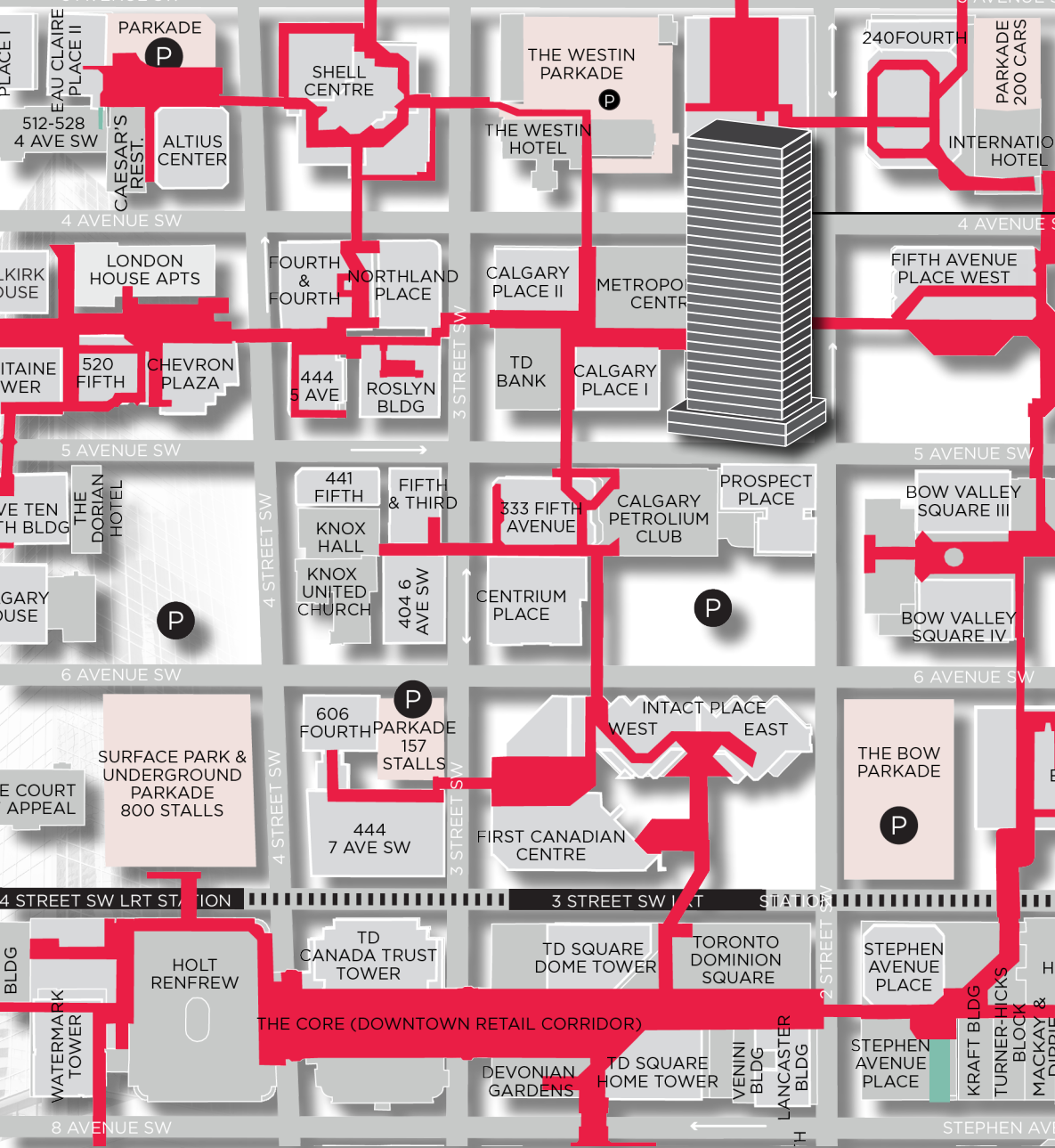
- Lounge seating, social areas and recreation amenities including pool table.

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.

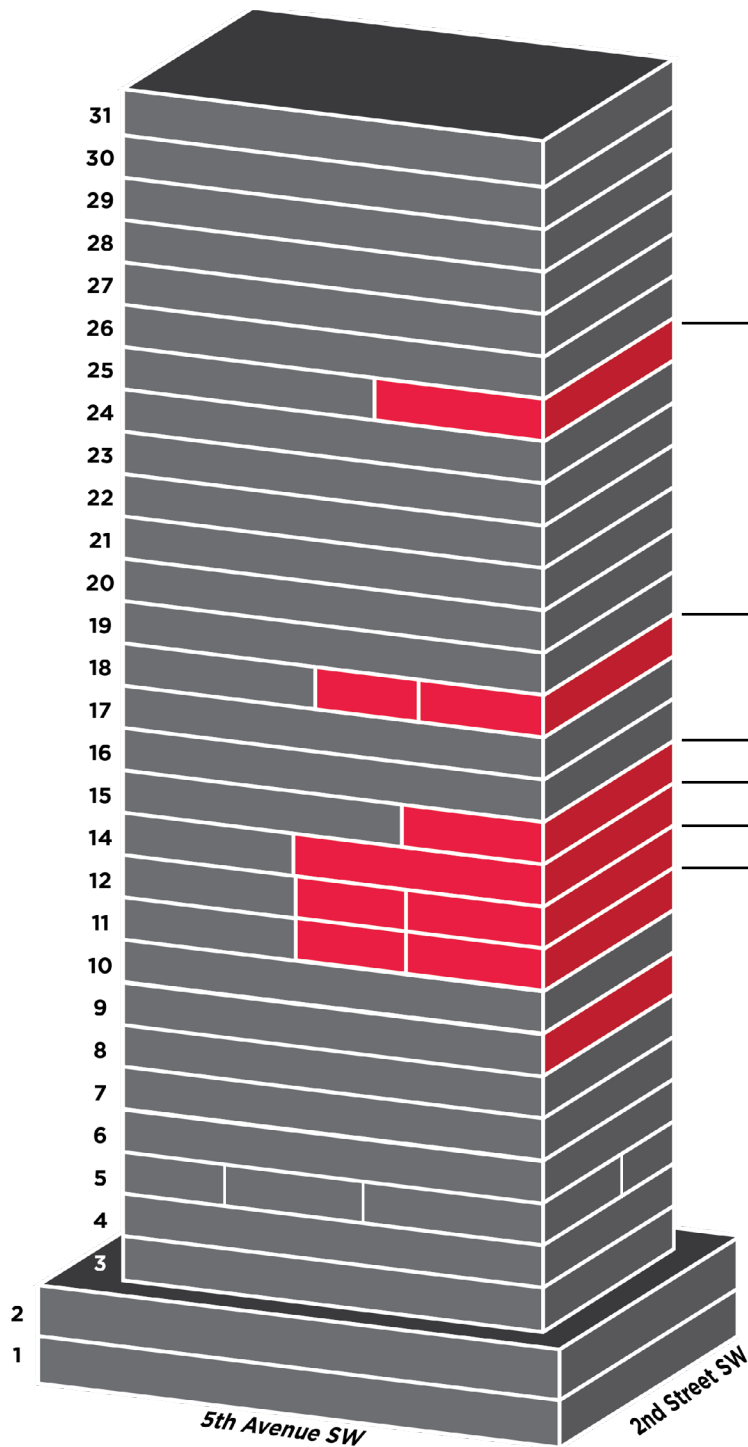
Positioned along the +15 pedestrian network and just steps from major office towers, Stephen Avenue, and the CORE Shopping Centre, the building offers seamless connectivity to Calgary's premier business and lifestyle amenities.

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
1820 / 1810	3,227 SF / 4,044 SF	AVAILABLE IMMEDIATELY
1530	4,286 SF	180 DAYS
1450	6,702 SF	180 DAYS
1230 / 1220	4,071 SF / 2,974 SF	180 DAYS
1120 / 1130	2,322 SF / 3,051 SF	180 DAYS



JOIN OUR PRESTIGIOUS TENANT ROSTER



11th

12th

14th

15th

18th

25th

SUITE 1120

2,322 sq. ft

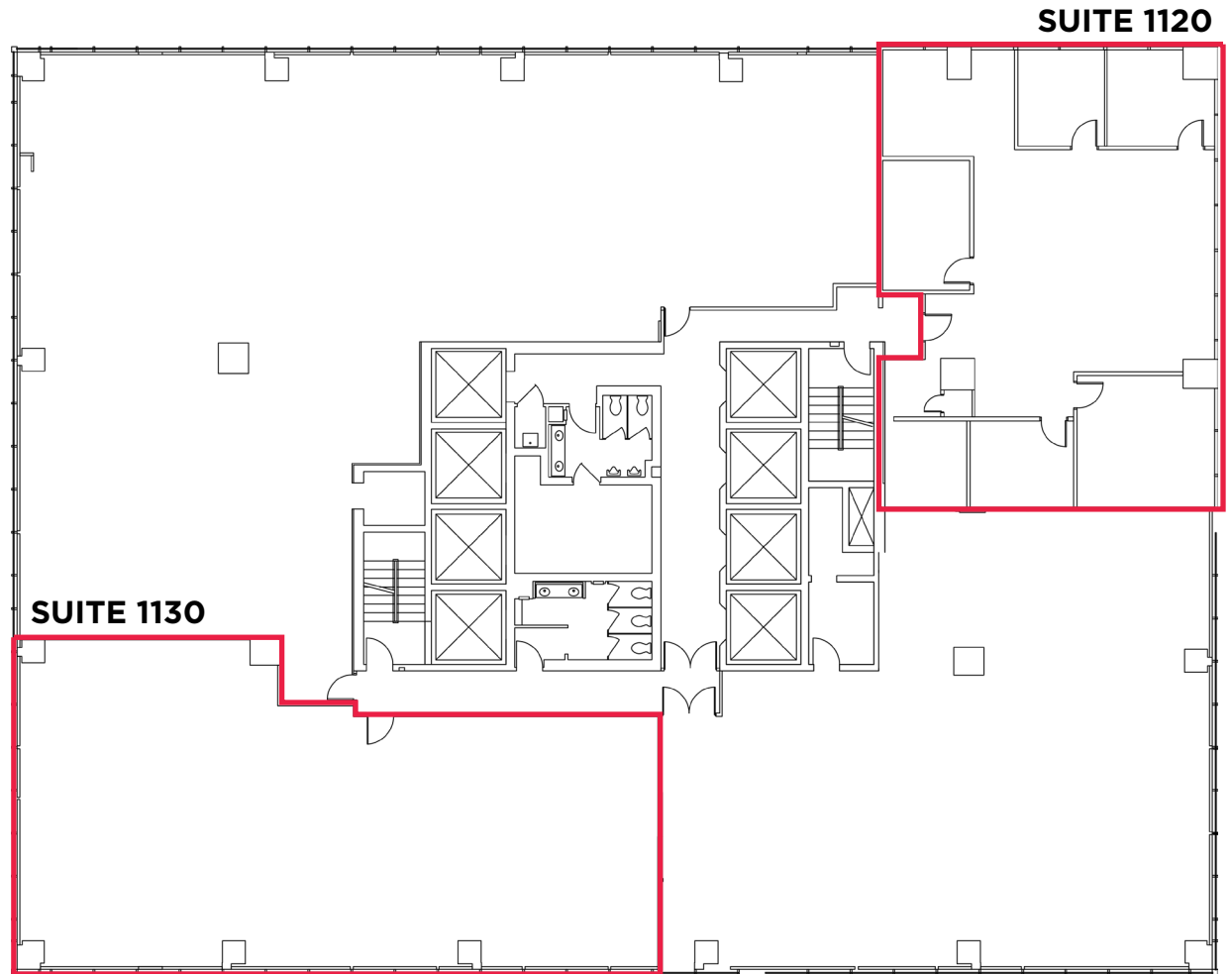
- Perimeter Office(s): 3
- Interior Office(s): 1
- Bull Pen



SUITE 1130

3,051 sq. ft

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



11th

12th

14th

15th

18th

25th

SUITE 1220

2,974 sq. ft

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

SUITE 1230

4,071 sq. ft

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

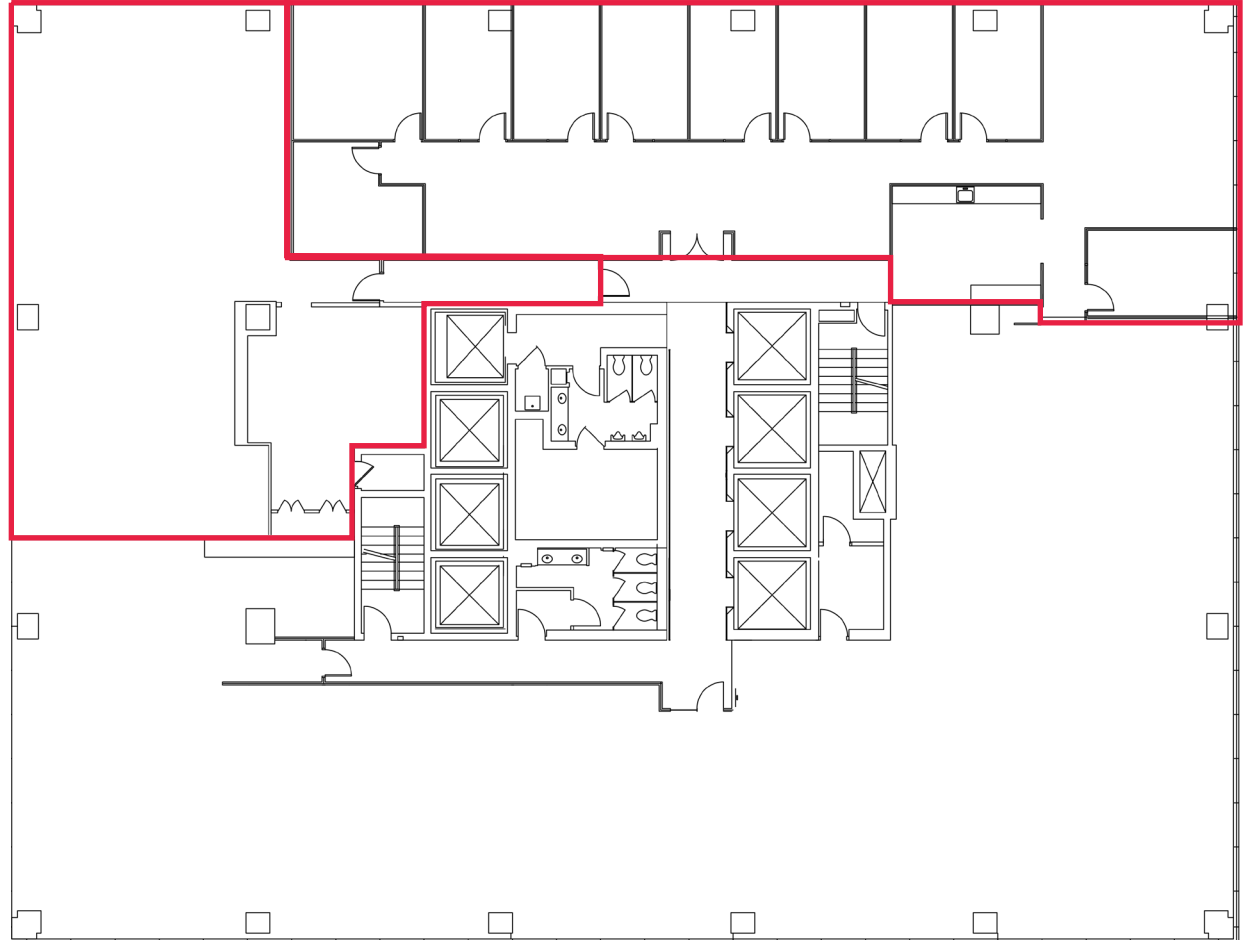


[Click here for virtual tour.](#)



SUITE 1220

SUITE 1230



11th

12th

14th

15th

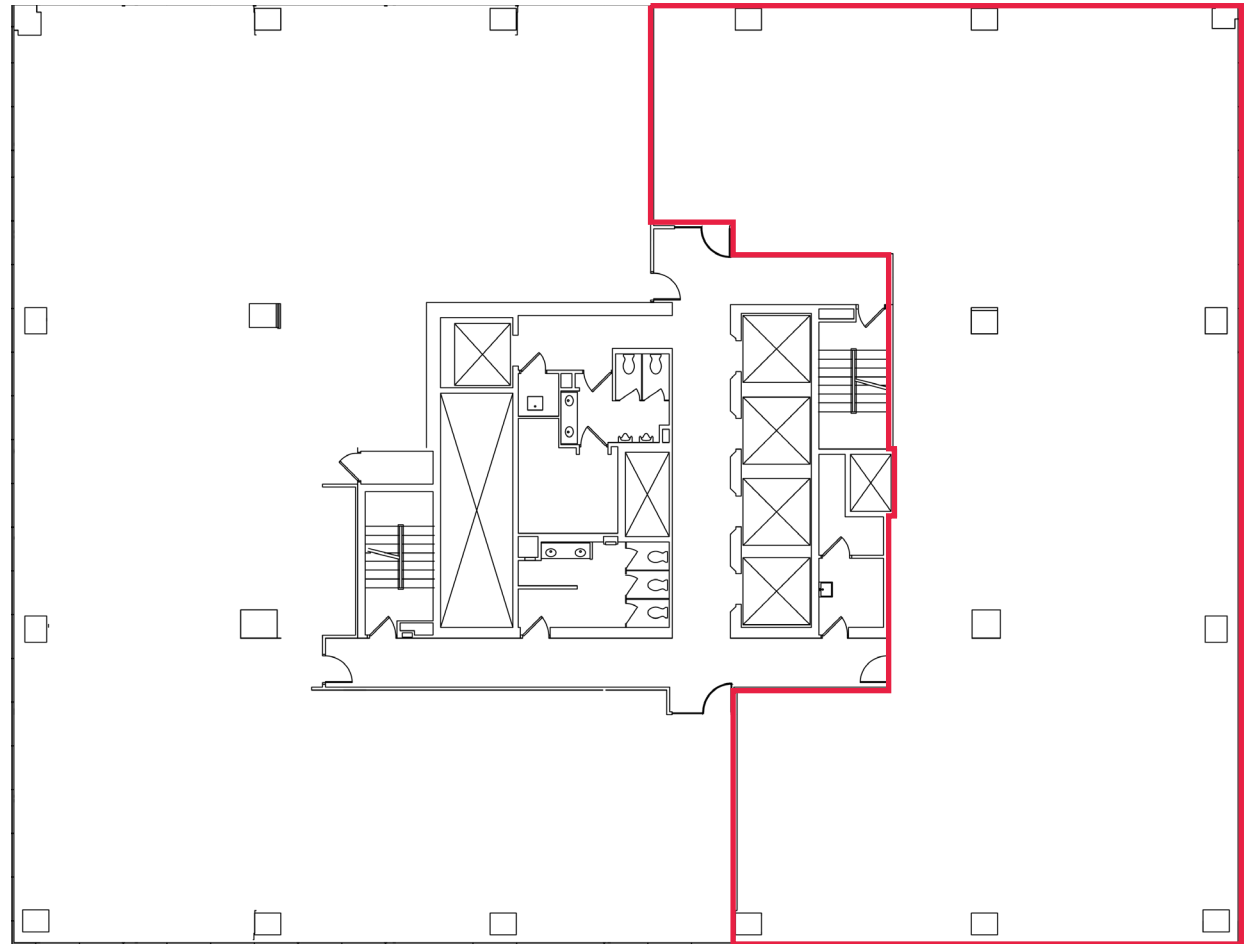
18th

25th

SUITE 1450

6,702 sq. ft

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



11th

12th

14th

15th

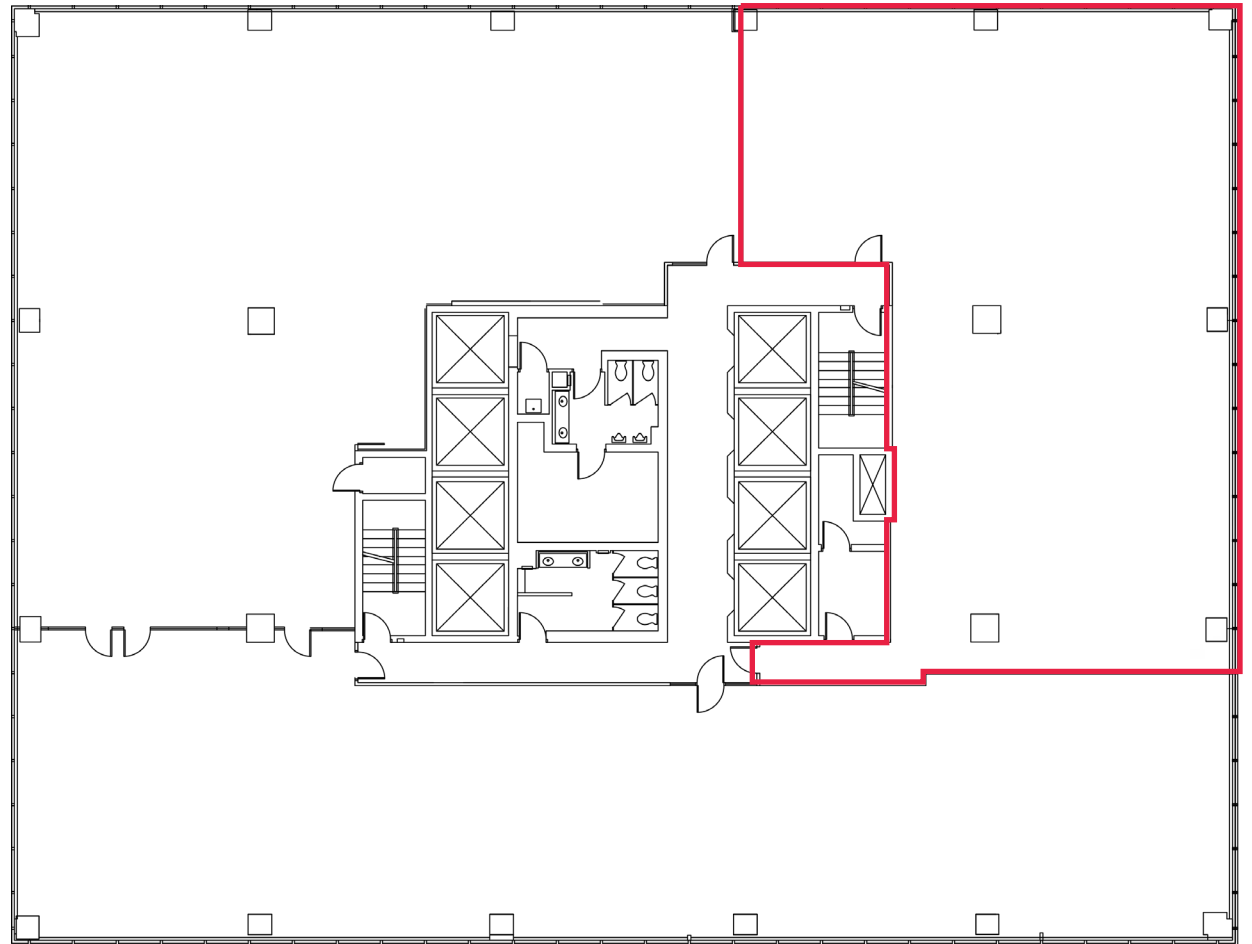
18th

25th

SUITE 1530

4,286 sq. ft

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



11th

12th

14th

15th

18th

25th

SUITE 1810

4,044 sq. ft

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

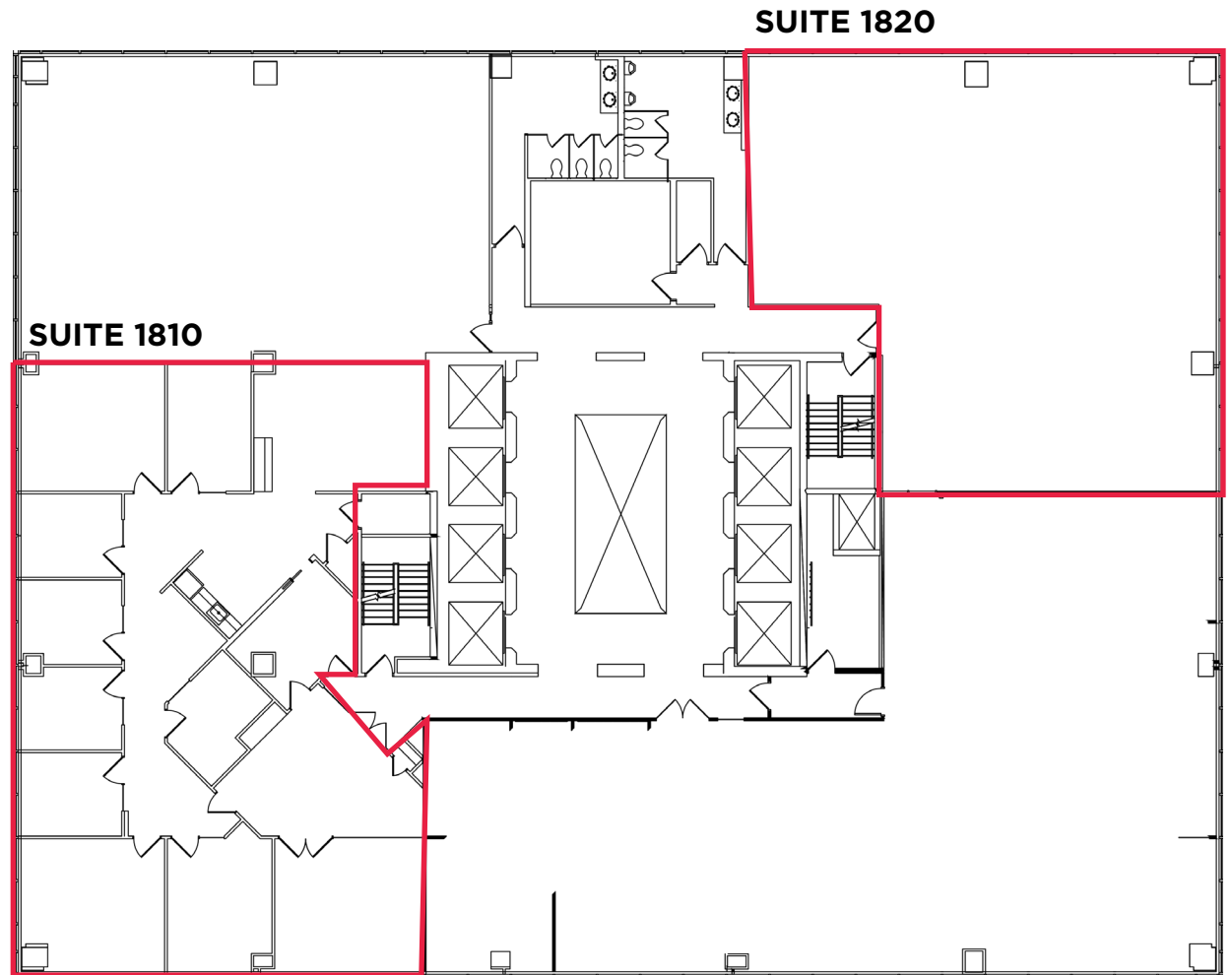
SUITE 1820

3,227 sq. ft

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



Click here for virtual tour.



11th

12th

14th

15th

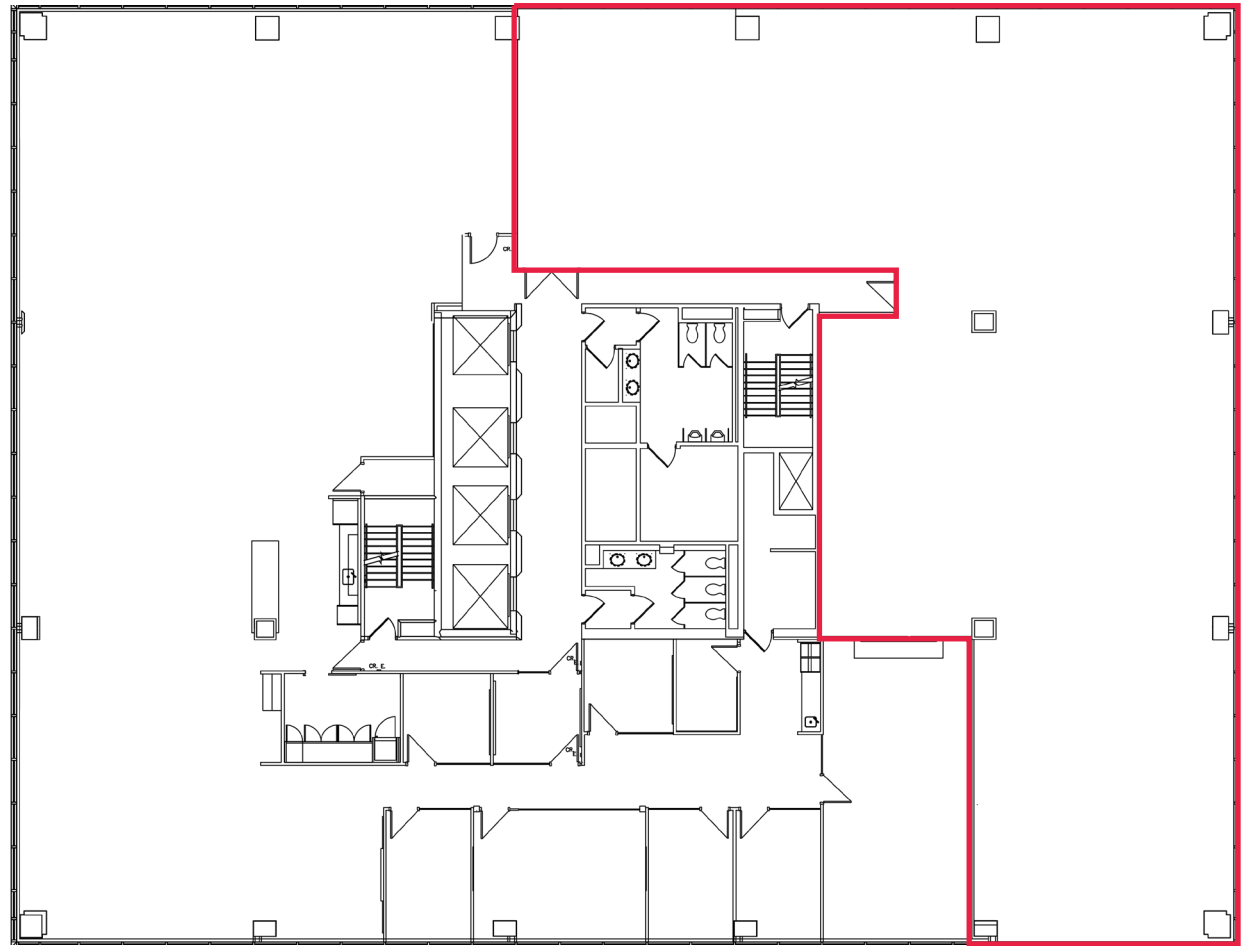
18th

25th

SUITE 2550

6,524 sq. ft

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



11th

12th

14th

15th

18th

25th



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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