

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: \$17.80 (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 on the third floor as well as a tenant lounge on the fifteenth floor.



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



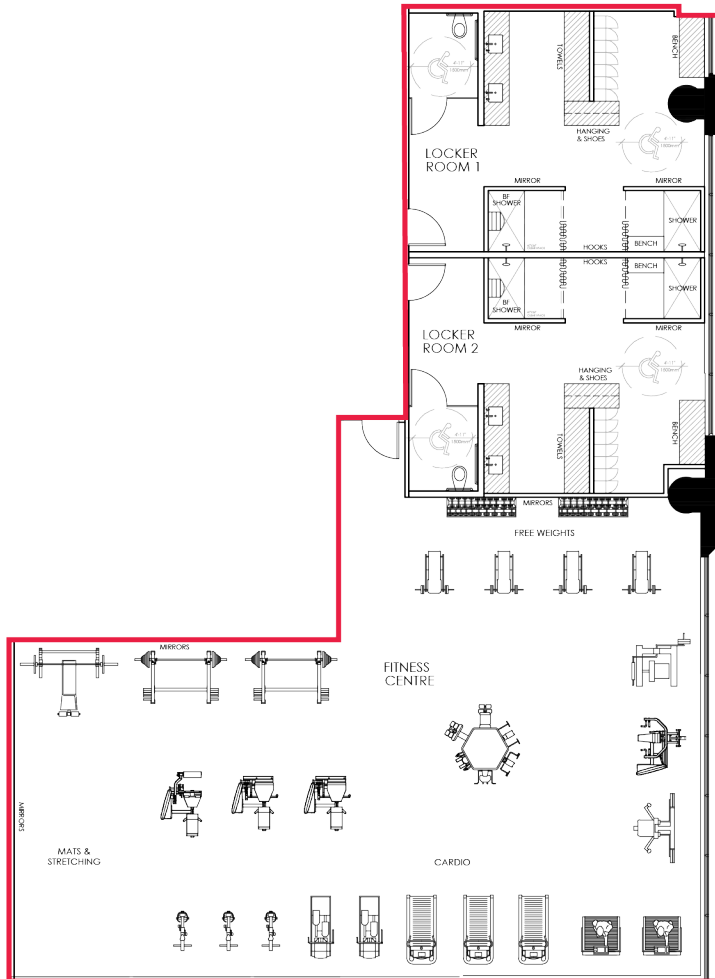
Existing conference facility on second floor to be upgraded in future amenity package.



FITNESS CENTRE

3RD FLOOR

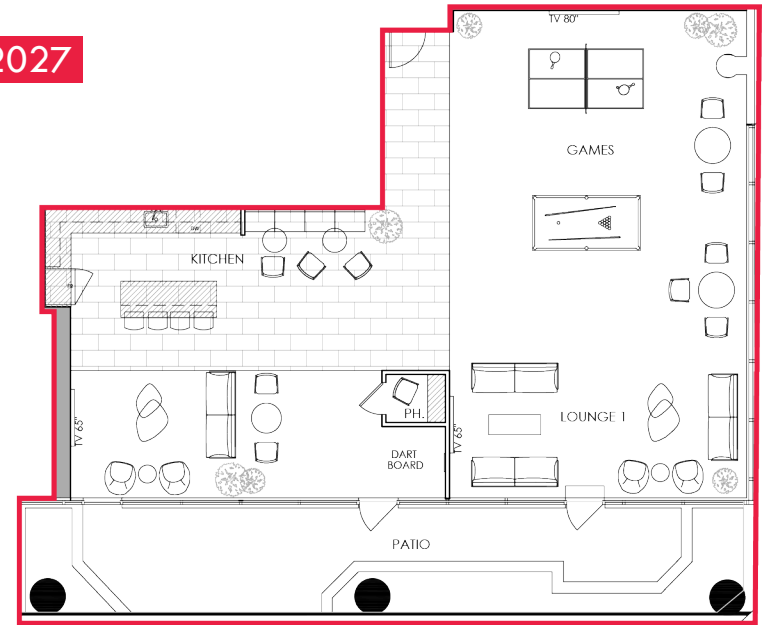
Q4 2026



TENANT LOUNGE

15TH 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

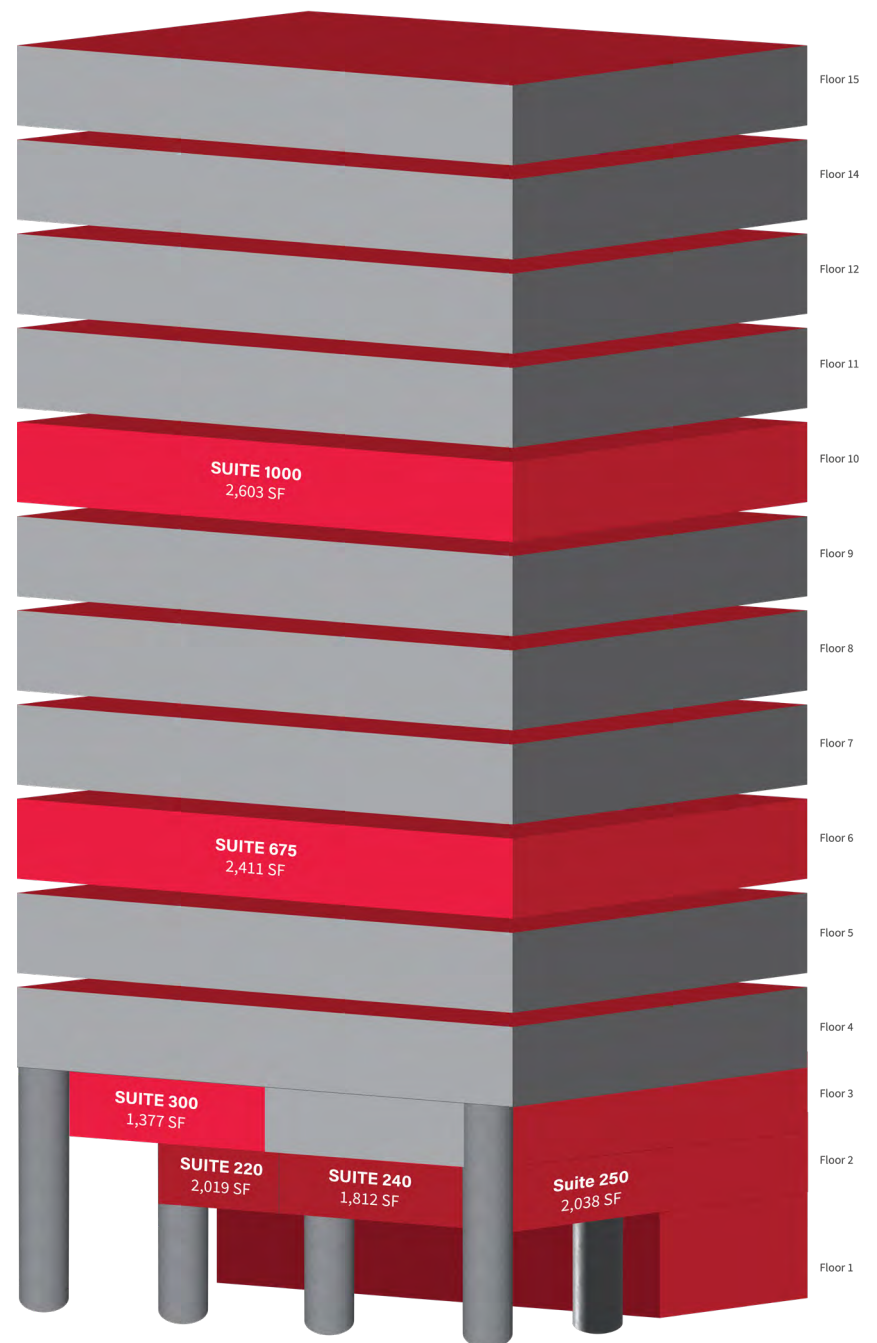
Overlooking Central Memorial Park 340 12th Street SW is surrounded by an excess of amenities, Calgary's top-rated restaurants, convenience shops, fitness options, urban parks and benefits from unparalleled access to Calgary's bike lanes. 340 12th Street SW is the perfect destination for your next office 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	2,019	Immediately	Show Suite
#240	1,812	Immediately	Show Suite
#250	2,038	Immediately	Show Suite
#300	1,377	90 Days	Show Suite
#675	2,411	Immediately	Show Suite
#1000	2,603	July 2026	As-Is



LEVEL 2 FLOOR PLAN

Suite 220

2,019 SF

- Occupancy: Immediately
- 6 Offices
- Kitchen
- Reception

Suite 250

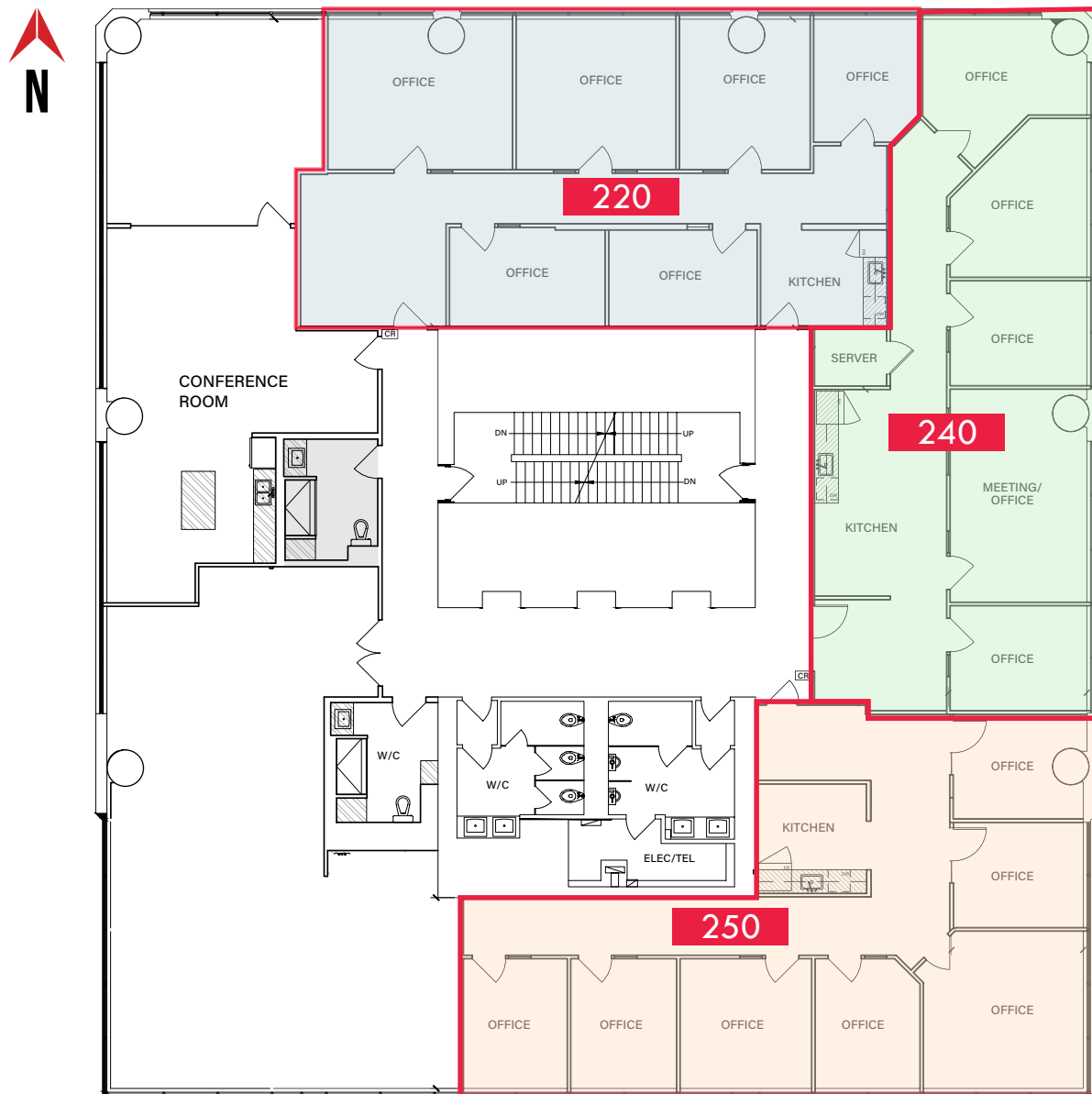
2,038 SF

- Occupancy: Immediately
- 7 Offices
- Reception Area
- South-facing views of Central Memorial Park

Suite 240

1,812 SF

- Occupancy: Immediately
- 4 Offices
- Kitchen
- Reception
- Boardroom

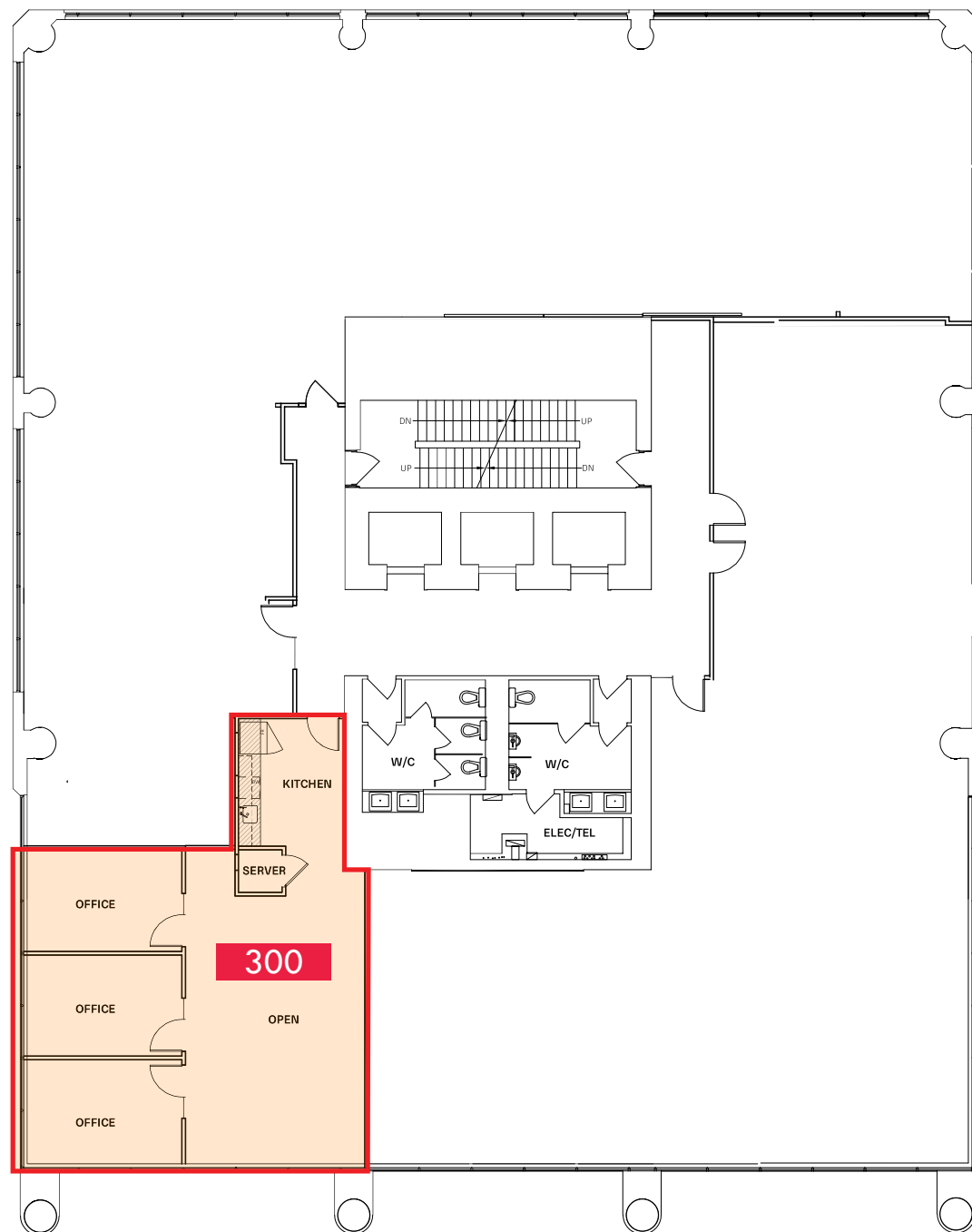


LEVEL 3 FLOOR PLAN

Suite **300**

1,377 SF

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

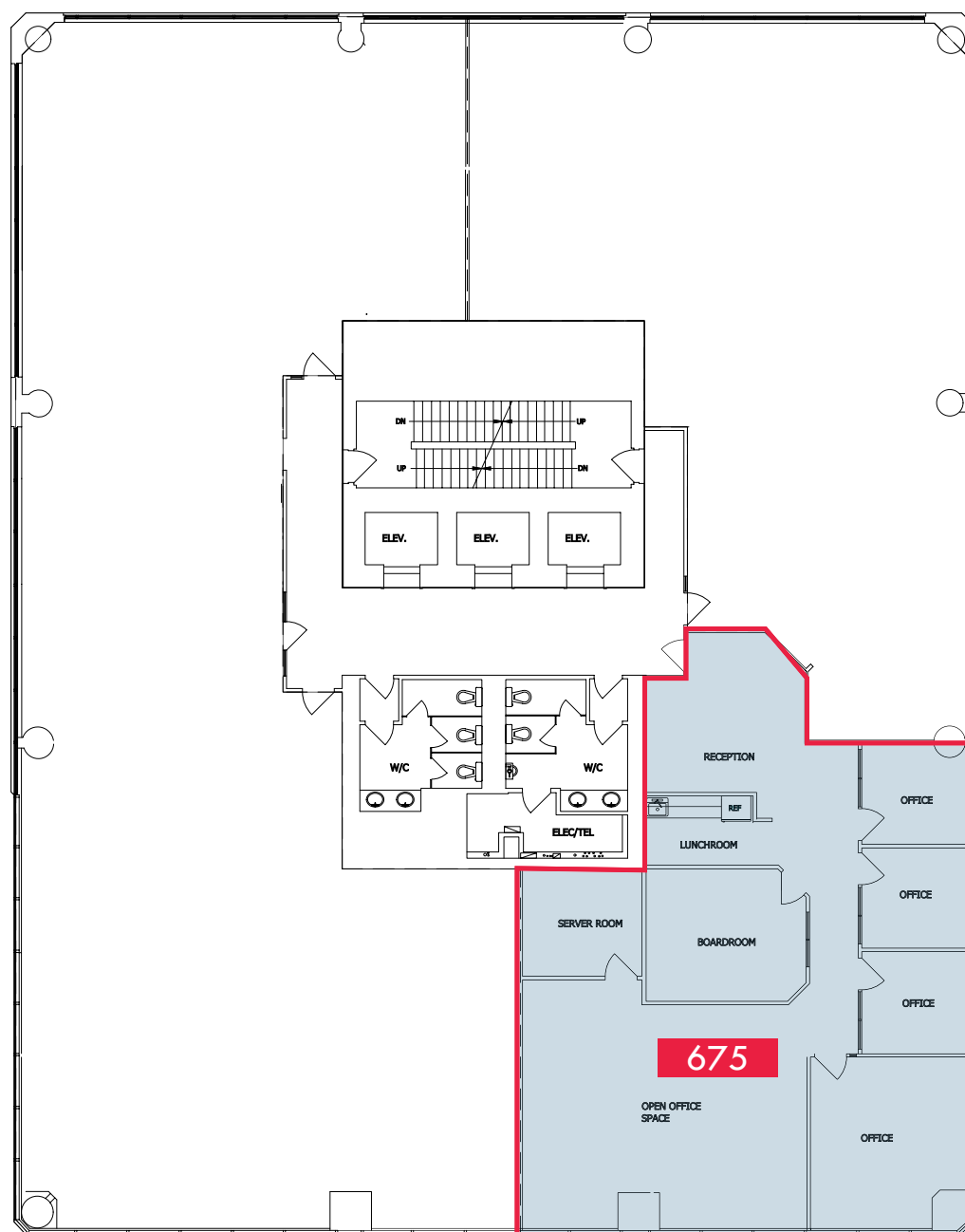


LEVEL 6 FLOOR PLAN

Suite **675**

2,411 SF

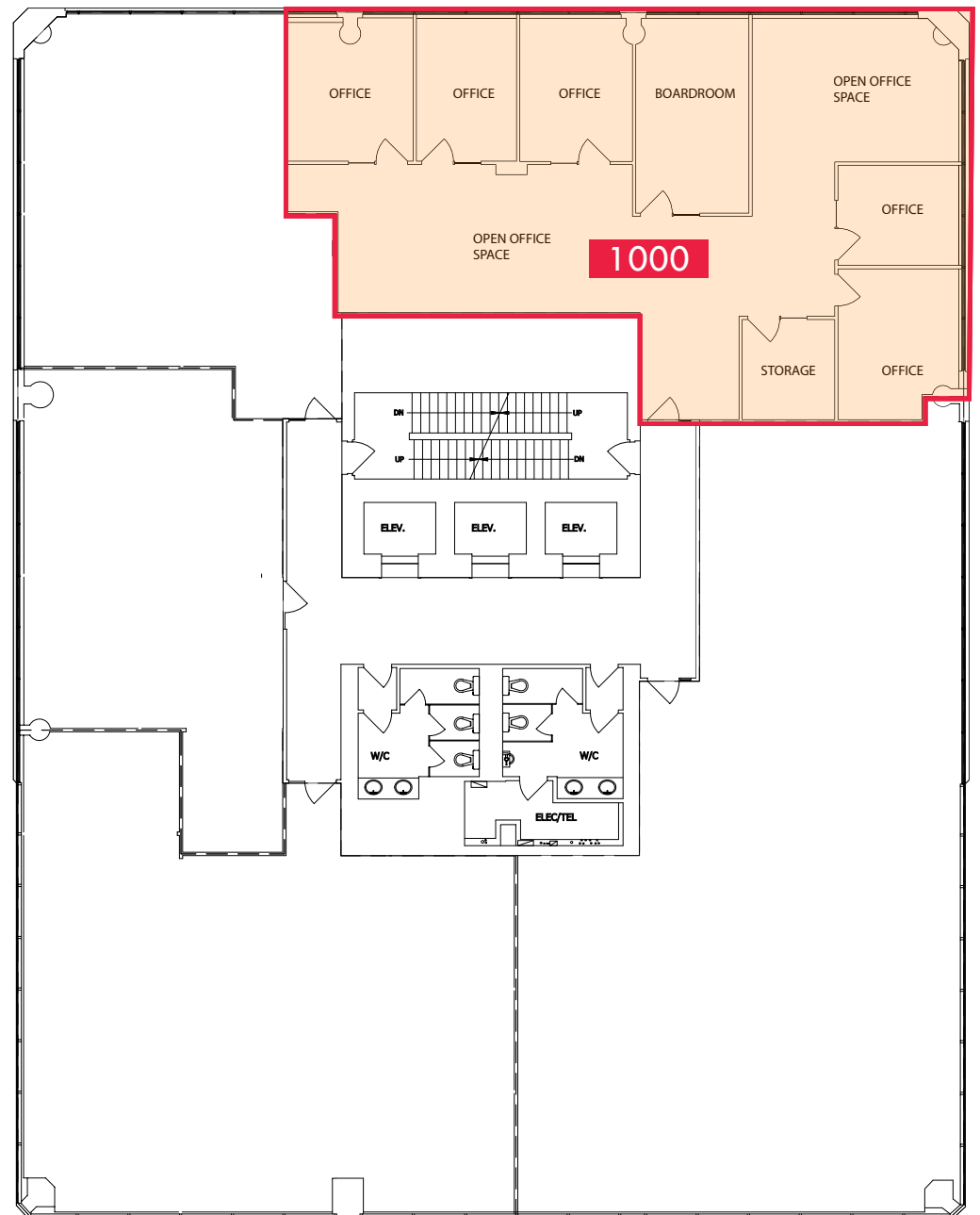
- Occupancy: As-is/Immediately
- 5 Offices
- Boardroom
- Reception Area
- Open Area
- Kitchen
- Storage
- Will lease as-is or renovated
- Can be renovated in 5 months



LEVEL 10 FLOOR PLAN

Suite **1000**
2,603 SF

- As-Is Occupancy: July 1, 2026
- Show Suite Occupancy: Nov 1, 2026
- 5 Offices
- 2 Open Areas
- Storage Room





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Calgary, AB T2R 1L5

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