

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: \$17.80 (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.



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



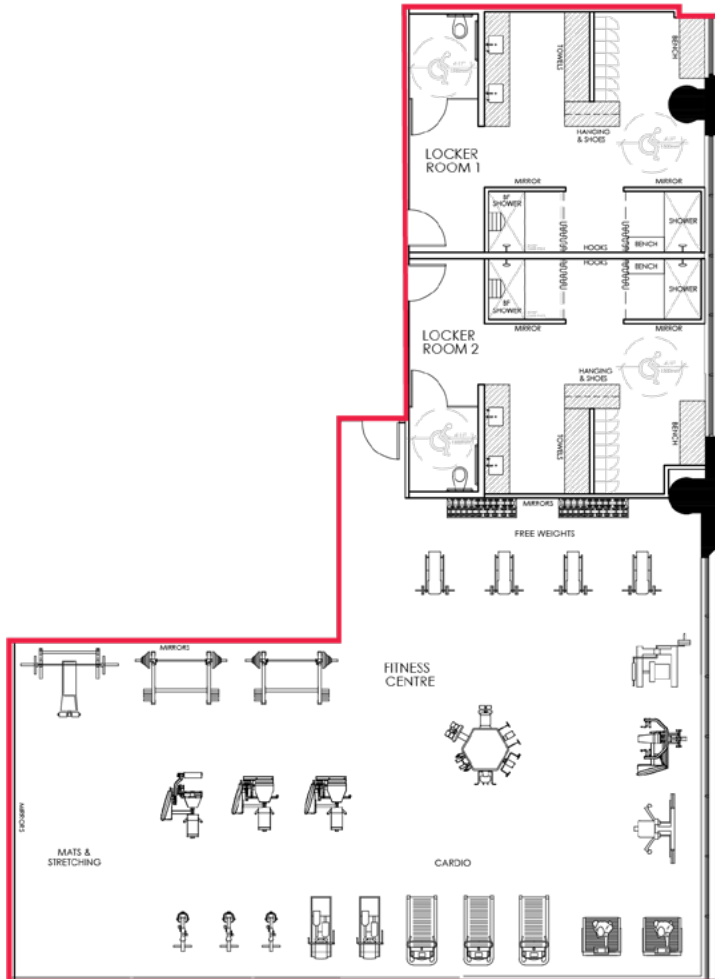
Existing tenant lounge and conference facility on second floor to be upgraded in future amenity package.



FITNESS CENTRE

3RD FLOOR

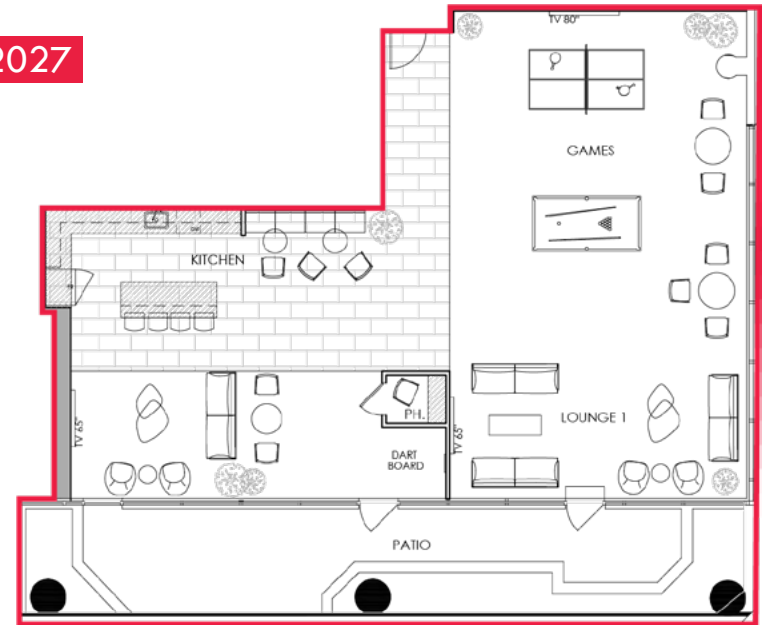
Q4 2026



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

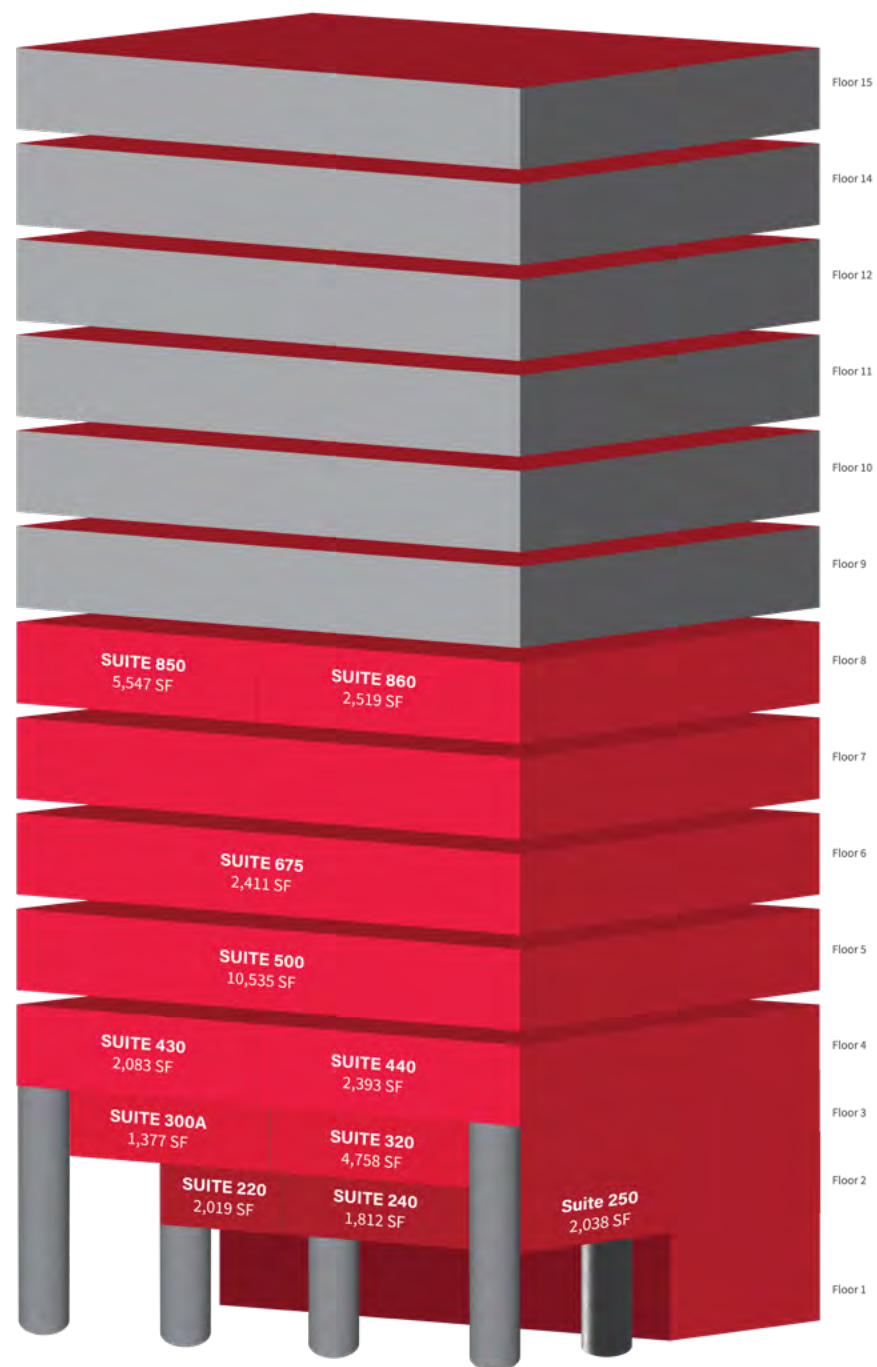
Overlooking Central Memorial Park 340 12th Street SW is surrounded by an excess of amenities, Calgary's top-rated restaurants, convenience shops, fitness options, urban parks and benefits from unparalleled access to Calgary's bike lanes. 340 12th Street SW is the perfect destination for your next office 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
#300A	1,377	Immediately	Show Suite
#320	4,758	Immediately	Conditional
#430	2,083	Immediately	Conditional
#440	2,393	Immediately	Conditional
#500	10,535	180 Days	Show Suite
#675	2,411	Immediately	Conditional
#850	5,547	180 Days	Conditional
#860	2,519	180 Days	Conditional



LEVEL 2 FLOOR PLAN

Suite 220

2,019 SF

- Occupancy: Immediately
- 6 Offices
- Kitchen
- Reception
- Can be renovated in 5

Suite 240

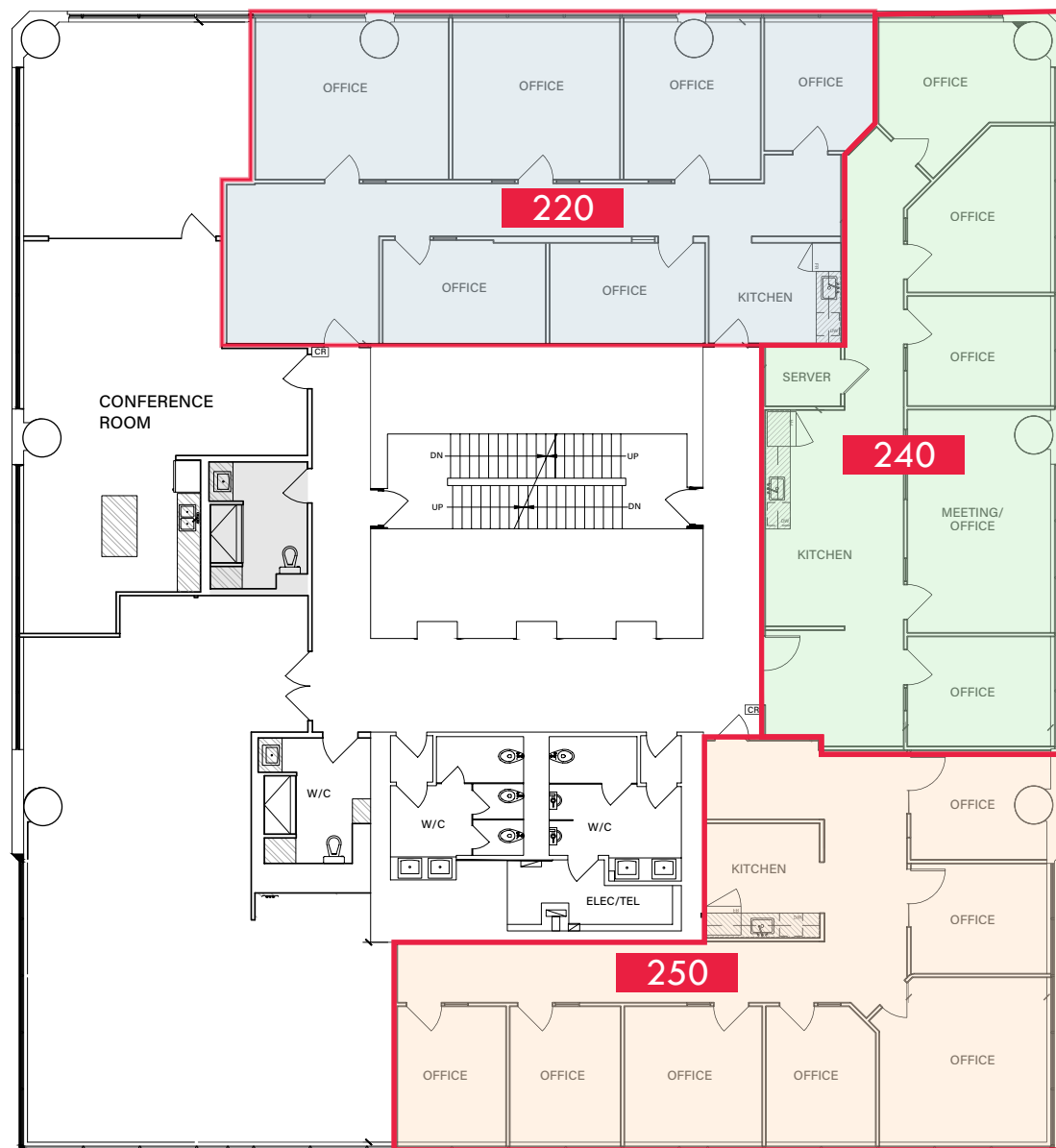
1,812 SF

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

Suite 250

2,038 SF

- Occupancy: Immediately
- 7 Offices
- Reception Area
- Storage
- Storage Room



LEVEL 3 FLOOR PLAN

Suite **320**

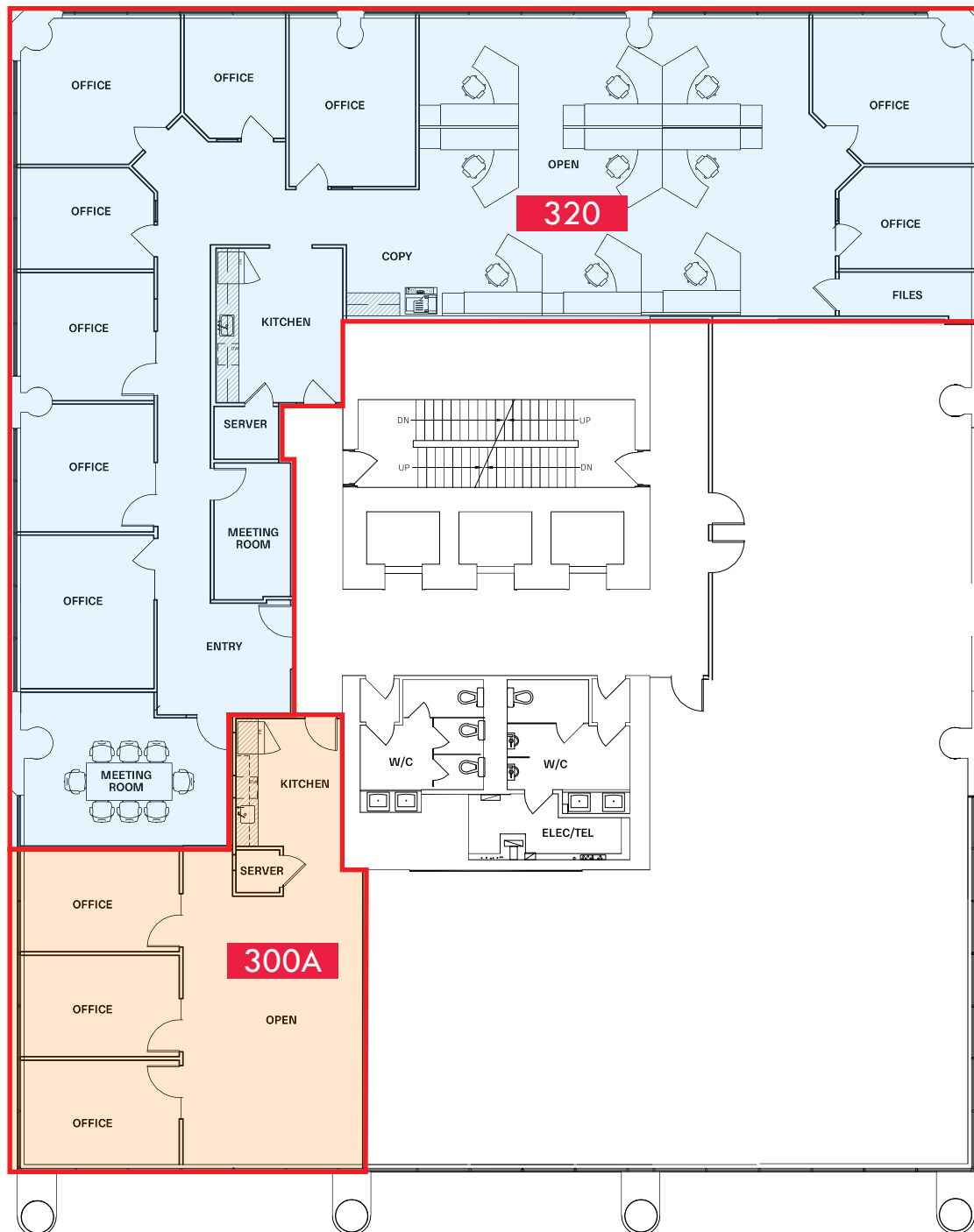
4,758 SF

- *Conditionally Leased*
- Occupancy: As-is/Immediately
- 9 Offices
- Open Area
- Kitchen
- Will lease as-is or renovated
- Can be renovated in 90 Days

Suite **300A**

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 4 FLOOR PLAN

Suite **430**

2,083 SF

- *Conditionally Leased*
- 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

- *Conditionally Leased*
- 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 4,476 SF.

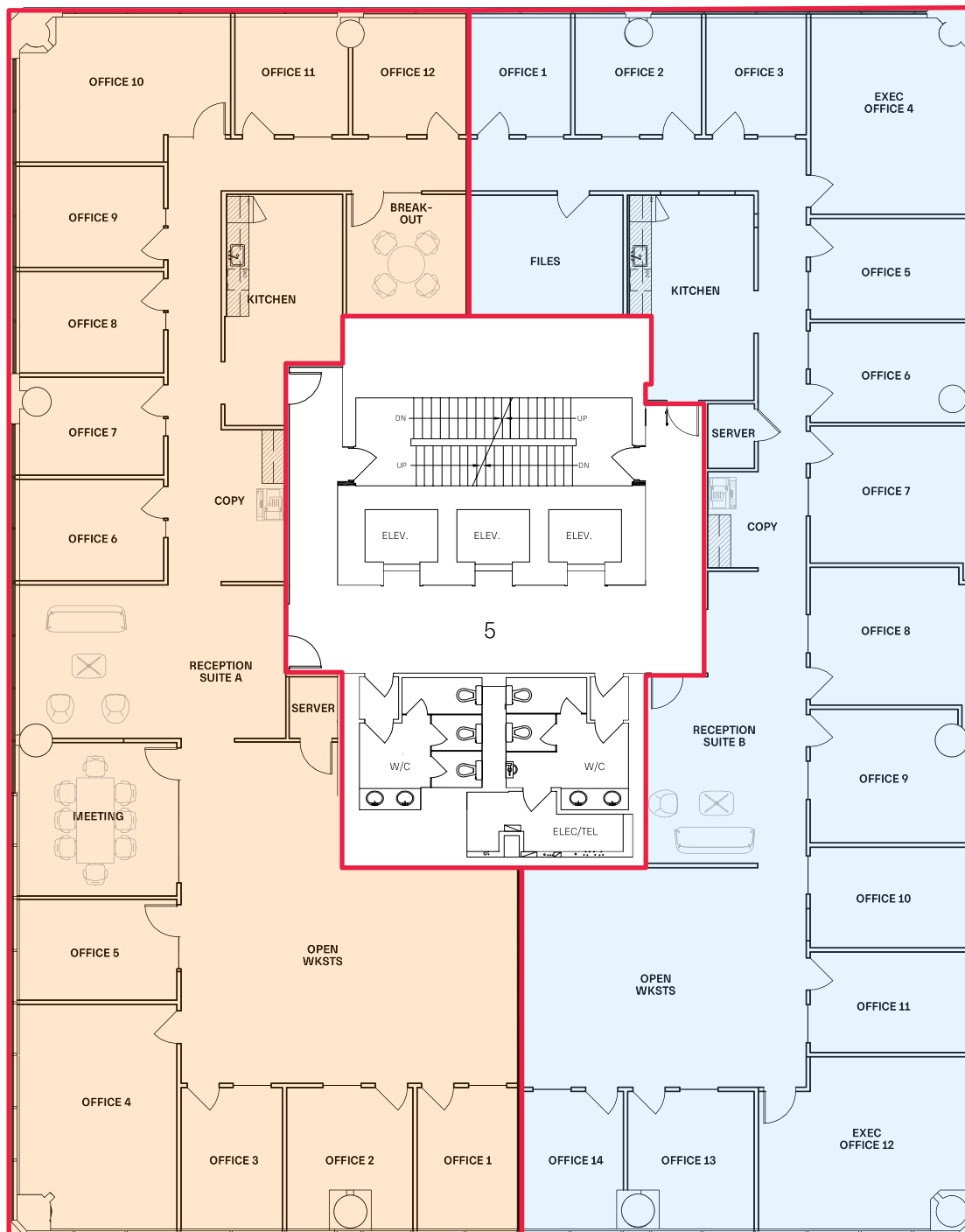


LEVEL 5 FLOOR PLAN

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

- *Conditionally Leased*
- 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 8 FLOOR PLAN

Suite **850**

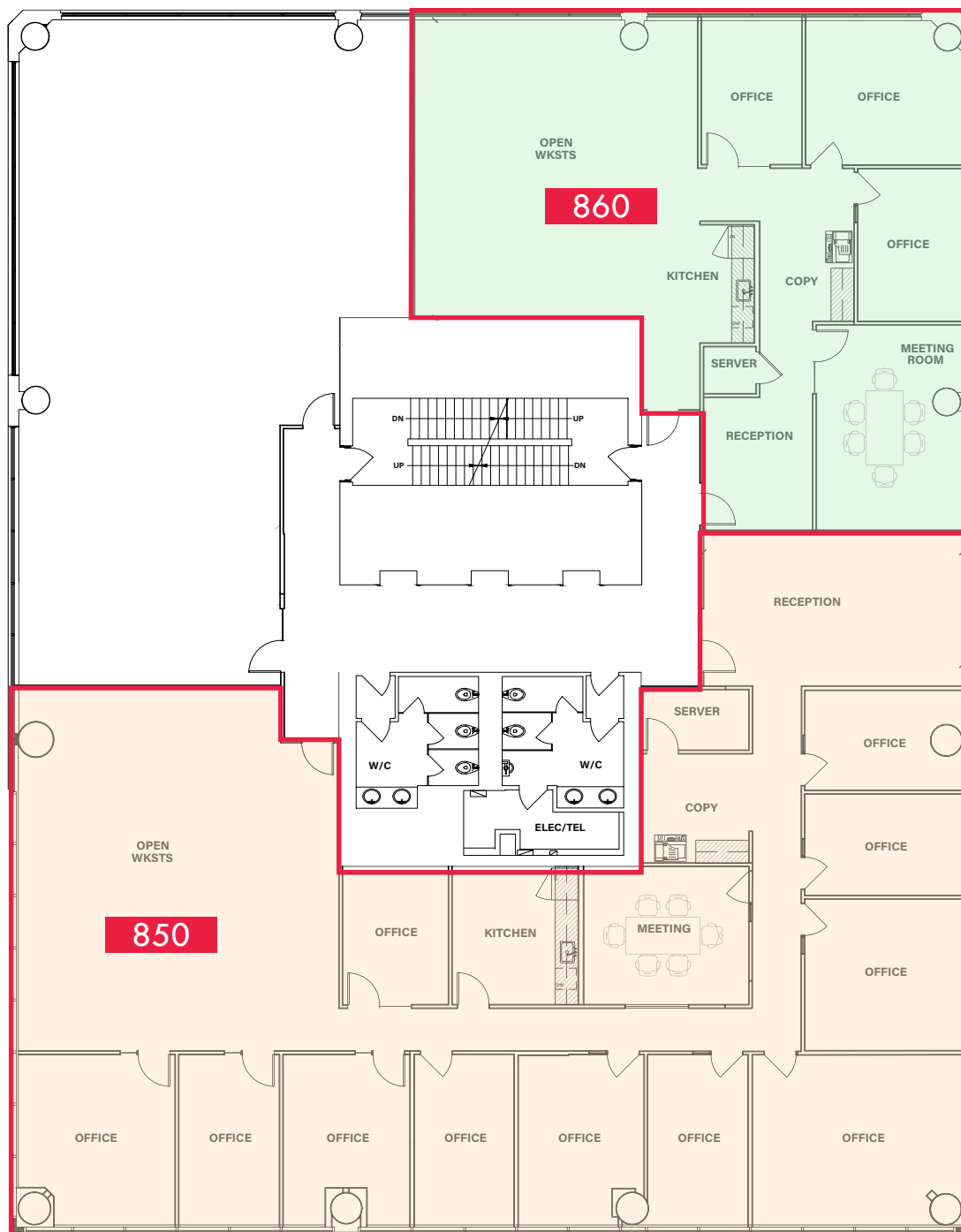
***5,547 SF**

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

Suite **860**

***2,519 SF**

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





340 12th

340 12th Avenue SW
Calgary, AB T2R 1L5

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