



STOCK EXCHANGE TOWER

300 5 Ave SW
Calgary, AB

GWL REALTY
ADVISORS

STOCK EXCHANGE TOWER

- Vacant
- Upcoming
- SS Show Suite



STACKING PLAN

STOCK EXCHANGE TOWER

FEATURES

YEAR BUILT

1978

COMPLETE ADDRESS

300 5 Avenue SW

PROPERTY TYPE

Class A

BUILDING SIZE

425,000 sq. ft.

TYPICAL FLOOR PLATE

14,700 sq. ft. Low Rise

NUMBER OF FLOORS

31 Floors

CEILING HEIGHT

8' 2"

HOURS OF OPERATION

6:00 am – 6:00 pm
Monday – Friday

PARKING RATIO

1:3800
Underground Heated Parking
Max Vehicle Height: 5' 11"

ANNUAL NET RENT

Market Rates

OP COSTS & TAXES

\$21.91 per sq. ft. (2024 est.)

CERTIFICATION

BOMA BEST Platinum

TECHNICAL

POWER

3 watts / sq. ft.

ELEVATORS

4 Low-Rise Elevators servicing P1 – 18
4 High-Rise Elevators servicing 18 – 31

HVAC

6:00 am – 6:00 pm Monday – Friday
9:00 am – 4:00 pm Weekends

LIGHTING

LED Luminaires (new spec)

SECURITY

24/7 Building Access and Security Card Access

AMENITIES

Gym located next door

Conference Rooms

Shower/Locker Facilities

+15 Connection

LRT Station within two blocks

Secure Bike Cage

**Retail and services options including
personnel services, print shop,
optometrist, juice vendor, etc.**

STOCK EXCHANGE TOWER

The Stock Exchange Tower is ideally located in the heart of downtown Calgary. Climbing 31 stories high, this Class A tower is home to a variety of attractive amenities and services.

The building boasts full height glazing, tenant shower facility, 24/7 security, conference rooms, and a variety of retail and service options.

It also has ample parking and a secure bike cage in a heated parkade, and access Calgary's +15 pedestrian system. These +15 walkways not only give your business access to thousands of pedestrians each day but will also easily connect you and your employees to a number of restaurants, retail shops, and hotels in the area.

This building's prime location is also easily accessible via Calgary's LRT system, which is only two blocks away.





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SAMPLE SHOW SUITE



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SAMPLE FLOOR PLAN

20 Exterior Offices

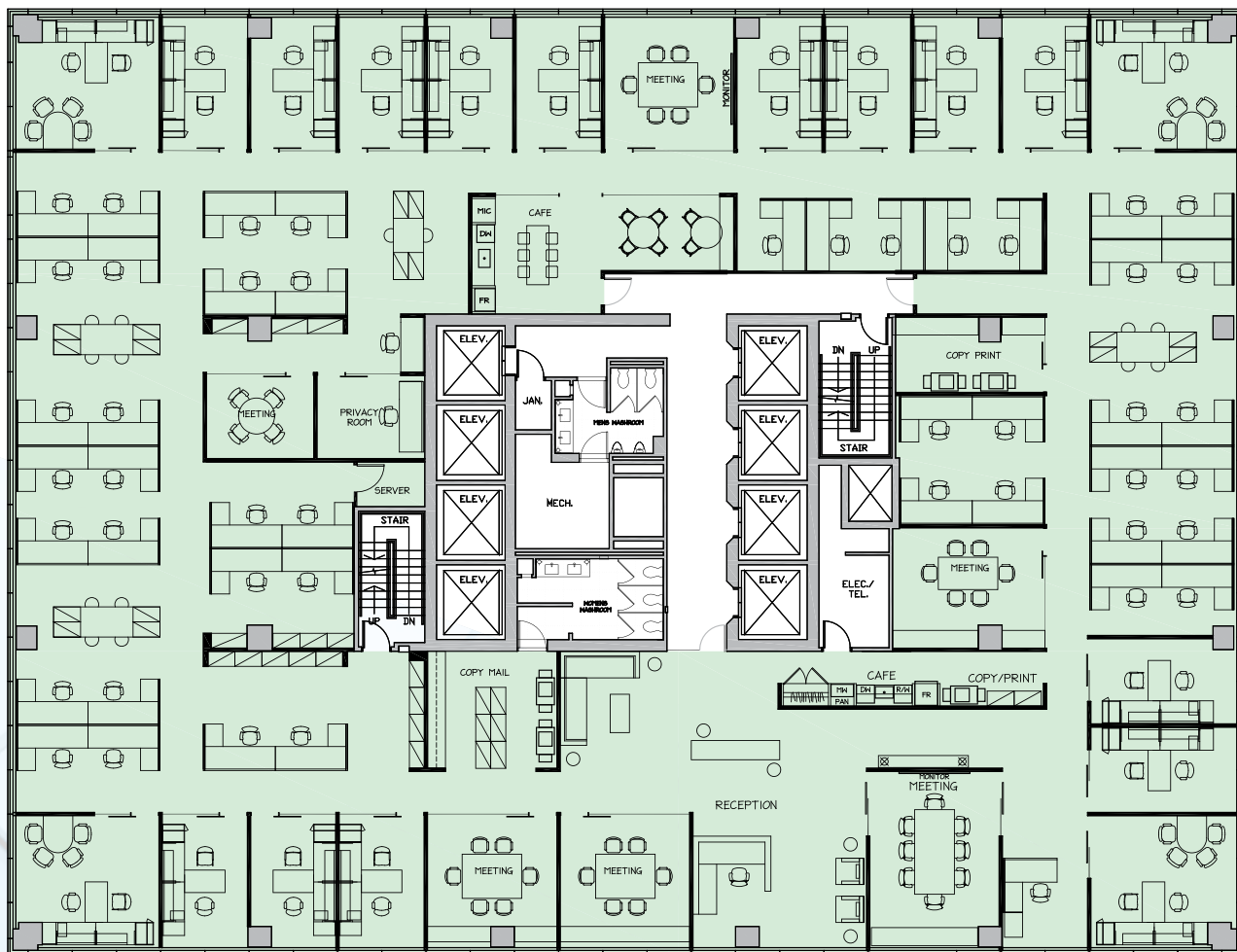
46 Workstations

3 Meeting Rooms

2 Kitchens

Reception

*Layout does not currently exist



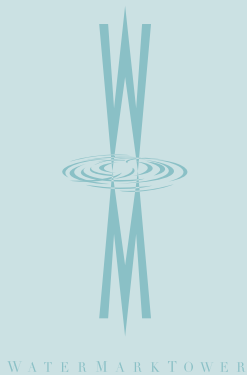


ABOUT GWL REALTY ADVISORS

Year over year, GWL Realty Advisors has experienced portfolio growth, a tribute to sound investment counsel, strong client relationships and innovative thinking. Our teams have extensive experience in all facets of real estate investment, management and development across the office, multi-residential, industrial and retail classes.

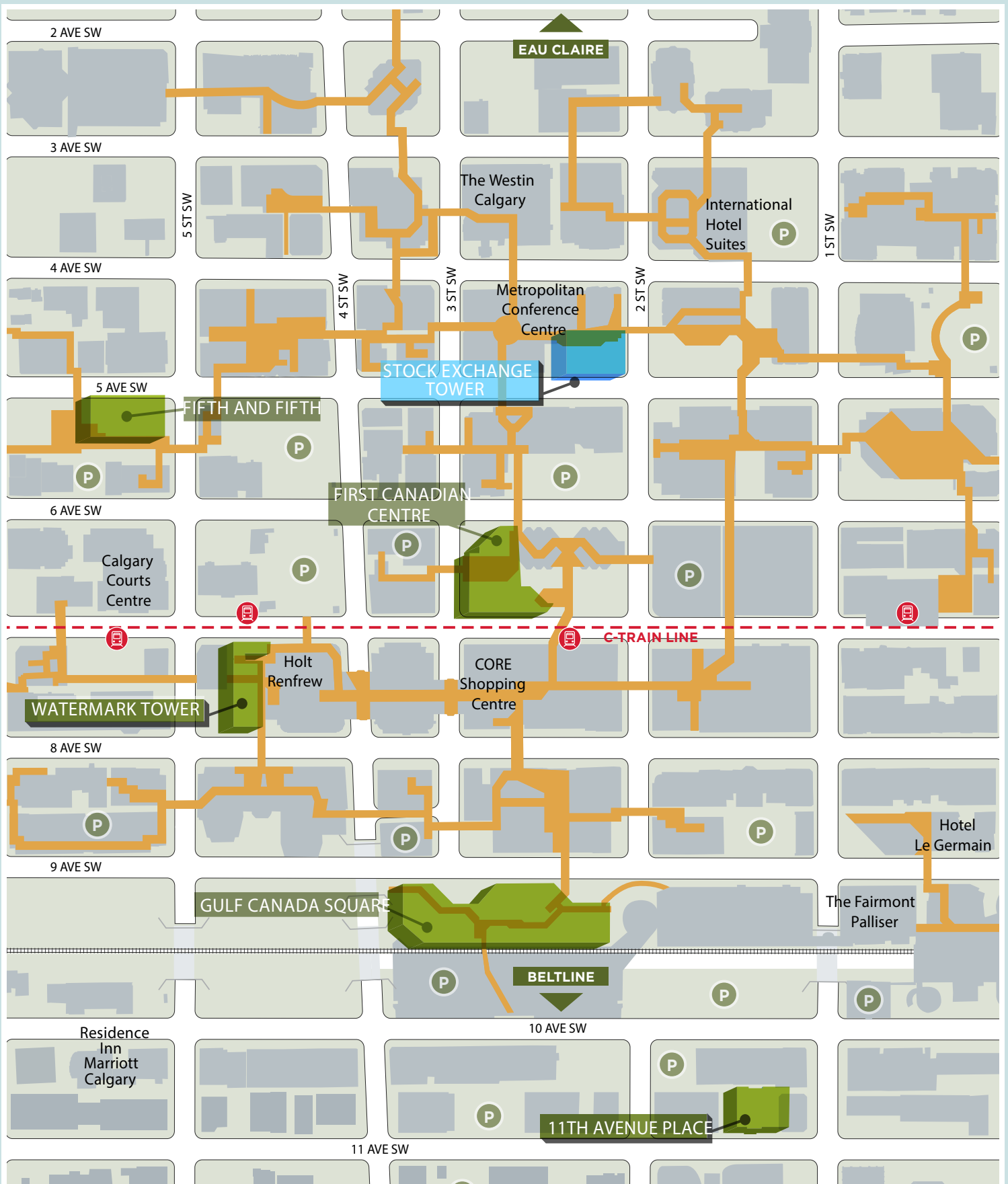
As a trusted real estate investment advisor, we are known for delivering results, strong corporate governance, management of clients' assets, and a commitment to sustainability and outstanding customer service. The breadth of our expertise is reflected in the full complement of investment, development and real estate management services we offer.

We earn and maintain the trust of our clients by understanding their investment objectives and helping them to reach their goals by leveraging the power of our collective real estate knowledge. Our diverse teams located in core markets work together to understand and meet our clients' objectives.



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For further information visit gwlra.com or contact:

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