

STOCK EXCHANGE TOWER.

300 5th Avenue SW

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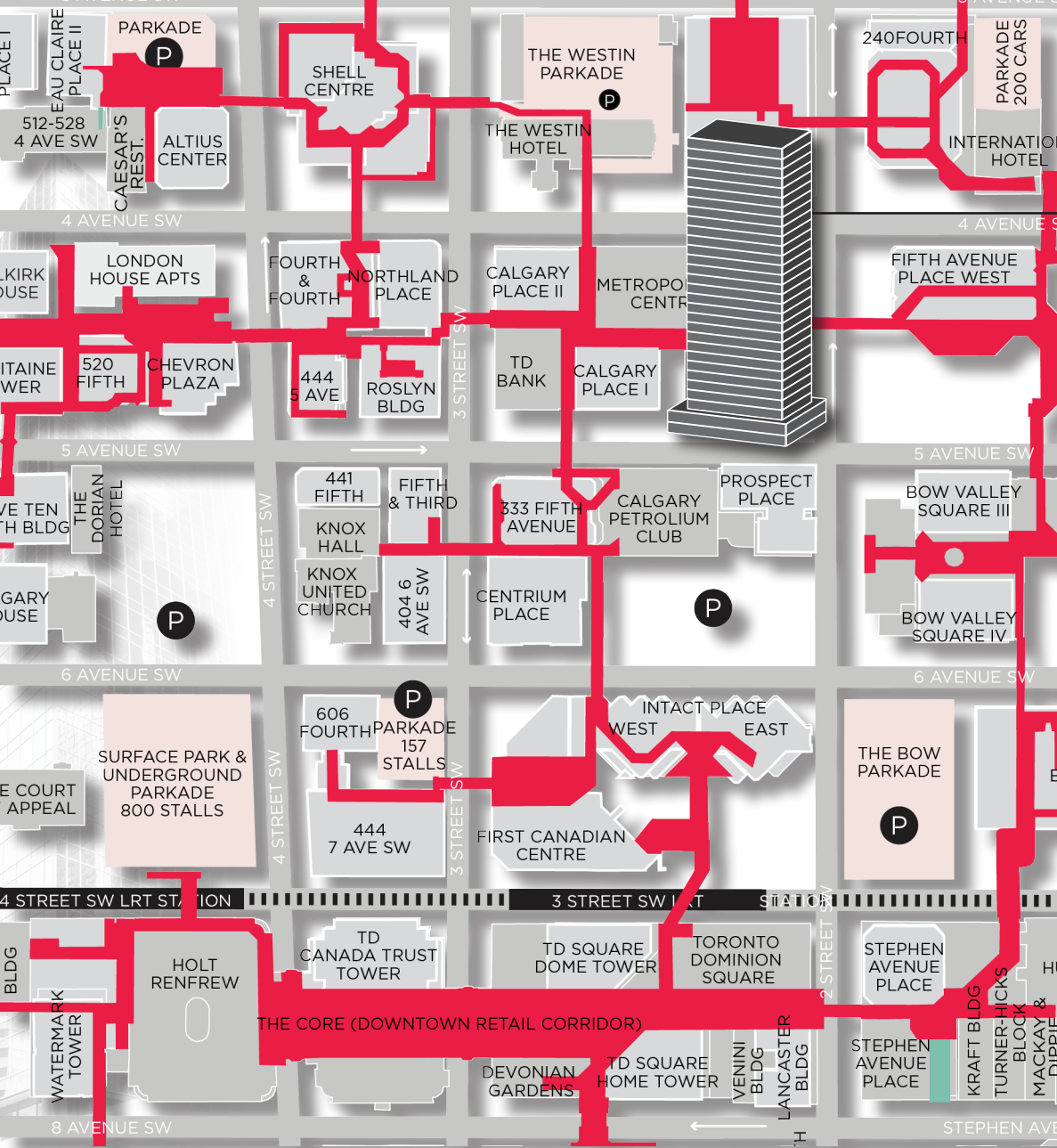




PROPERTY OVERVIEW

Address: 300 5th Avenue SW
Year Built: 1978
Property Type: Class A
Building Size: ± 426,184 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: 1:2,601 sq. ft. (Clearance: 5'11")
Reserved (\$/stall): \$550.00 + gst
 Access to overheight parking can be provided via adjacent +15 connected building with clearance heights of 6'6" and 7'



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
 Overheight parking via adjacent +15 connected building with clearance heights of 6'6" and 7' can be made available.



ABOUT ENRIGHT

Enright Capital has acquired five buildings over the past 24 months with Stock Exchange Tower expected to become the sixth office asset under ownership and management come May 1, 2026.

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

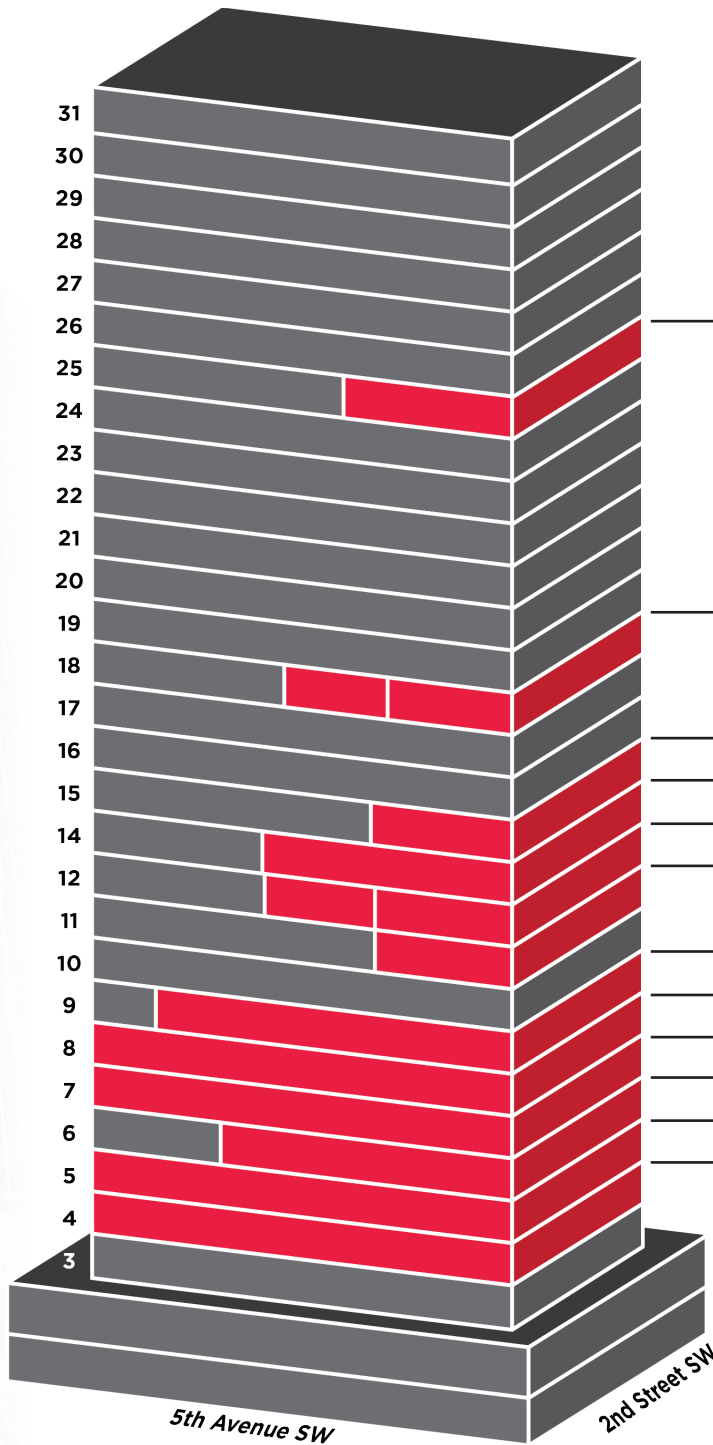
±180k SF

Leased in Past 12 Months (Office)
Excl. Stock Exchange

130

Office Tenants

CURRENT AVAILABILITIES.



2550	6,524 SF	180 DAYS
1820 / 1810	3,227 SF / 4,044	AVAILABLE IMMEDIATELY
1500	4,286 SF	180 DAYS
1400	6,702 SF	180 DAYS
1230 / 1220	4,071 SF / 2,974	180 DAYS
1130 (FUTURE SHOW SUITE)	3,051 SF	180 DAYS
910 (FUTURE SHOW SUITE)	12,384 SF	SEPT 2026
800 (FUTURE SHOW SUITE)	14,780 SF	SEPT 2026
700 (FUTURE SHOW SUITE)	14,780 SF	SEPT 2026
630	8,180 SF	SEPT 2026
500 (FUTURE SHOW SUITE)	14,705 SF	2027
400 (FUTURE SHOW SUITE)	14,747 SF	2027

JOIN OUR PRESTIGIOUS TENANT ROSTER

TRANSMOUNTAIN	APEX	FEDERATION ENGINEERING	TriSummit UTILITIES
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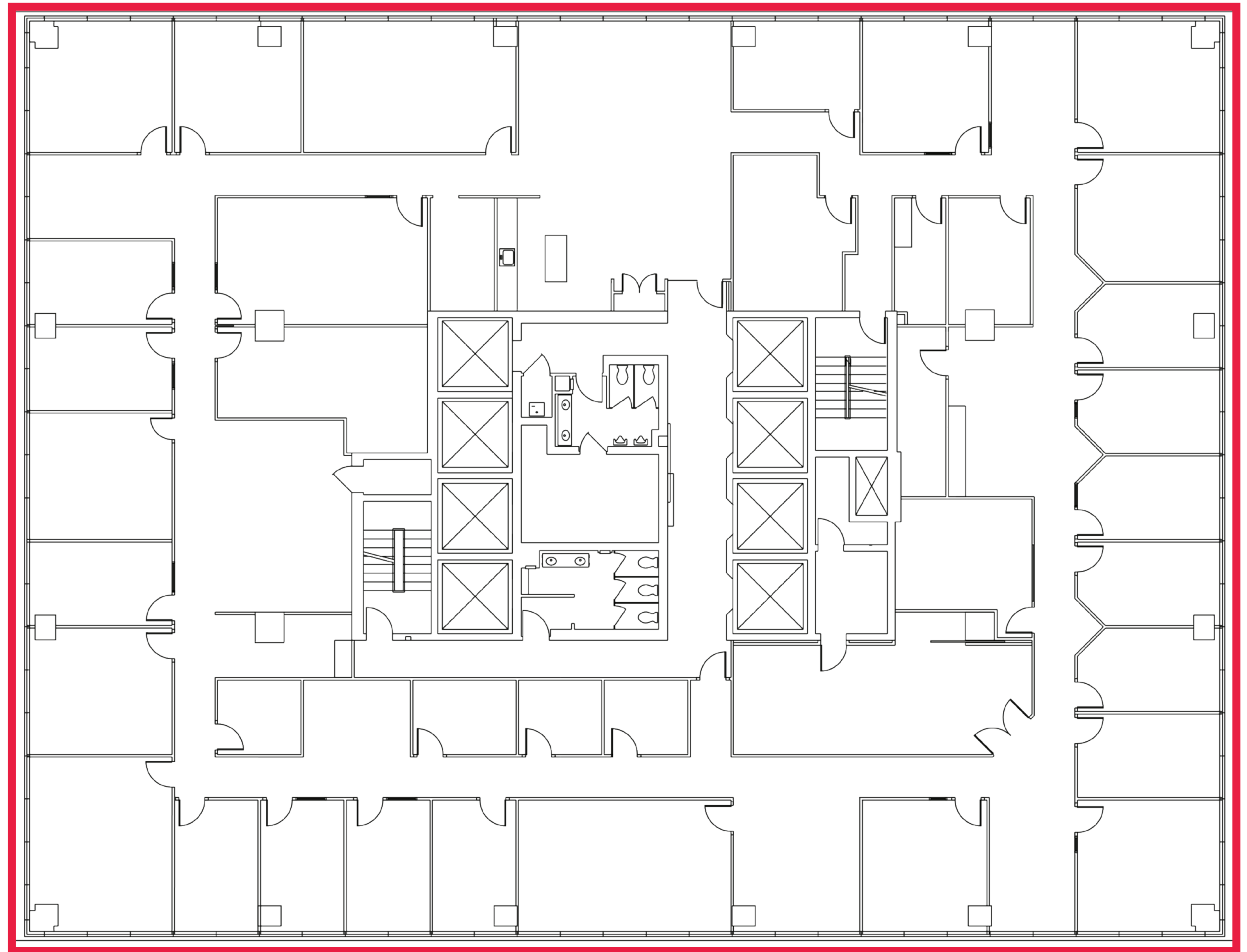
SUITE 400

14,747 sq. ft

- Show Suite
- Perimeter Office(s): 24
- Interior Office(s): 6
- Boardroom(s): 2
- Meeting Room(s): 2
- Print/Copy Room(s): 2
- Kitchen
- Reception
- Show Suite: 2027



[Click here for virtual tour.](#)



4th

5th

6th

7th

8th

9th

11th

12th

14th

15th

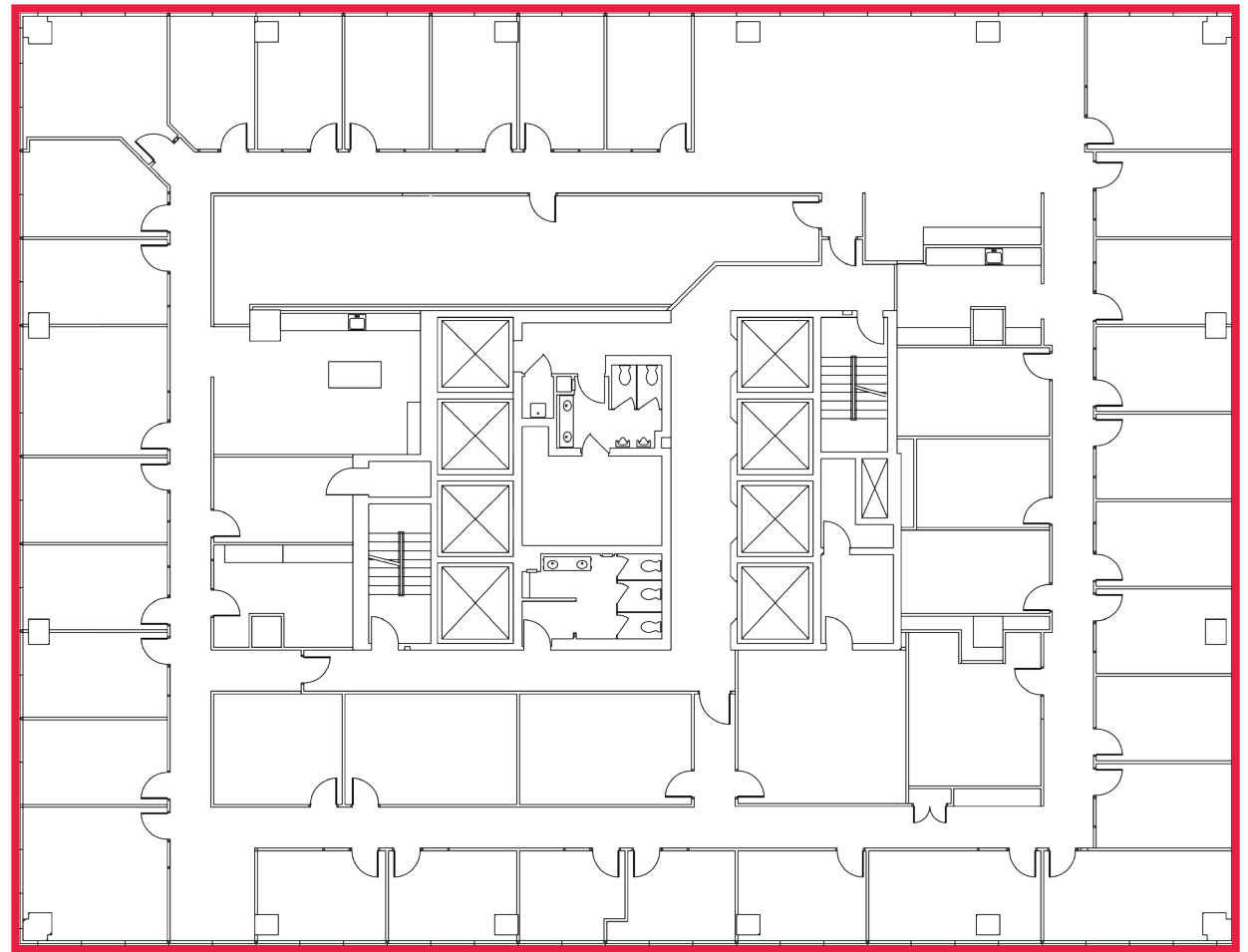
18th

25th

SUITE 500

14,705 sq. ft

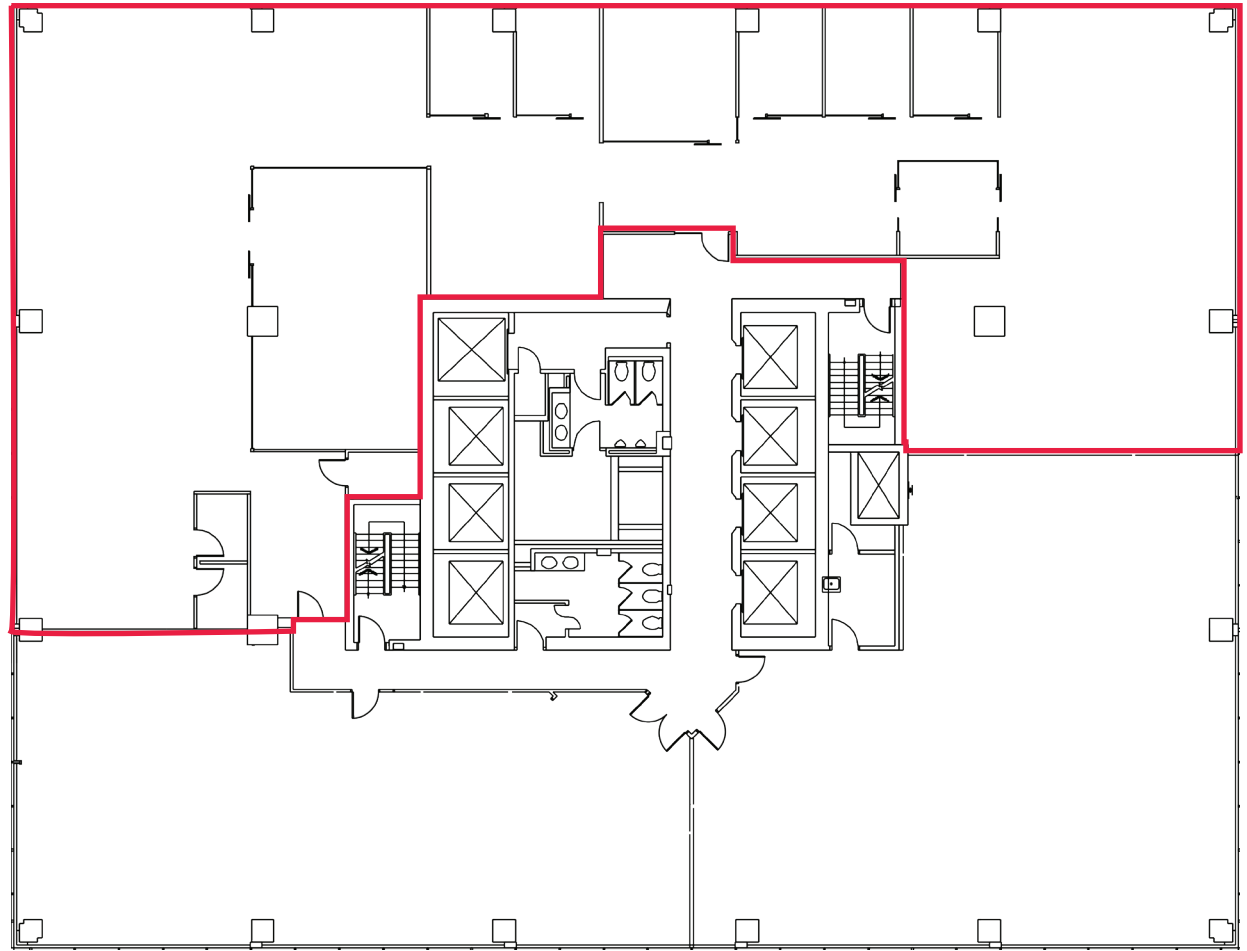
- Perimeter Office(s): 31
- Interior Office(s): 8
- Meeting Room(s): 2
- Large File Room
- Kitchen(s): 2
- Show Suite: 2027



SUITE 630

8,180 sq. ft

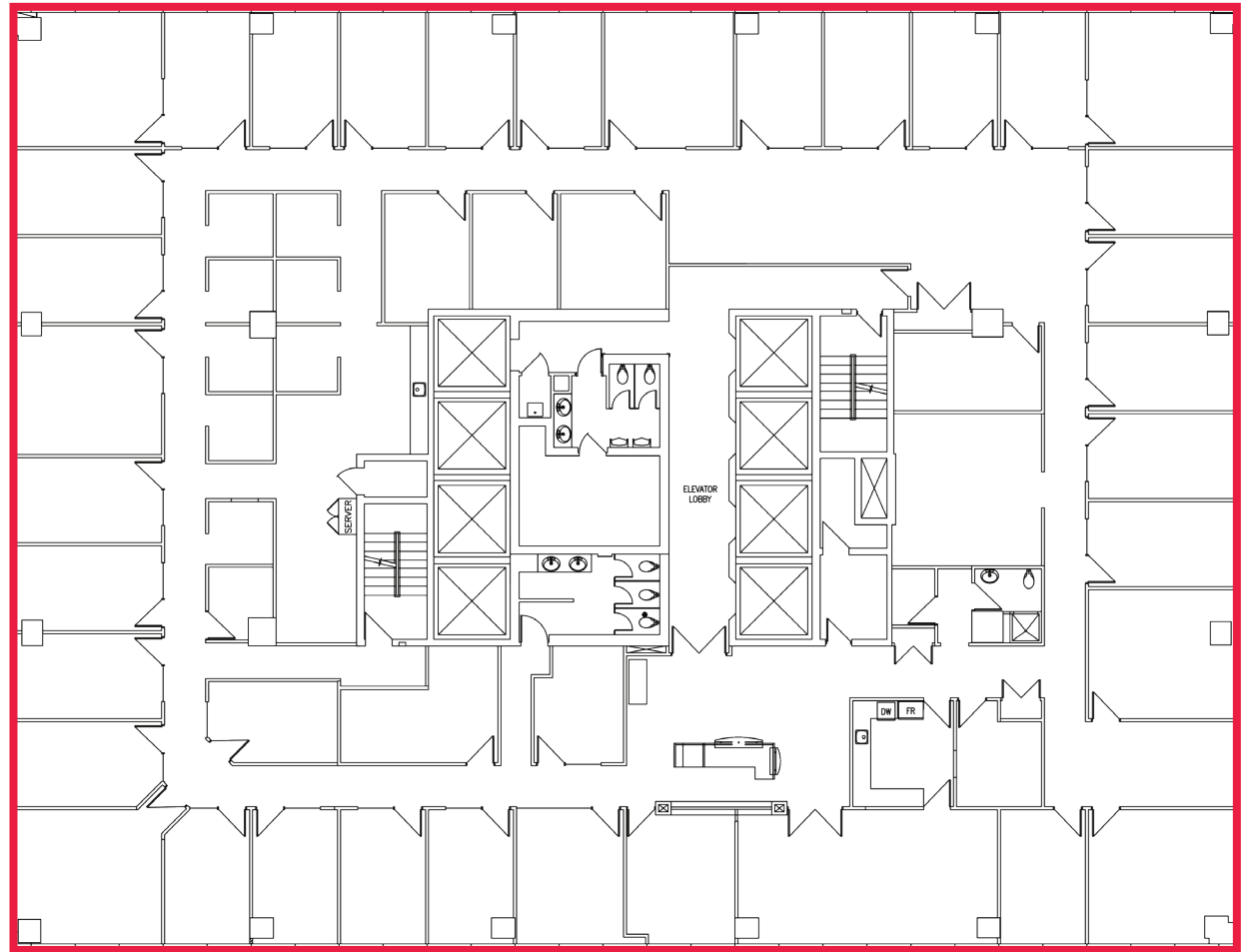
- Perimeter Office(s): 5
- Conference Room
- Meeting Room
- Storage Room
- Kitchen
- Available Sept 2026



SUITE 700

14,780 sq. ft

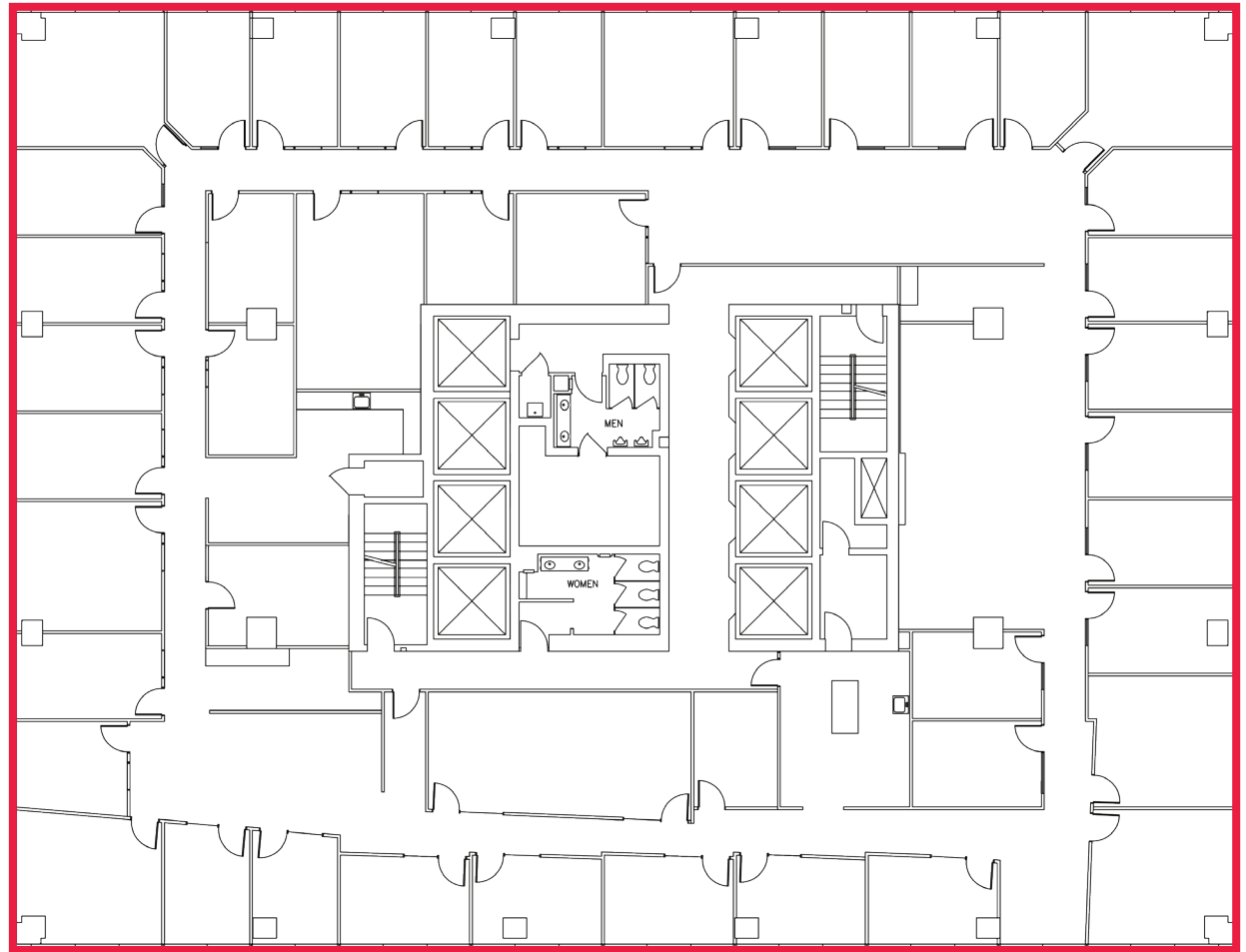
- Perimeter Office(s): 33
- Interior Office(s): 8
- Open Area
- Filing Room: 1
- Kitchen(s): 2
- Show Suite: Sept 2026



SUITE 800

14,780 sq. ft

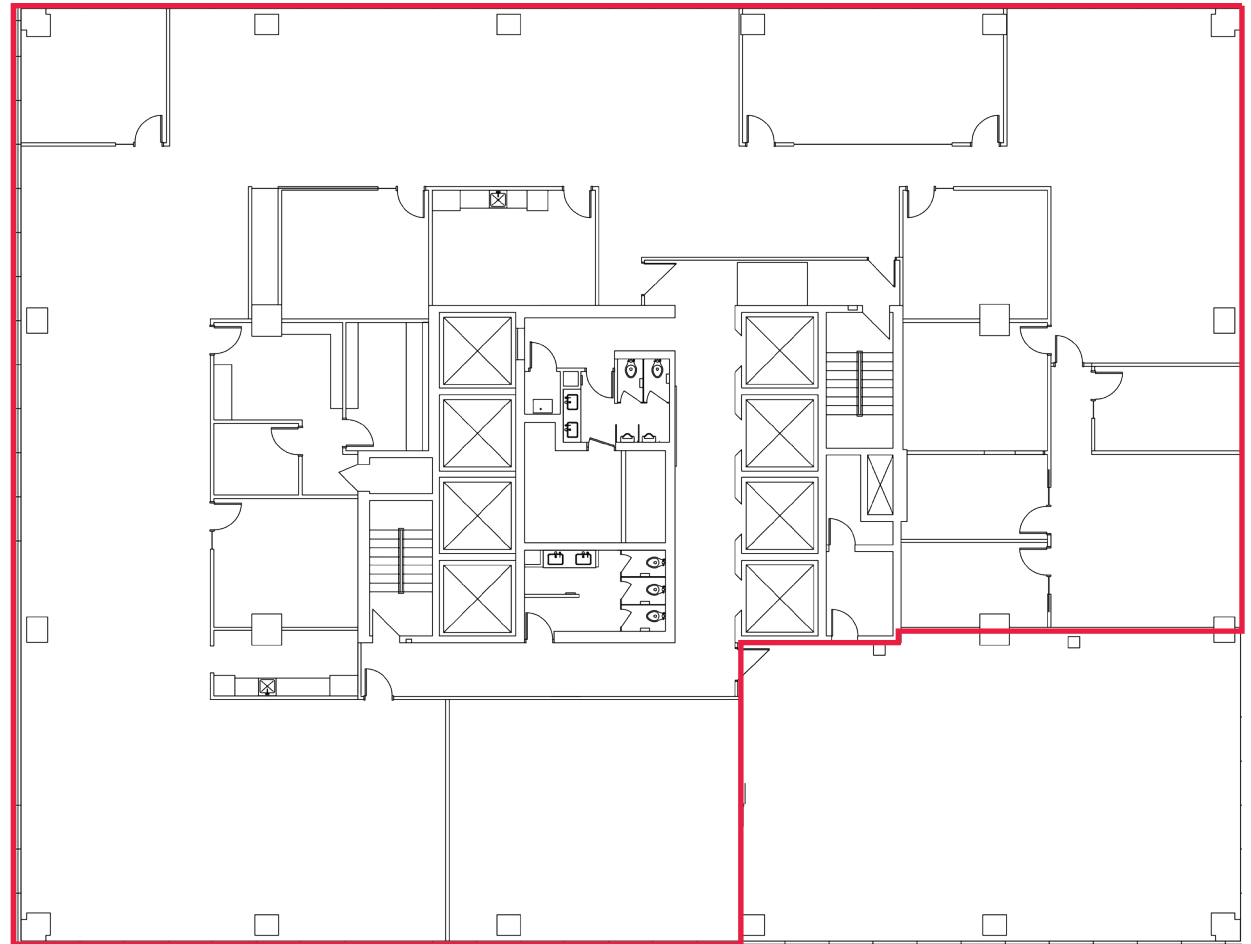
- Perimeter Office(s): 35
- Interior Office(s): 8
- Open Area
- Boardroom
- Meeting Room
- Filing Room
- Kitchen(s): 2
- Show Suite: Sept 2026



SUITE 900

12,384 sq. ft

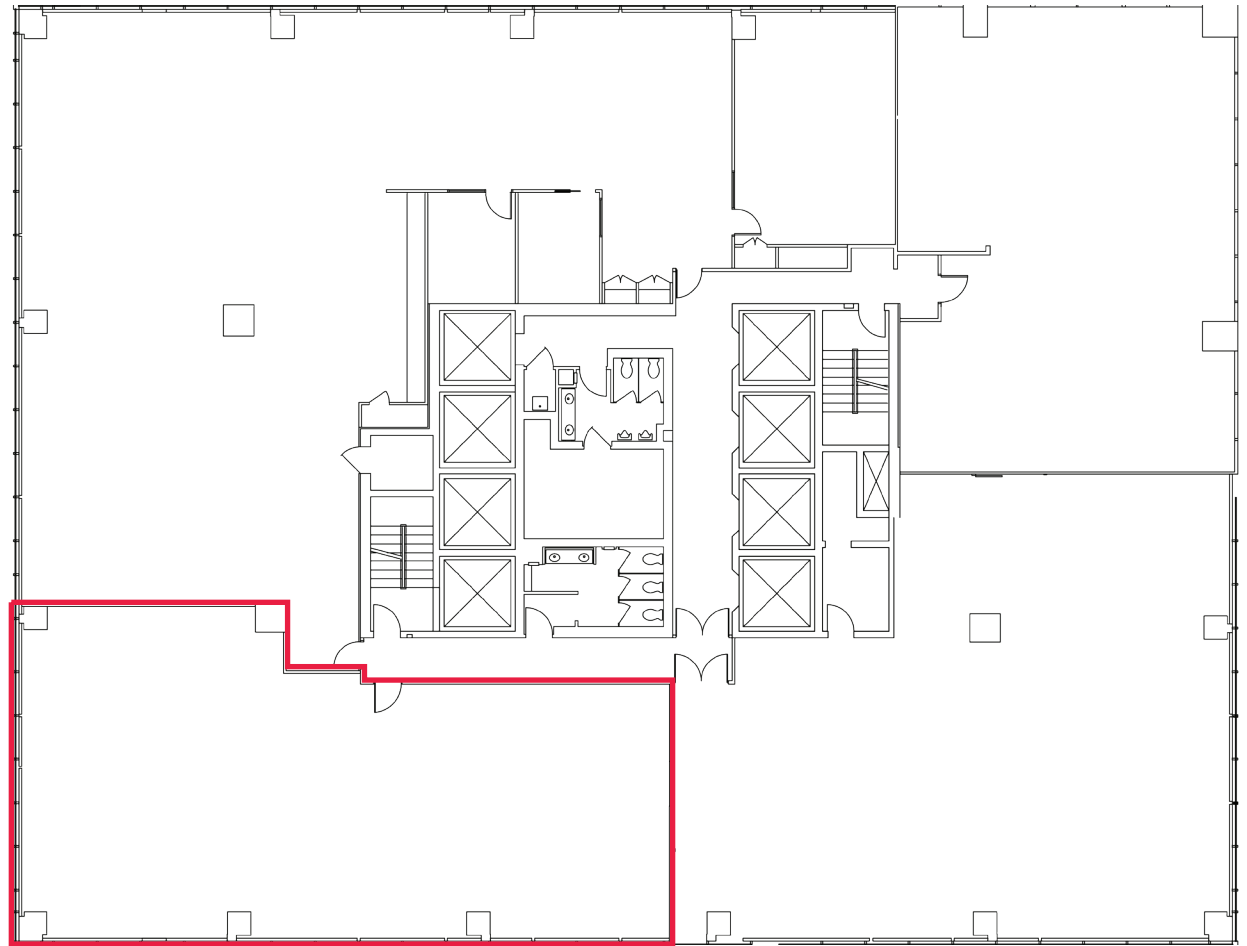
- Perimeter Office(s): 2
- Interior Office(s): 6
- Open Area
- Boardroom
- Filing Room
- Kitchen(s): 2
- Storage
- Show Suite: Sept 2027



SUITE 1130

3,051 sq. ft

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



SUITE 1220

2,974 sq. ft

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

SUITE 1250

4,071 sq. ft

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

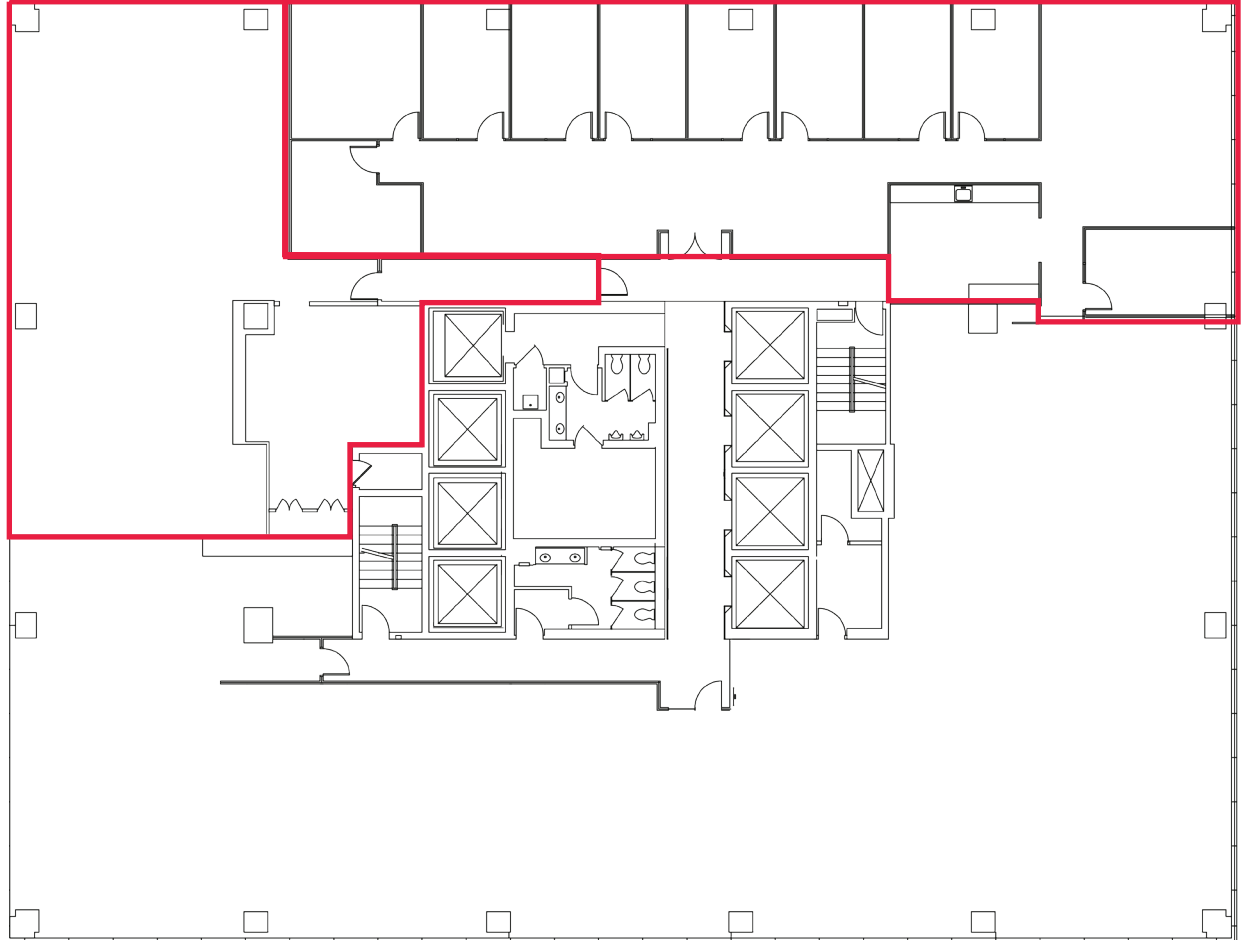


Click here for virtual tour.



SUITE 1220

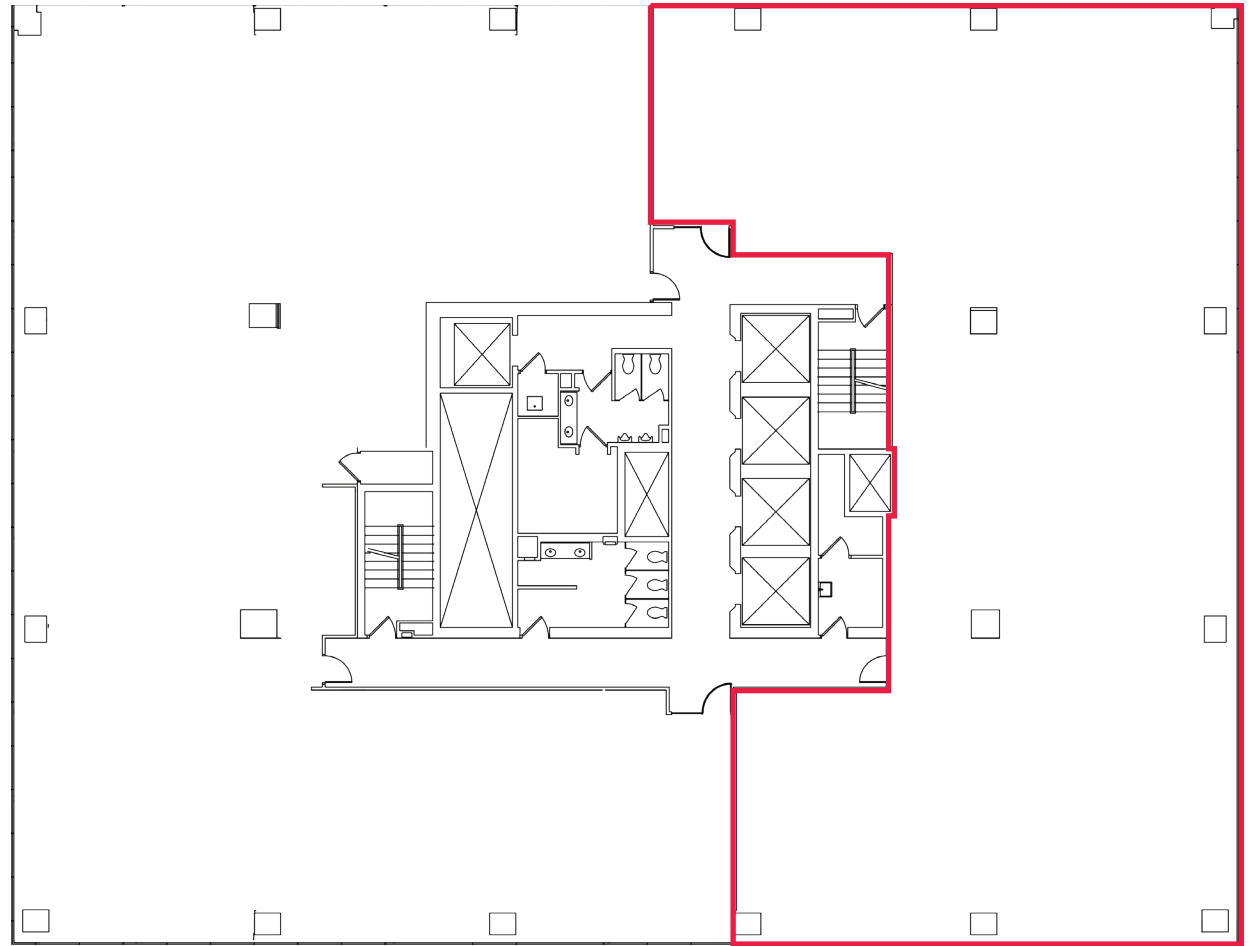
SUITE 1250



SUITE 1450

6,702 sq. ft

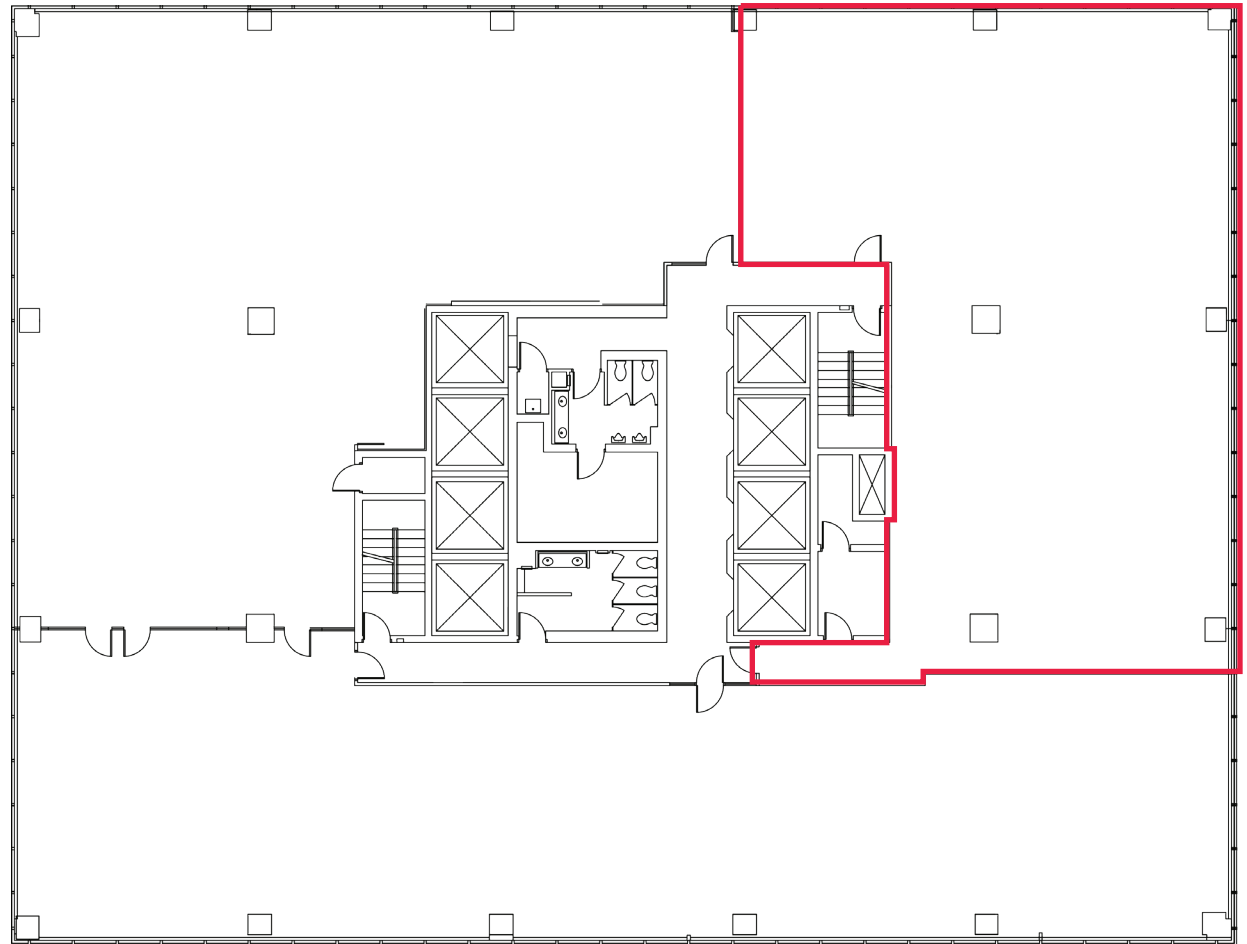
- Base Building Condition - Future Show Suite
- Available in 180 Days



SUITE 1530

4,286 sq. ft

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



SUITE 1810

4,044 sq. ft

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

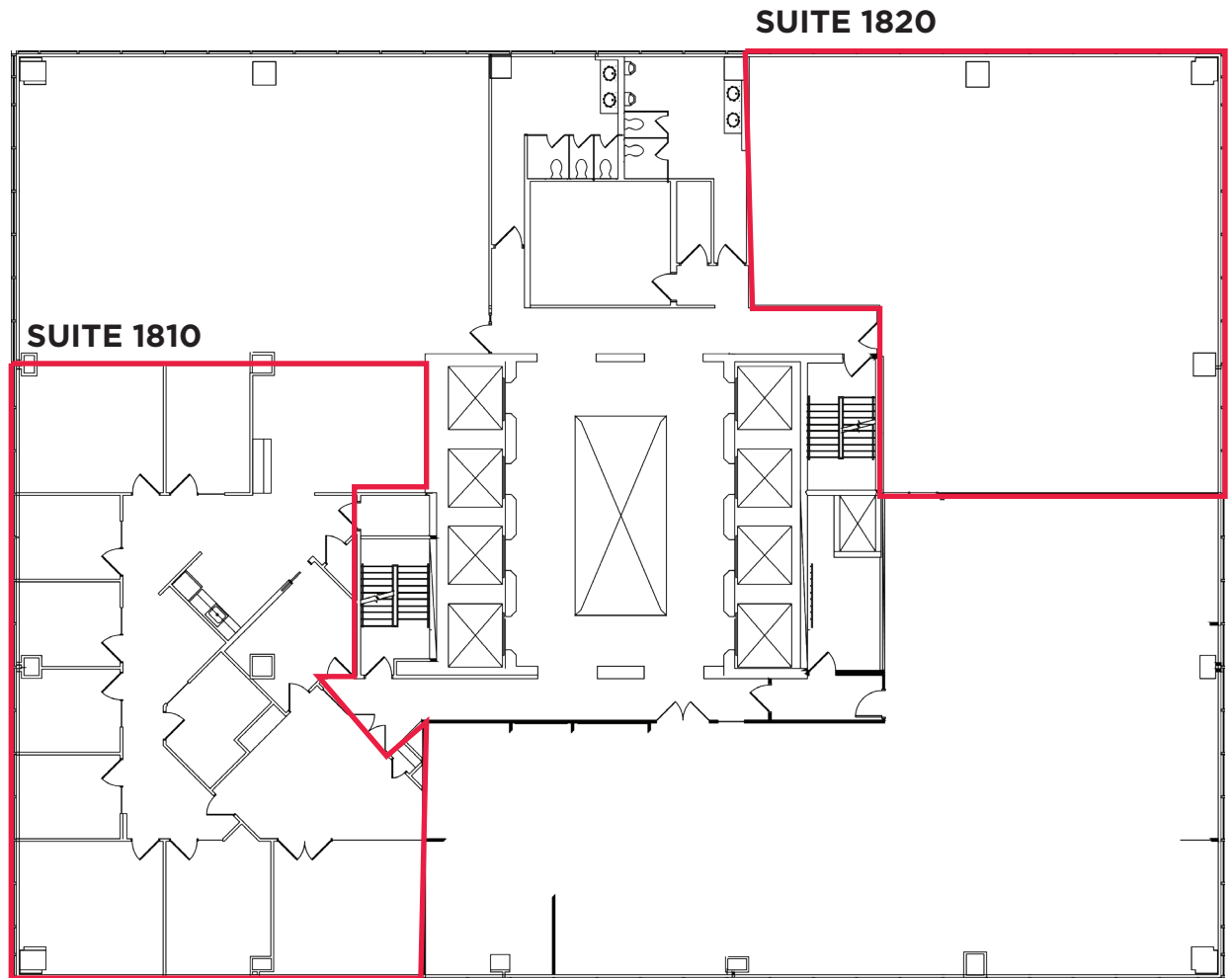
SUITE 1820

3,227 sq. ft

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



Click here for virtual tour.



4th

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15th

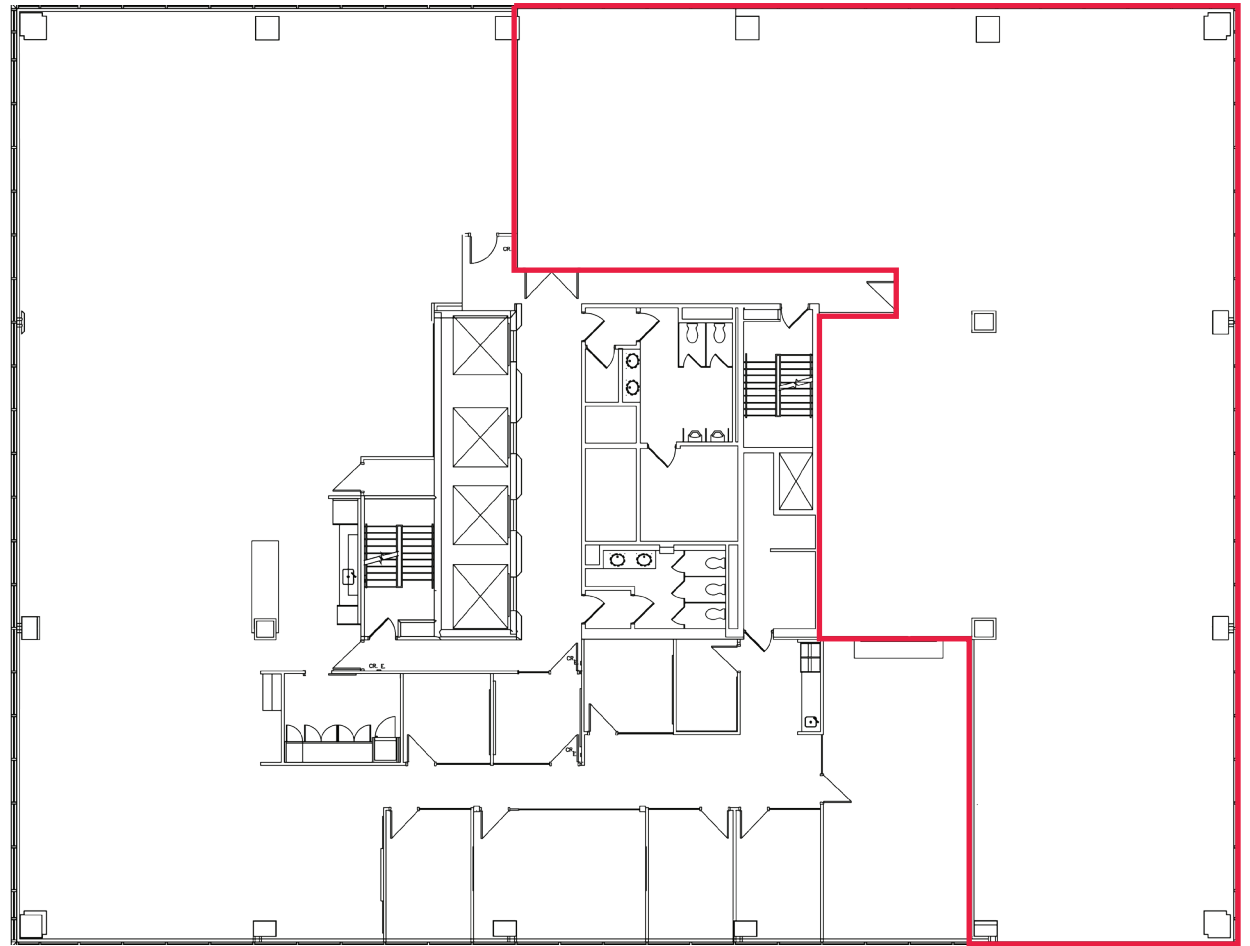
18th


25th

SUITE 2550

6,524 sq. ft

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



A black and white photograph of a building facade, likely the Stock Exchange Tower. The words "STOCK EXCHANGE TOWER" are prominently displayed in large, white, serif capital letters on a dark, textured background. Above the text, three circular vents or lights are visible on the upper part of the building. The background shows a blurred view of other buildings and a sky.

STOCK EXCHANGE TOWER

CONTACT

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