



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: ± 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
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 & SPORT COURT

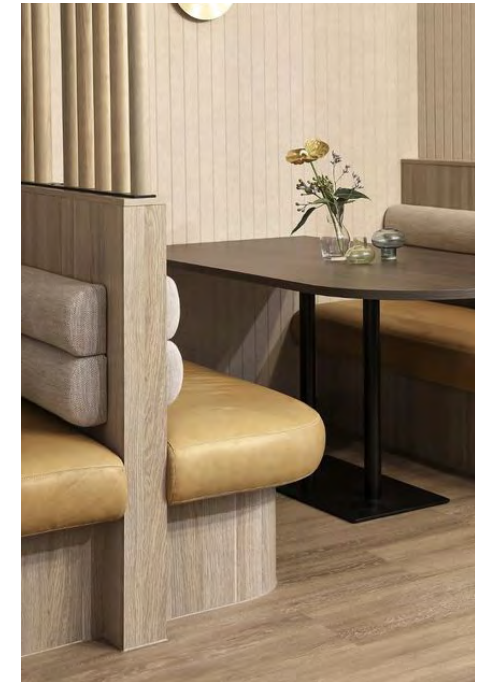
- Simulator and multi-use sport court, designed for tenant recreation and wellness.

TENANT LOUNGE

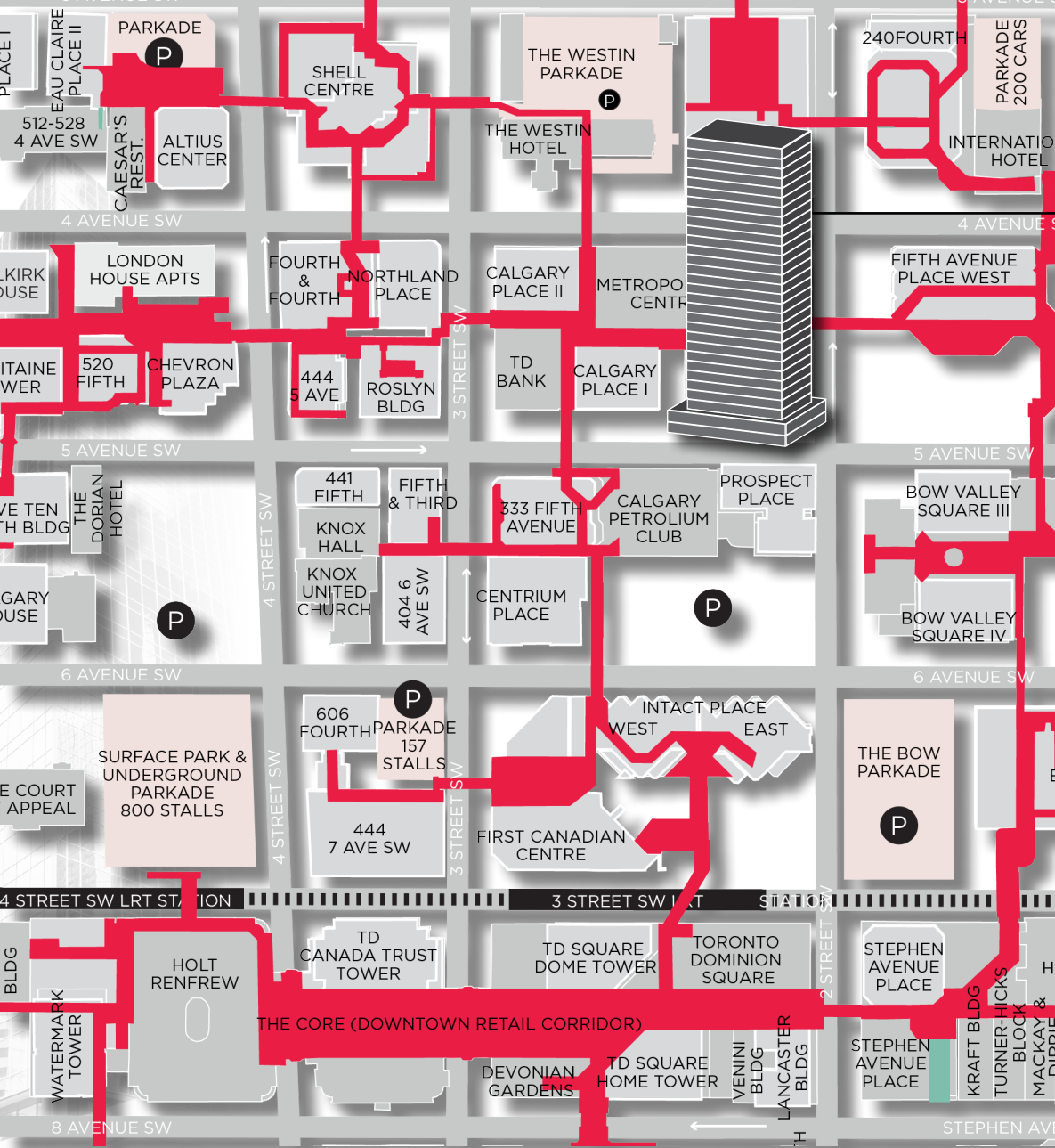
- Lounge seating, social areas and recreation amenities including pool table.

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.



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

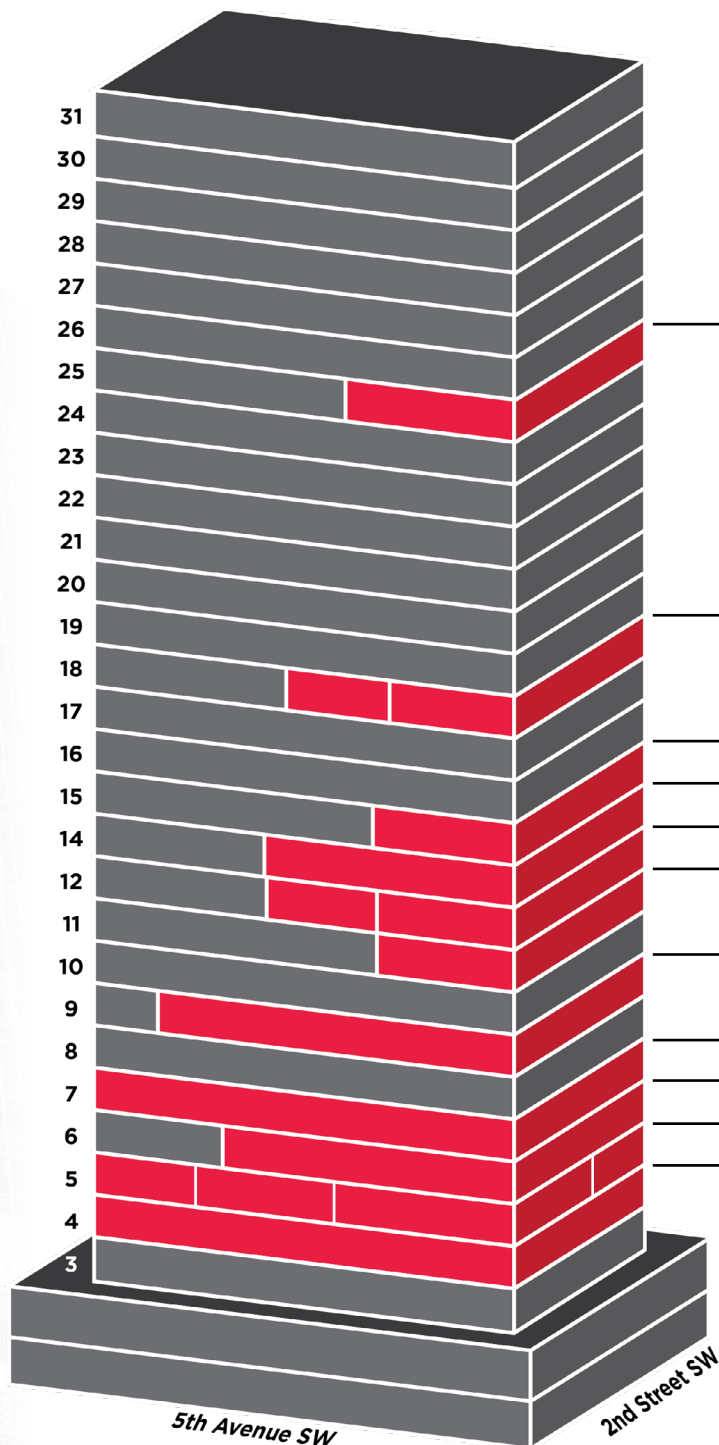
Leased in Past 12 Months (Office)
Excl. Stock Exchange

130

Office Tenants

New Ownership. New Management. New Vision.

CURRENT AVAILABILITIES.



2550 6,524 SF 180 DAYS

1820 / 1810 3,227 SF / 4,044 AVAILABLE IMMEDIATELY

1530 4,286 SF 180 DAYS

1450 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

700 (FUTURE SHOW SUITE) 14,780 SF SEPT 2026

630 8,180 SF SEPT 2026

540/550/570/510 3,140 SF/4,532 SF/2,747 SF/4,286 SF SEPT 2026

400 (FUTURE SHOW SUITE) 14,747 SF 2027

JOIN OUR PRESTIGIOUS TENANT ROSTER



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18th

25th

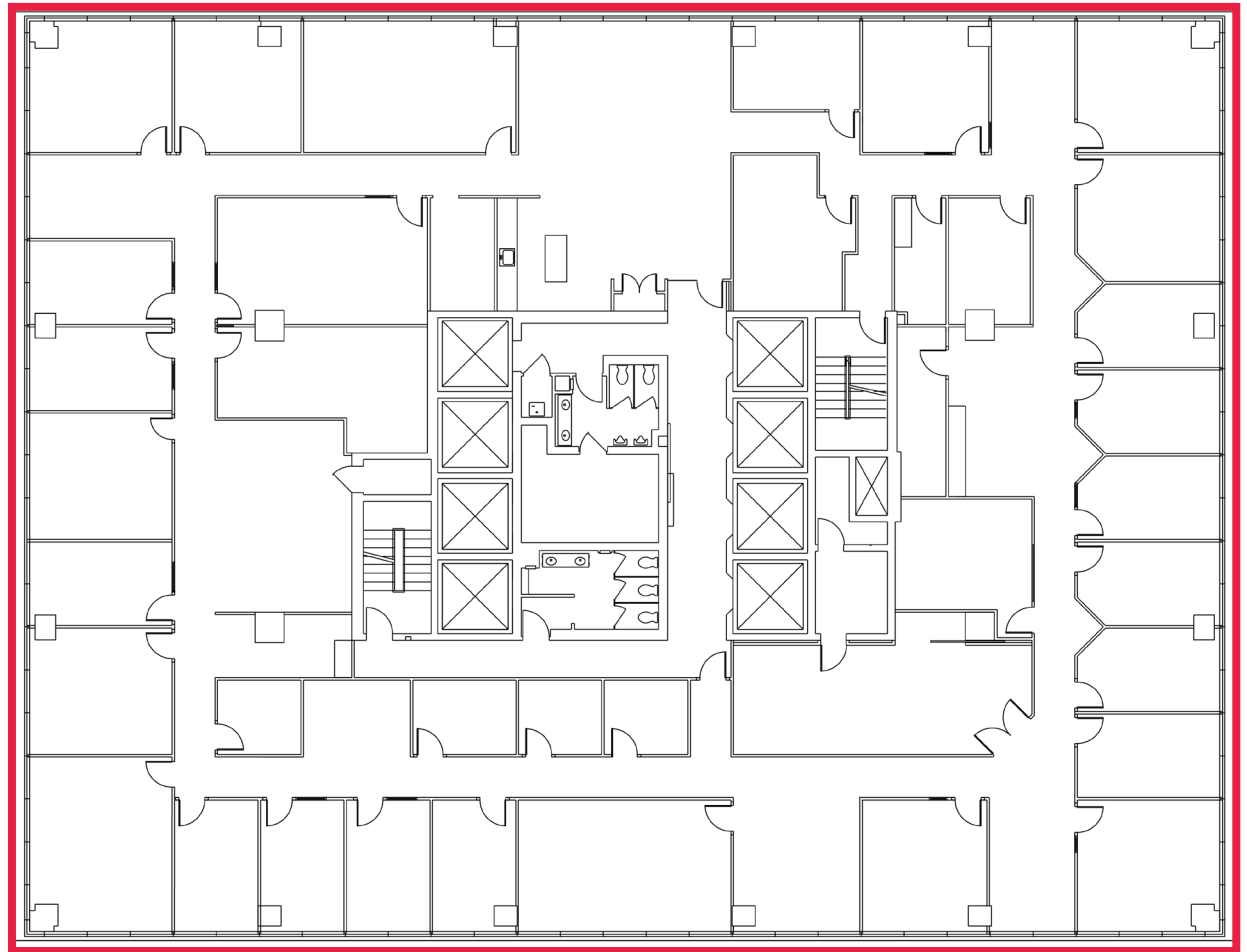
SUITE 400

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.



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25th

SUITE 540

± 3,140 sq. ft

- Perimeter Office(s): 8
- Meeting Room(s): 1
- Kitchen and Copy Area
- Server Room
- Available Sept 1, 2026

SUITE 550

± 4,532 sq. ft

- Perimeter Office(s): 10
- Interior Office(s): 2
- Boardroom
- Kitchen
- Server Room
- Copy Area
- Available Sept 1, 2026

SUITE 570

± 2,747 sq. ft

- Perimeter Office(s): 7
- Interior Office(s): 1
- Meeting Room
- Kitchen
- Server Room
- Available Sept 1, 2026

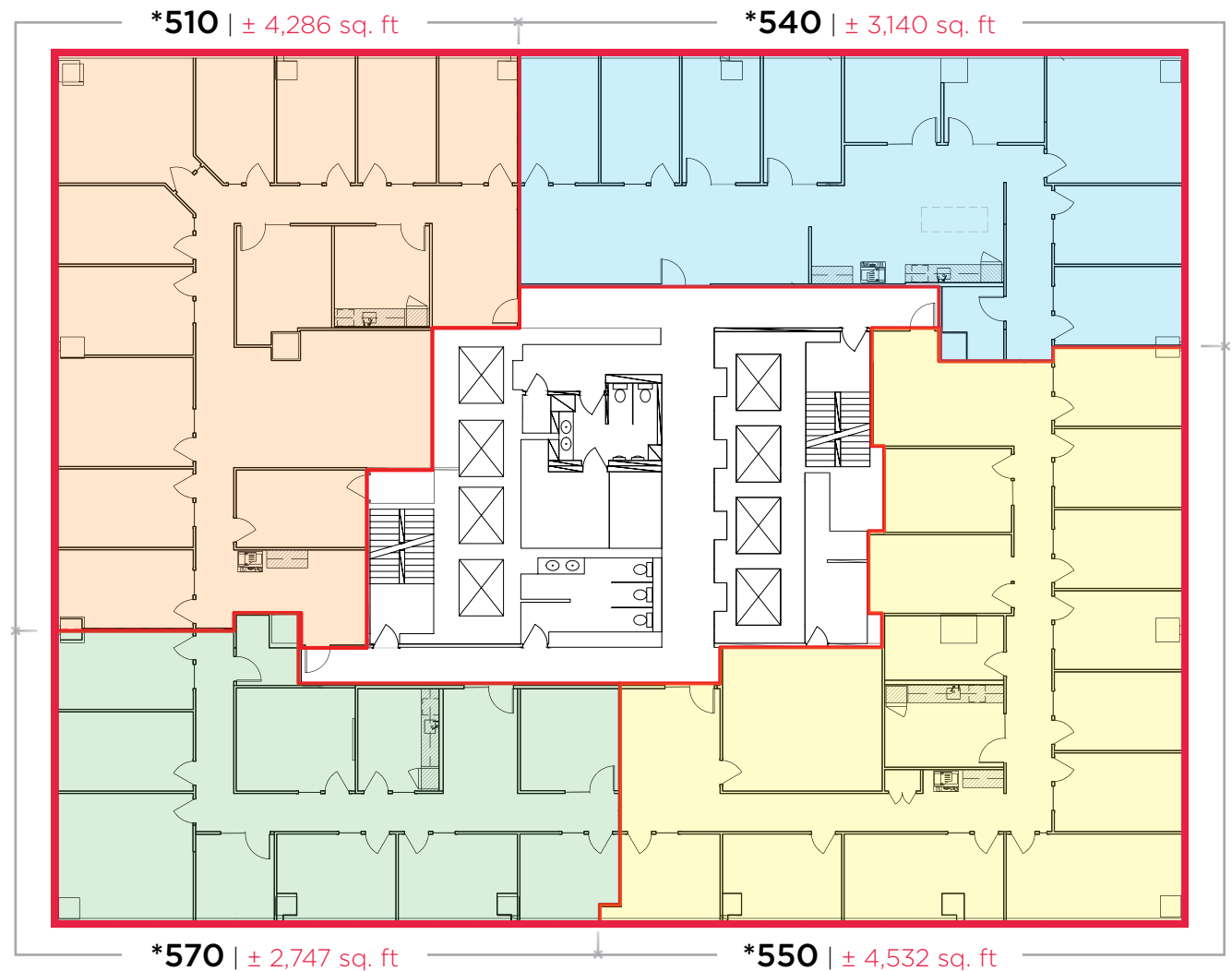
SUITE 510

± 4,286 sq. ft

- Perimeter Office(s): 10
- Breakout Room
- Kitchen
- Files & Server Room
- Copy Room
- Open Area
- Available Sept 1, 2026



*Demising walls will not be constructed to allow for optimal sizing flexibility.



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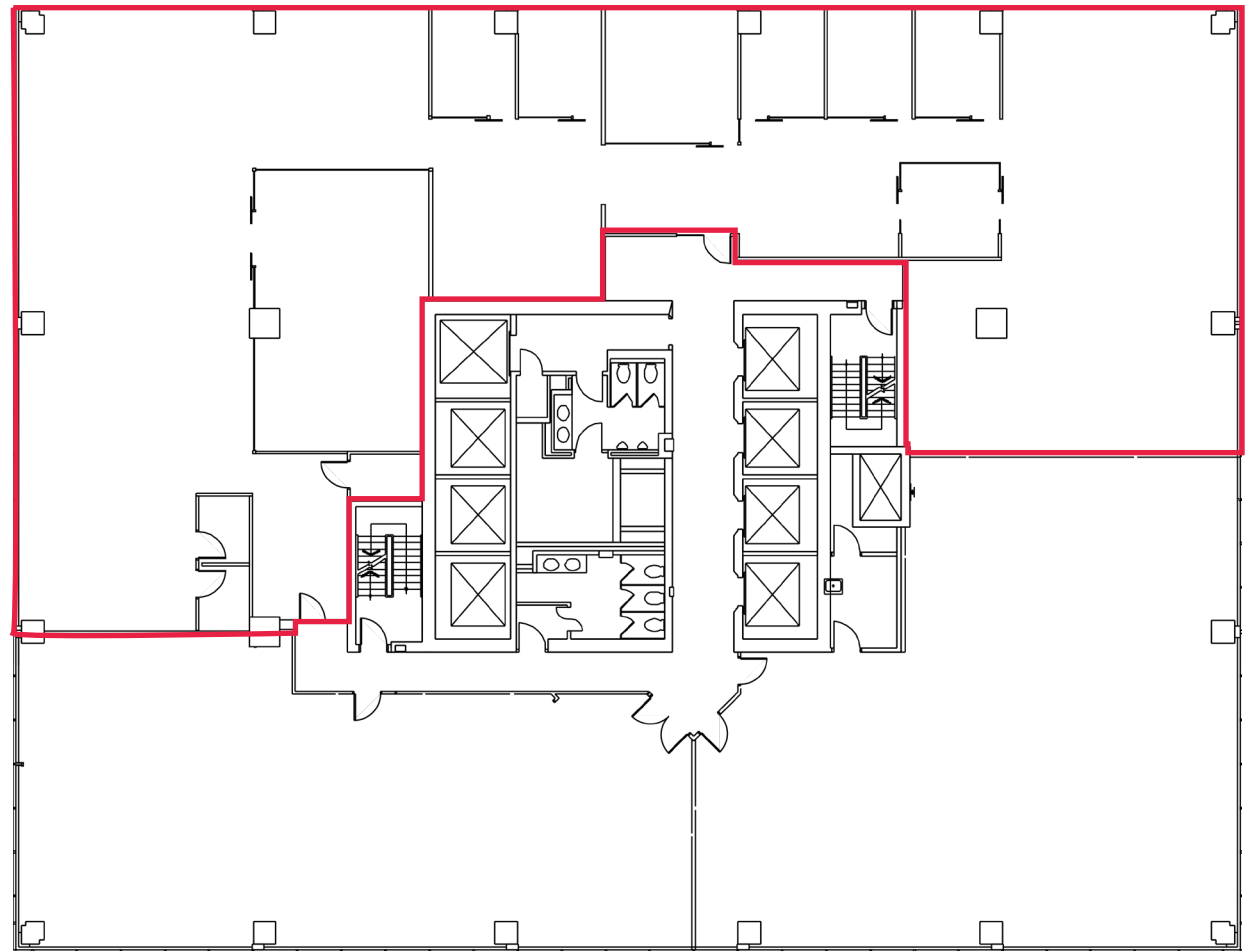
18th

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SUITE 630

8,180 sq. ft

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



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SUITE 710

3,878 sq. ft

- Perimeter Office(s): 8
- Interior Office(s): 2
- Boardroom
- Server Closet
- Kitchen
- Copy Area
- Available: Sept 2026

SUITE 740

4,346 sq. ft

- Perimeter Office(s): 10
- Boardroom
- Kitchen
- Copy Area
- Open Area
- Server Closet
- Available: Sept 2026

SUITE 750

1,897 sq. ft

- Perimeter Office(s): 5
- Kitchenette
- Open Area
- Server Closet
- Available: Sept 2026

SUITE 760

2,141 sq. ft

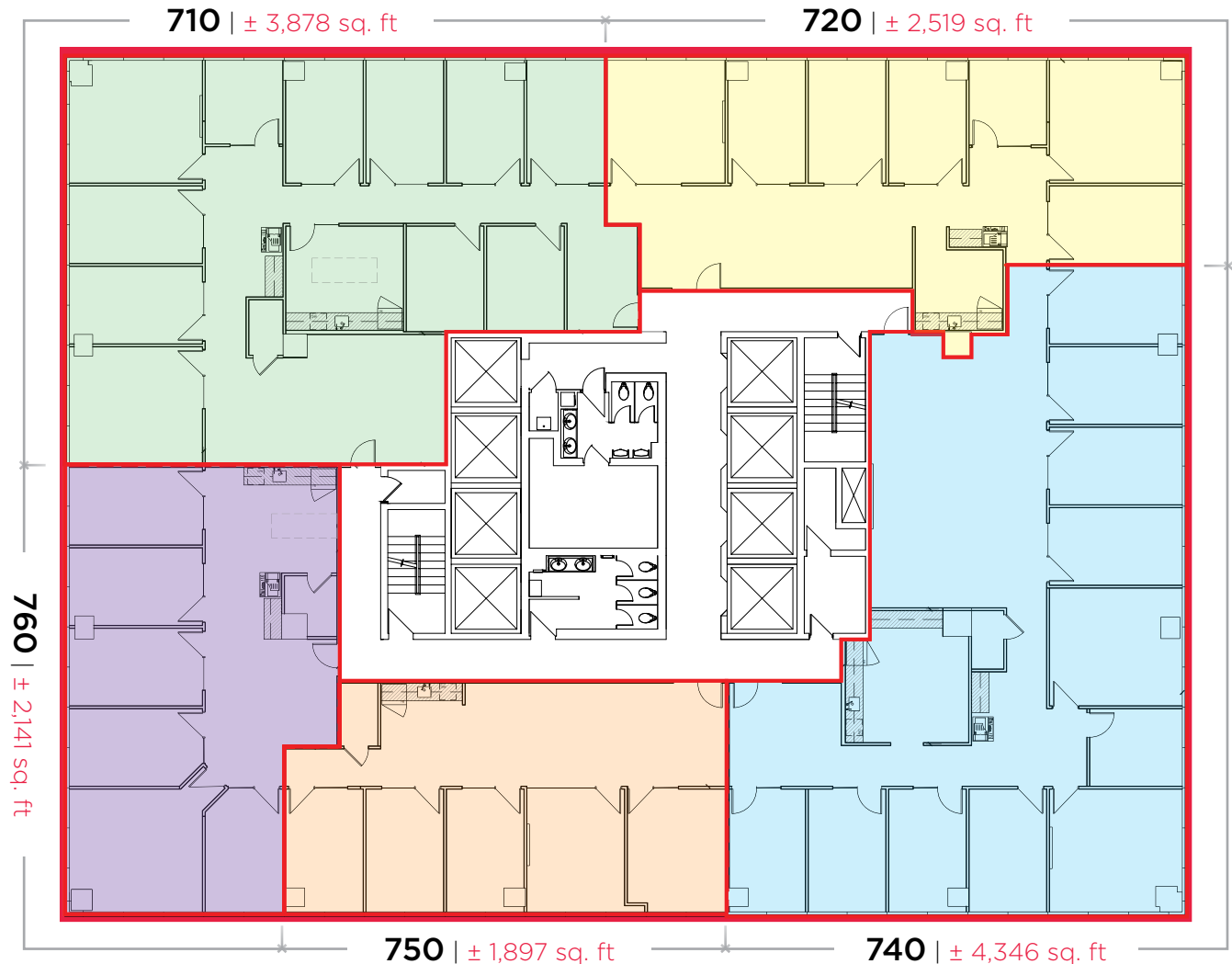
- Perimeter Office(s): 5
- Kitchenette
- Boardroom
- Copy Area
- Available: Sept 2026

SUITE 720

2,519 sq. ft

- Perimeter Office(s): 6
- Meeting Room
- Kitchen
- Copy Area
- Available: Sept 2026

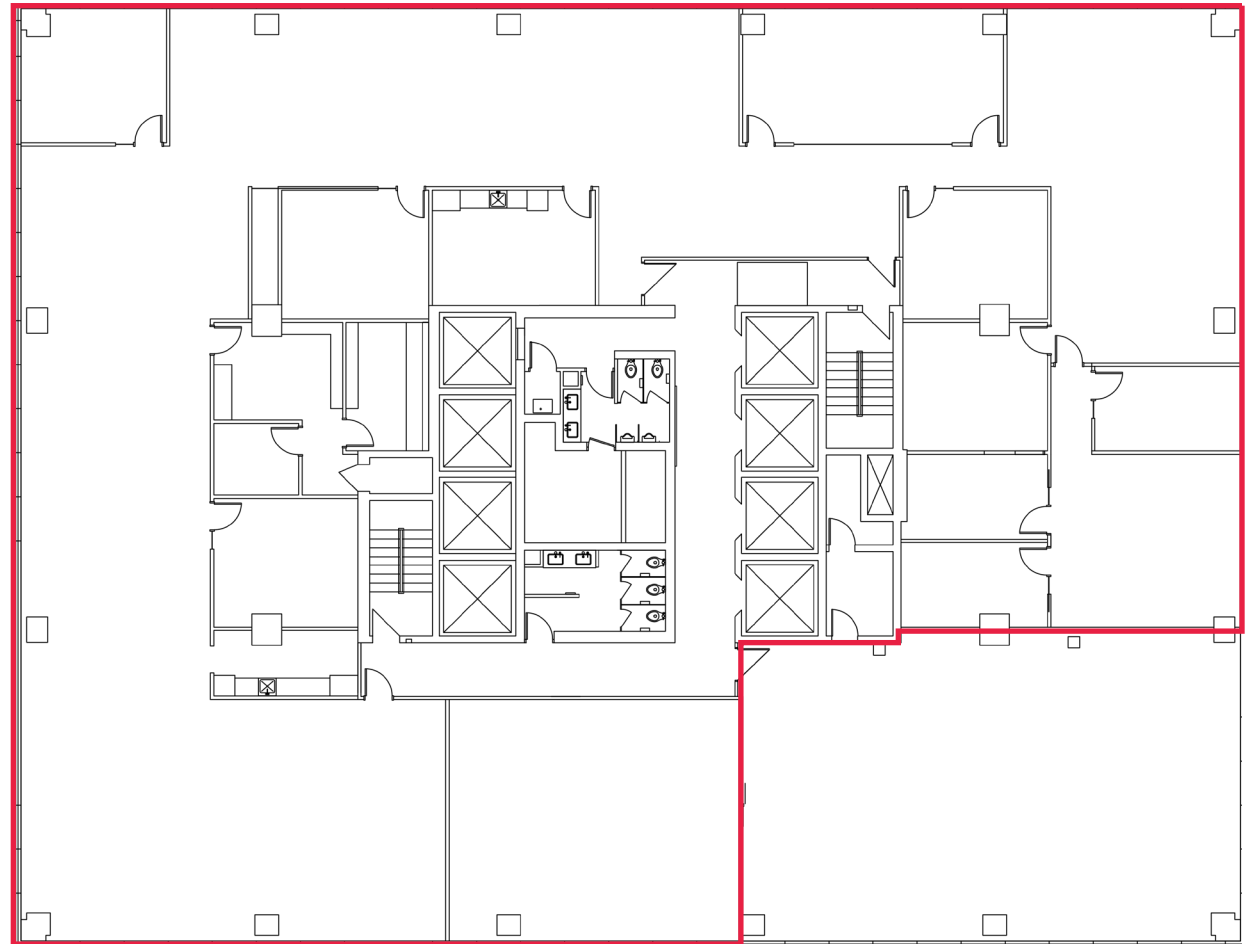
*Demising walls will not be constructed to allow for optimal sizing flexibility.



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 2026



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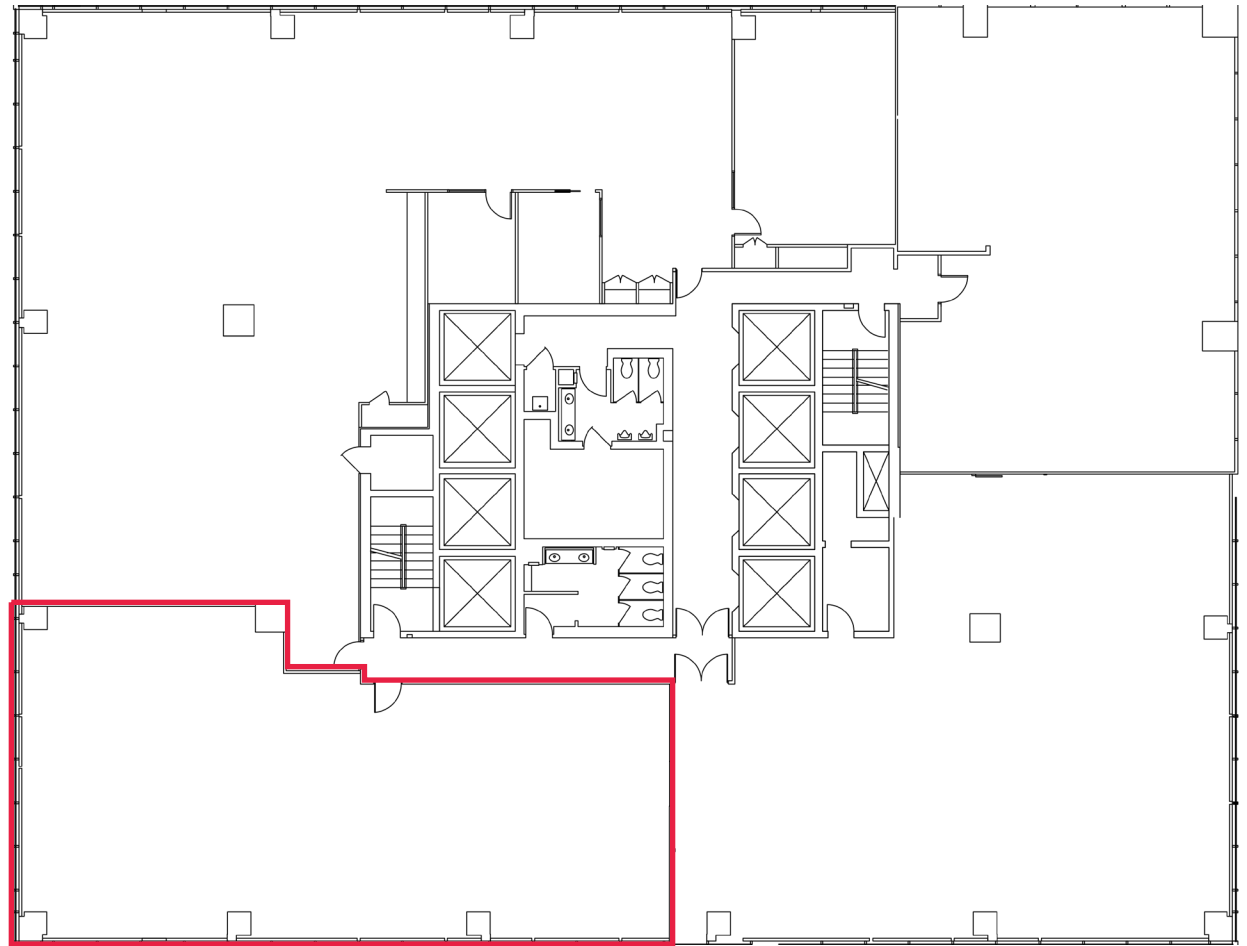
18th

25th

SUITE 1130

3,051 sq. ft

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



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SUITE 1220

2,974 sq. ft

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



SUITE 1230

4,071 sq. ft

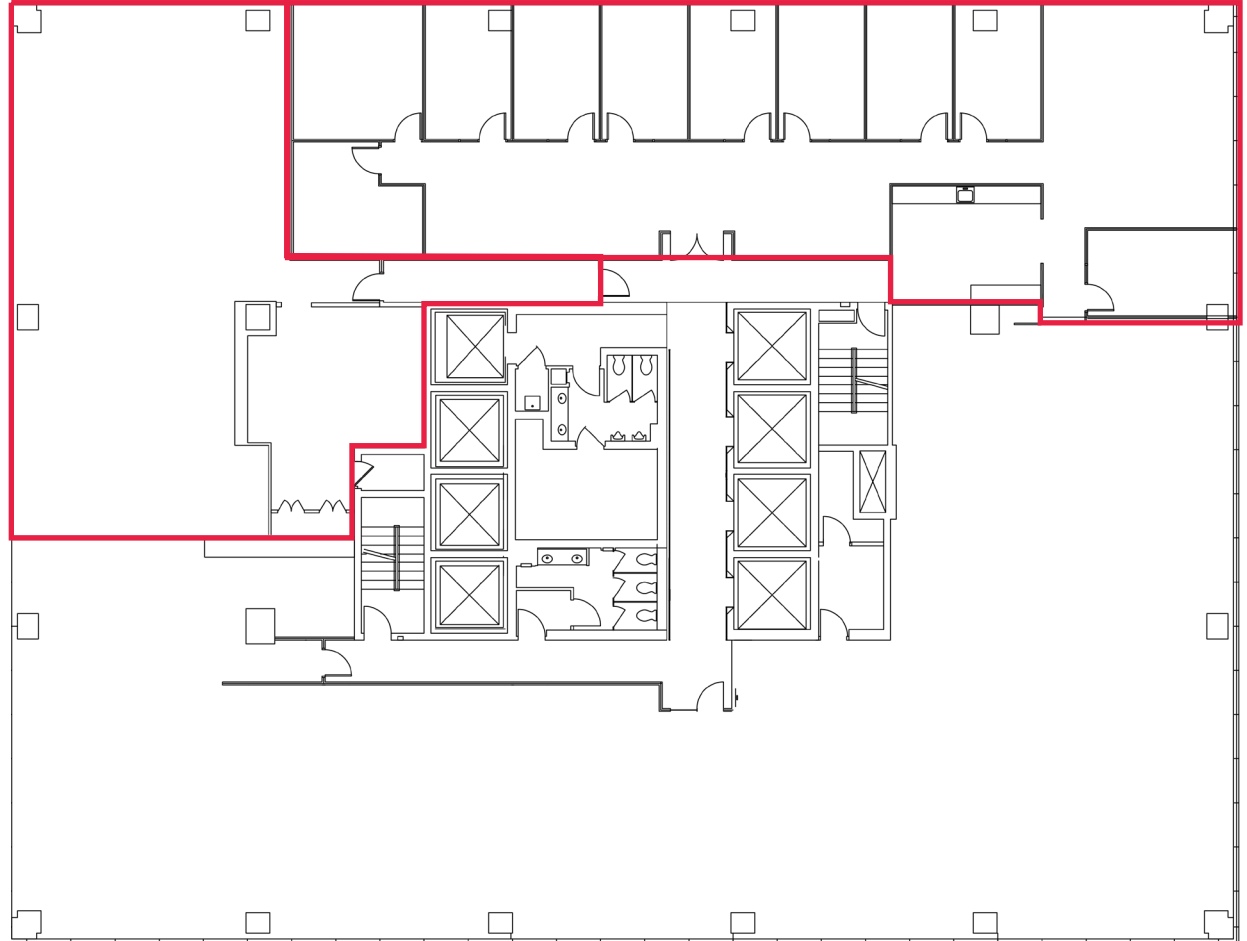
- Perimeter Office(s): 8
- Interior Office
- Open Area
- Meeting Room
- Kitchen
- Show Suite
- Available in 180 Days



[Click here for virtual tour.](#)

SUITE 1220

SUITE 1230



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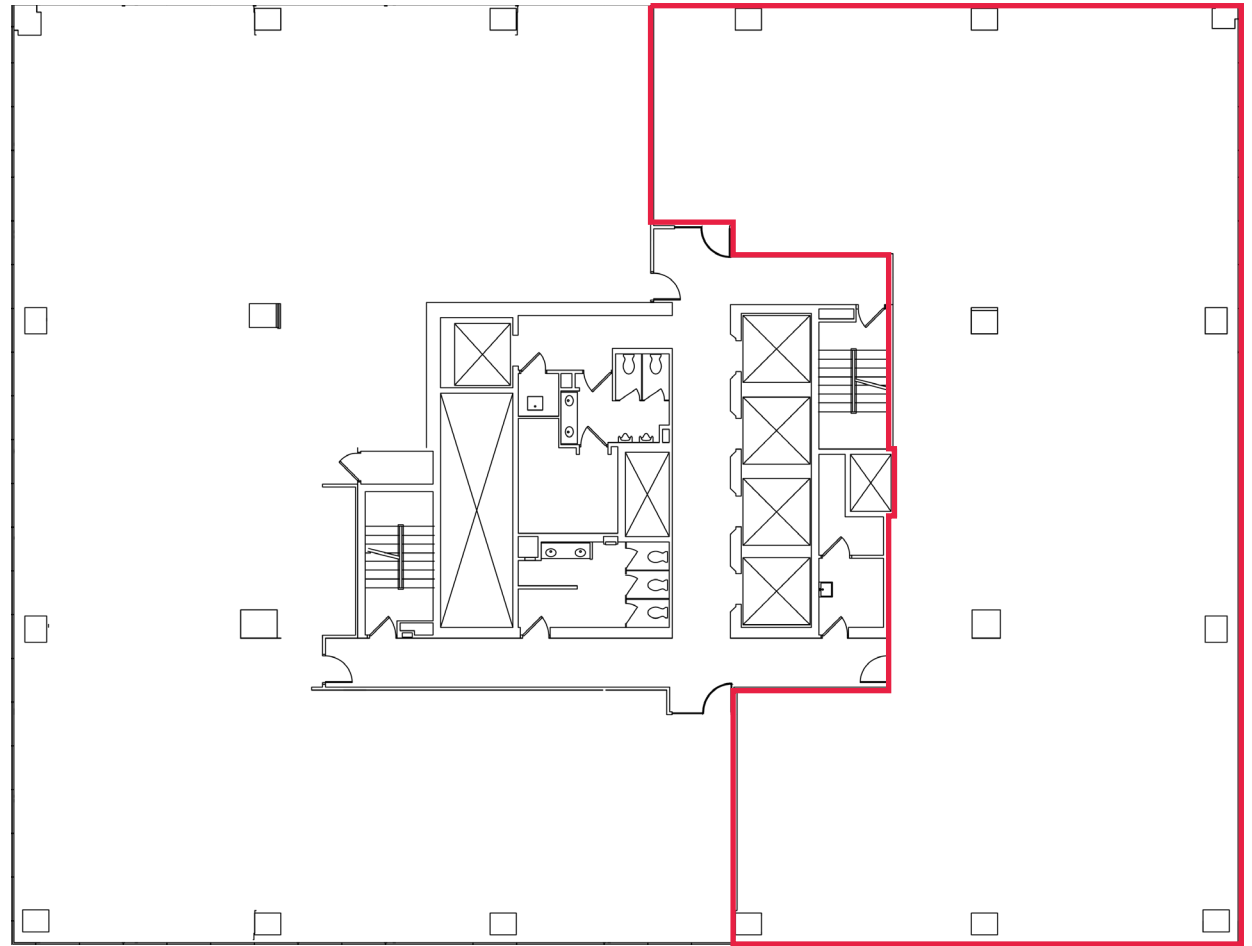
18th

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SUITE 1450

6,702 sq. ft

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



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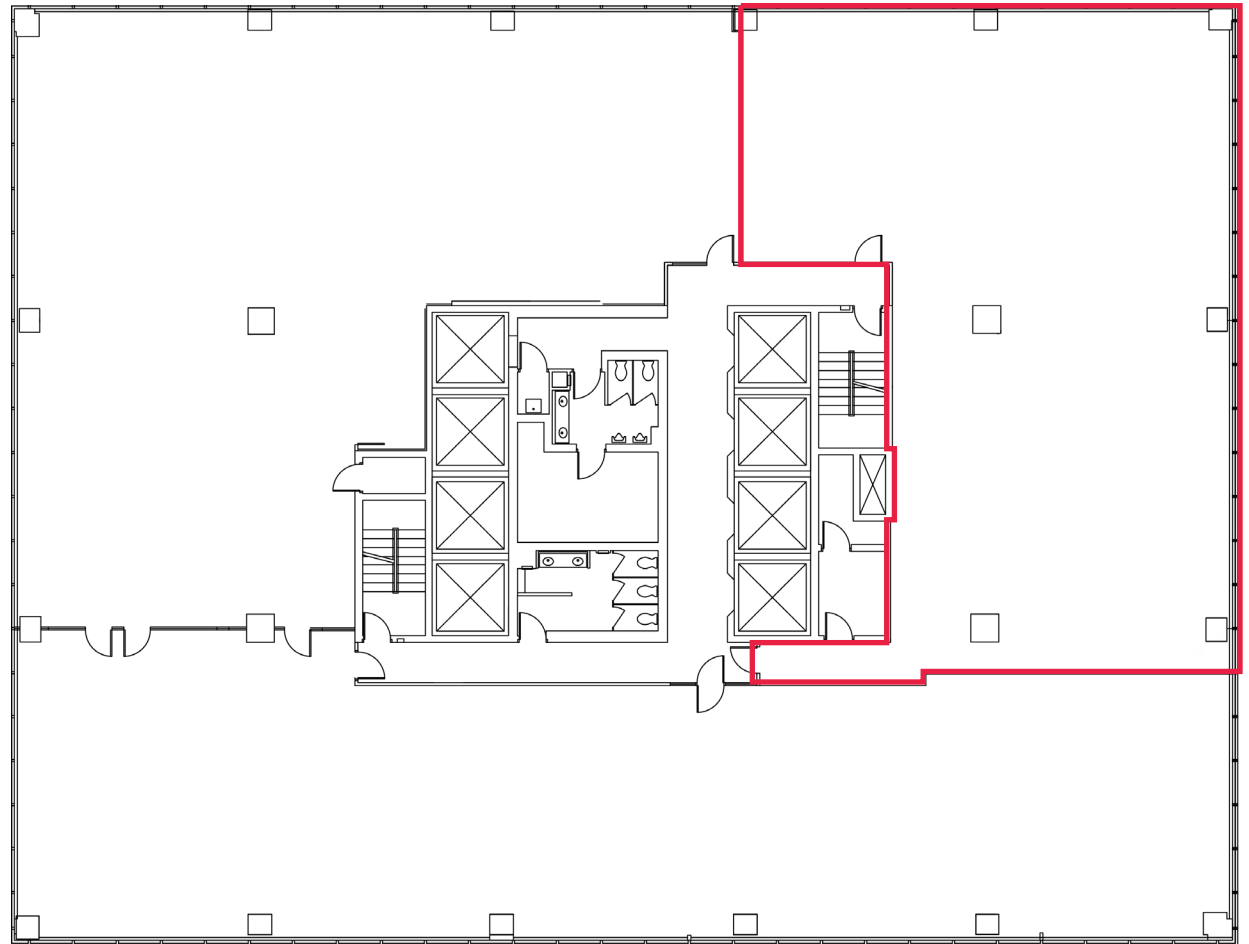
18th

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SUITE 1530

4,286 sq. ft

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



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SUITE 1810

4,044 sq. ft

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

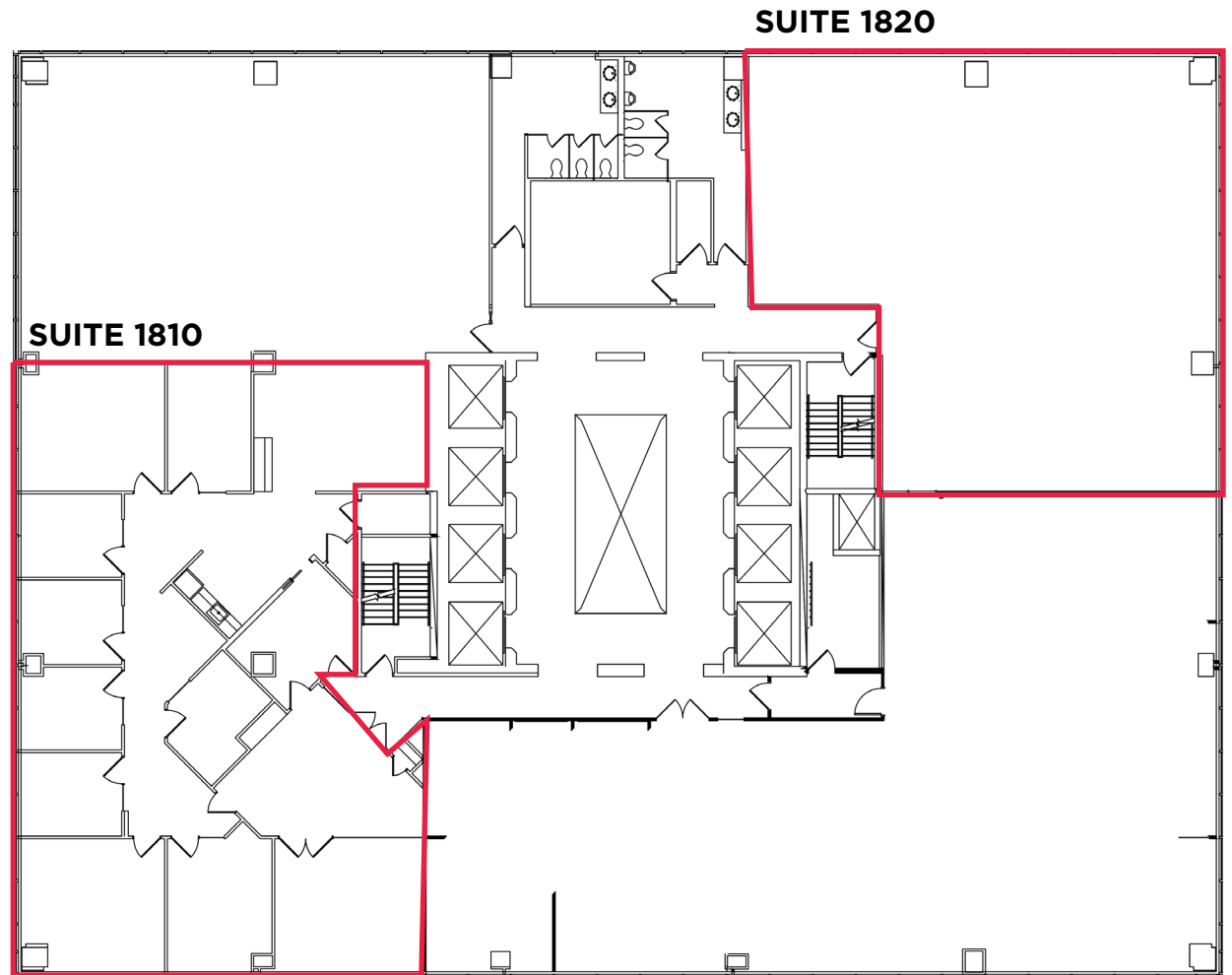
SUITE 1820

3,227 sq. ft

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



Click here for virtual tour.



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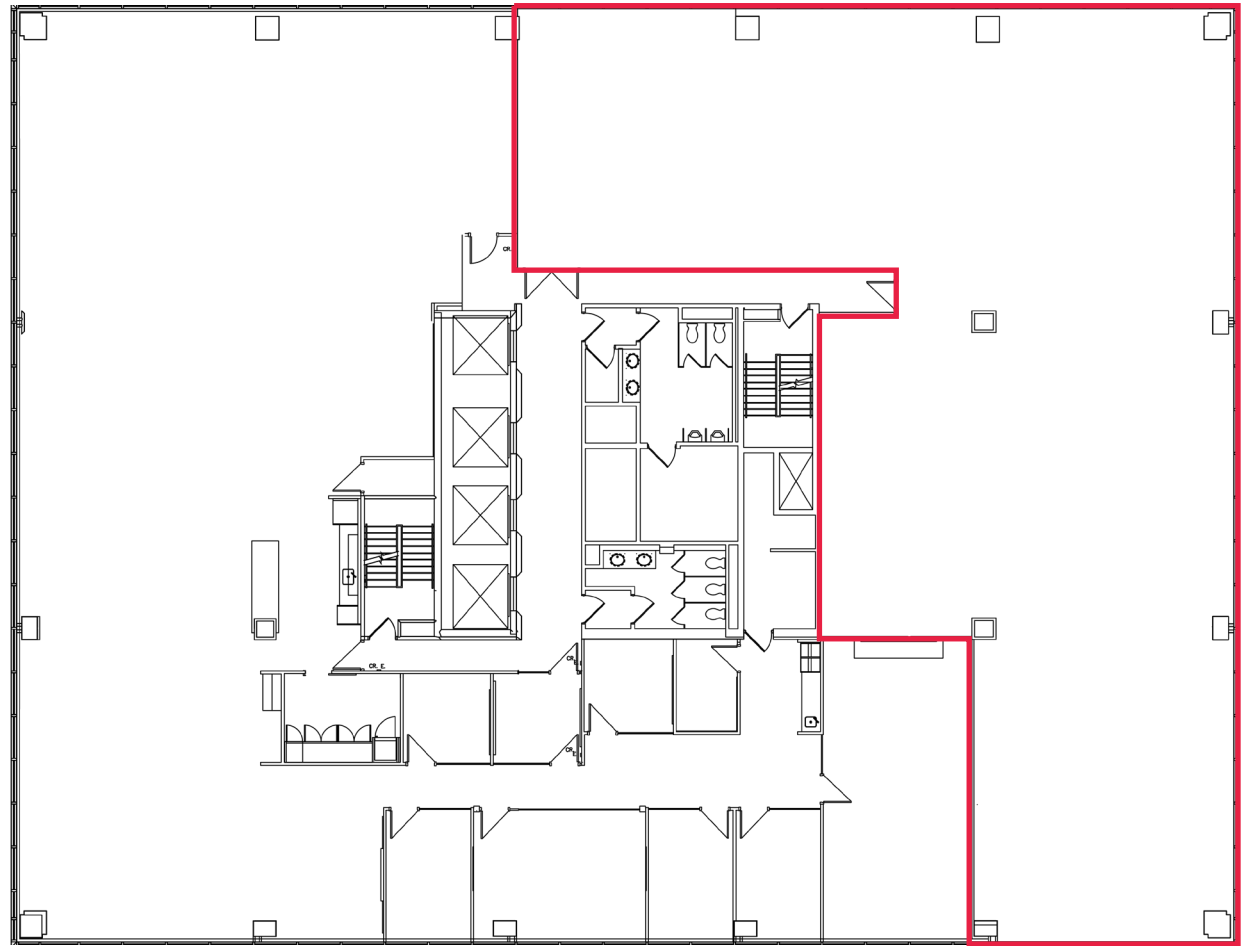
18th

25th

SUITE 2550

6,524 sq. ft

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



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CONTACT

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