



CUSHMAN &  
WAKEFIELD

UP TO 9,885 SF  
FOR LEASE

# CENTRAL PARK PLAZA

340 12 AVENUE SW  
Calgary, AB



# BUILDING HIGHLIGHTS



125,091 SF

Building Size

Office Space		
Suite 240	1,647 SF	➔ Forthcoming Show Suite
Suite 300	2,637 SF	
Suite 311	3,099 SF	
Suite 340	3,522 SF	
Suite 430	1,960 SF	➔ Show Suite
Suite 440	2,236 SF	➔ Forthcoming Show Suite
Suite 500	9,883 SF	➔ Full Floor
Suite 675	2,261 SF	
Suite 750	1,705 SF	➔ Forthcoming Show Suite
Suite 800	9,885 SF	➔ Full Floor
Suite 1010	2,152 SF	➔ Show Suite

LOCATED ON THE EDGE OF THE CALGARY DOWNTOWN CORE

Lease Rates

Market Rates

\$17.44 PSF

(Est. 2025)

Operating Costs

Immediately, except

Suite 675: Dec 1, 2025

Availability

1:1,300 SF

Parking Ratio

\$360 per stall, per month

Underground Parking Rate



## AMENITIES MAP

1. Last Best Brewing & Distilling, Modern Love, REGRUB
2. Canadian Pizza Unlimited , Singapore Sam’s, StreEATS Beltline Kitchen
3. Passage Studios, Massage Heights
4. Tim Hortons
5. Rodney’s Oyster House, CRAFT Beer Market, National on 10th, Japanese Village
6. Hudsons Canada’s Pub
7. Park by Sidewalk Citizen
8. Pho Daddy, I Love You Coffee Shop, Happy Together Food Store
9. Red Diner on 4th
10. Calcutta Cricket Club
11. Second Cup Coffee Co, Lulu Bar, The Living Room, One Night Stan’s, Cleaver
12. PinBar, A&W, King of Donair
13. The Ship & Anchor, National on 17th
14. Tim Hortons, Shell, Cafe Med

# PROPERTY HIGHLIGHTS

- Property is owned by Concert Properties and managed by BentallGreenOak.
- Flexible lease terms and a variety of suites are available.
- Building signage and naming rights are available.
- Tenant conference facility on the 2nd floor.



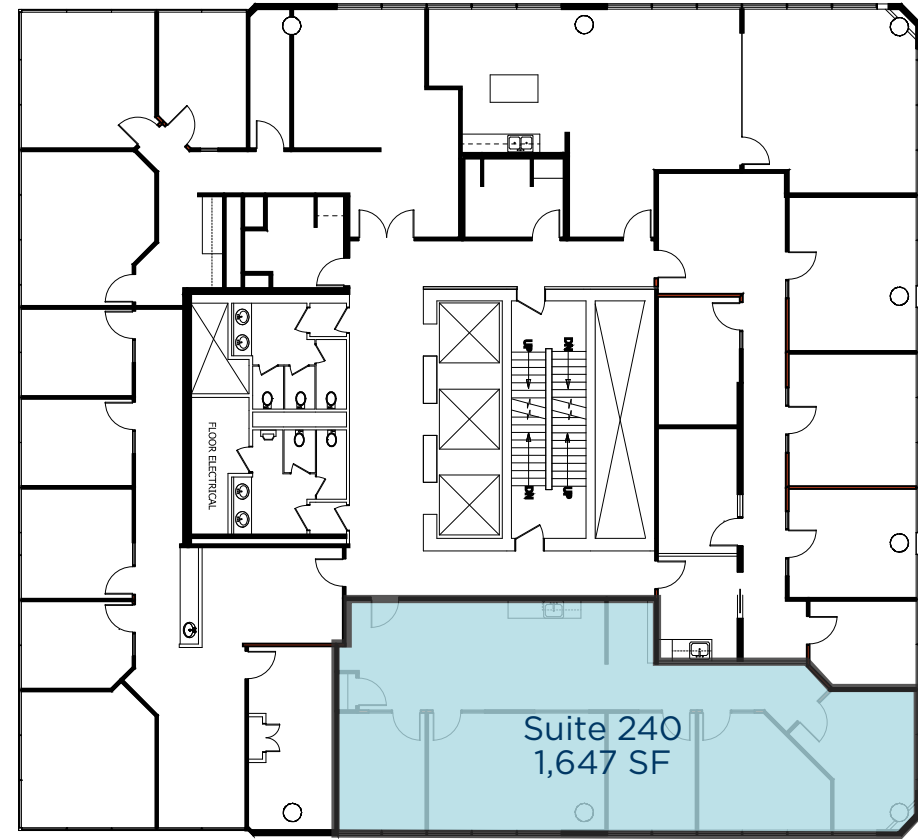


# FLOOR PLANS

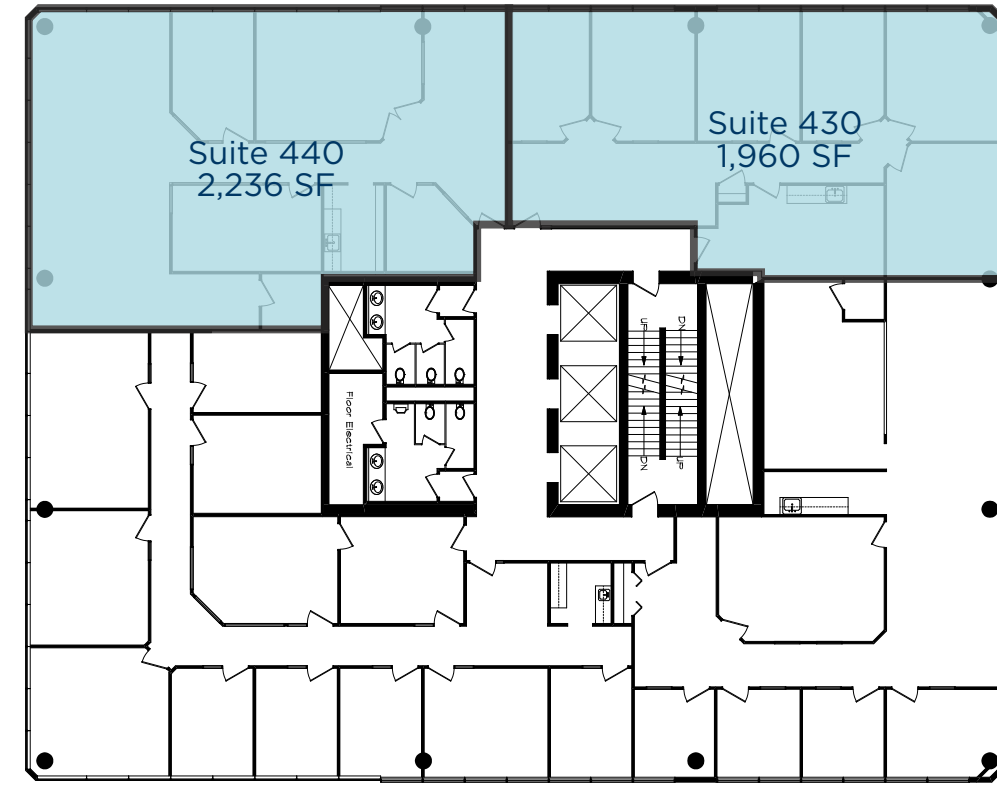


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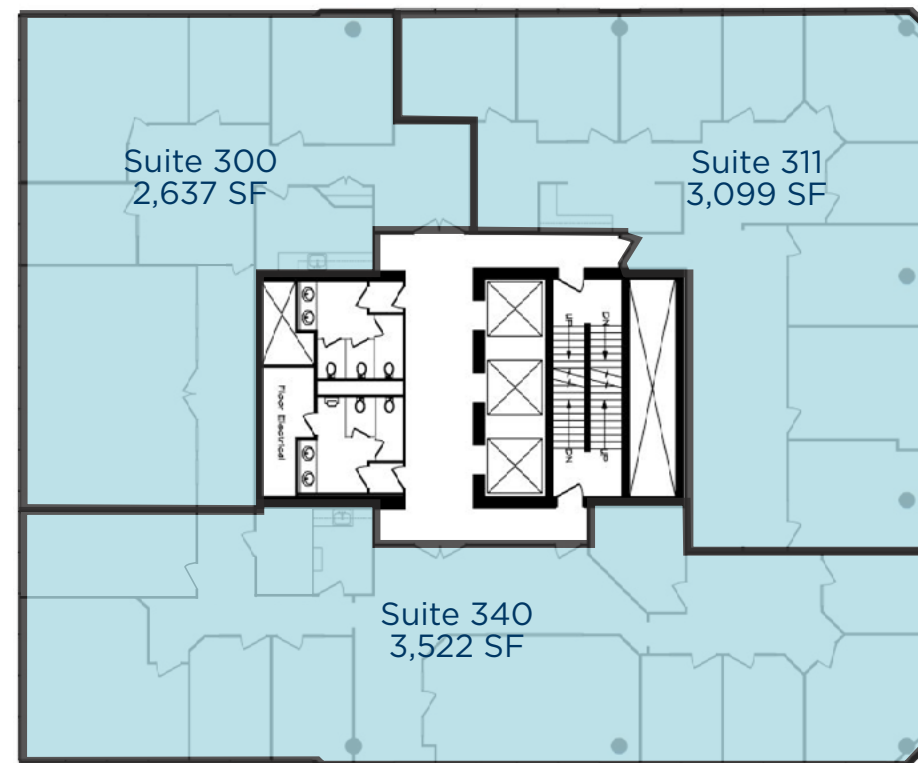
2nd Floor - Suite 240: 1,647 SF (Forthcoming Show Suite)



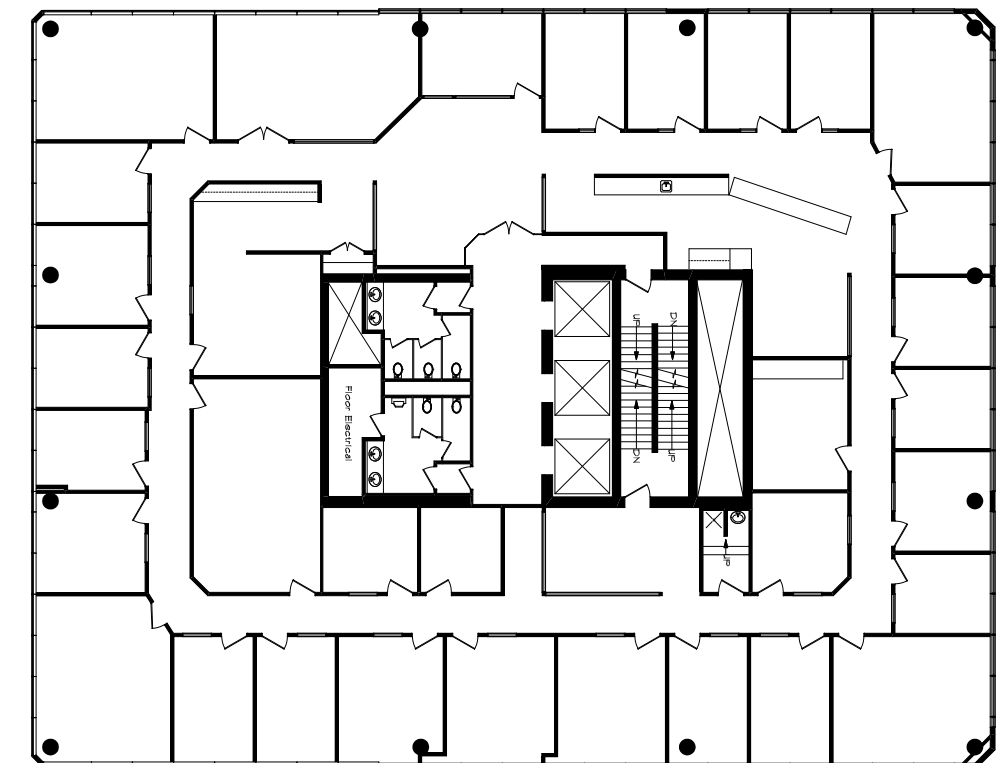
4th Floor - Suite 430: 1,960 SF (Show Suite)  
Suite 440: 2,236 SF (Forthcoming Show Suite)



3rd Floor - Suite 300: 2,637 SF & Suite 311: 3,099 SF & Suite 340: 3,522 SF



5th Floor - Suite 500: 9,883 SF (Full Floor)



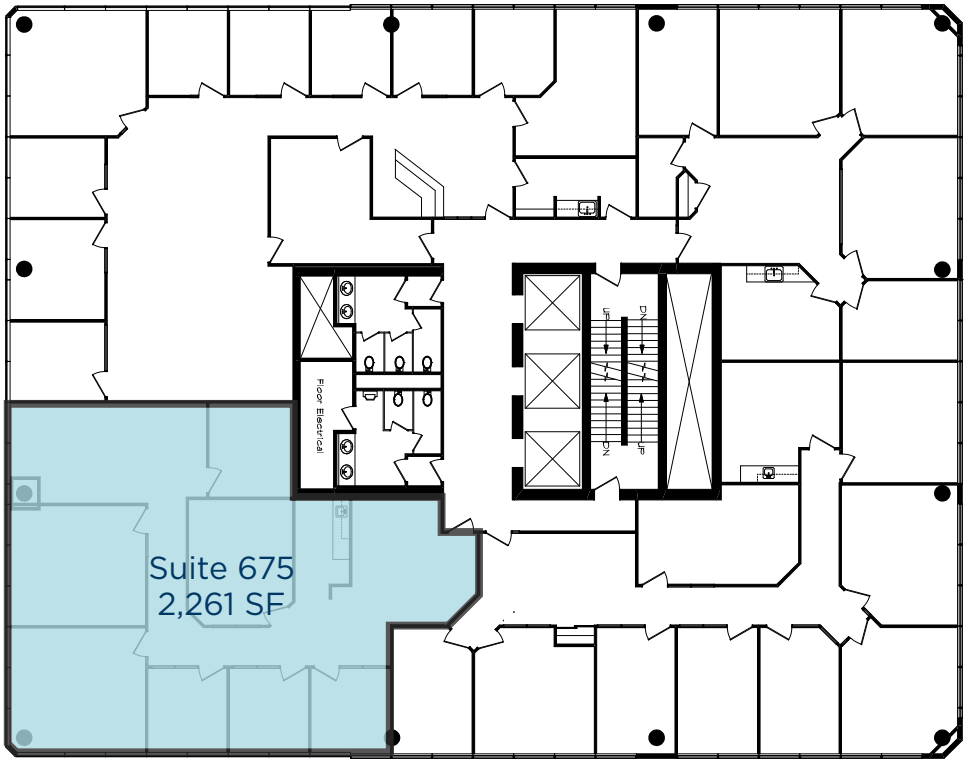


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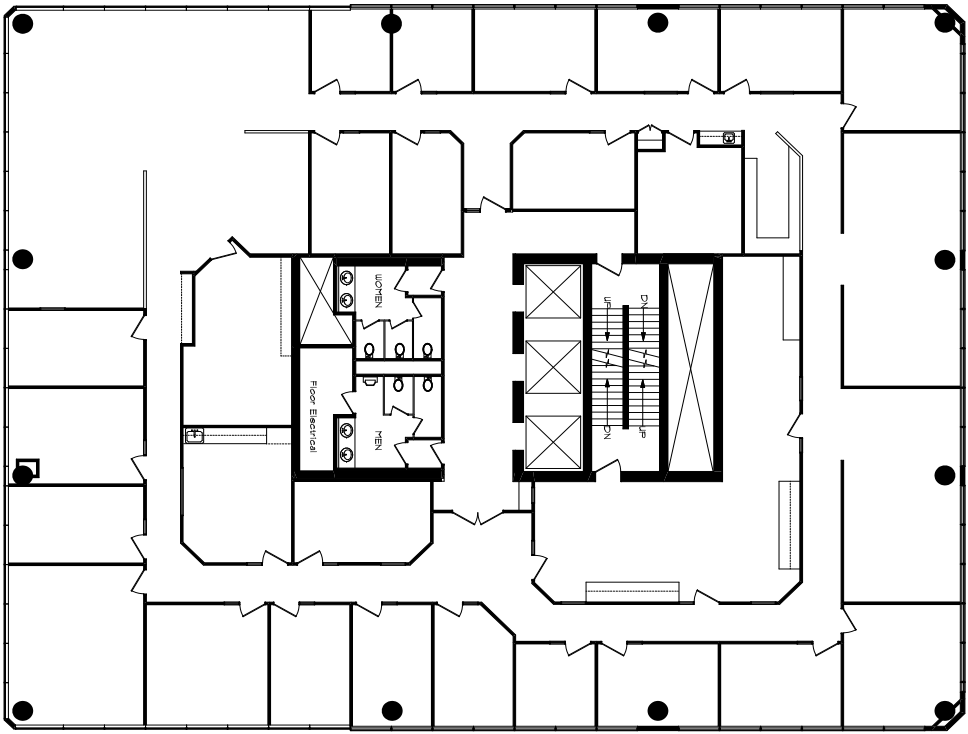


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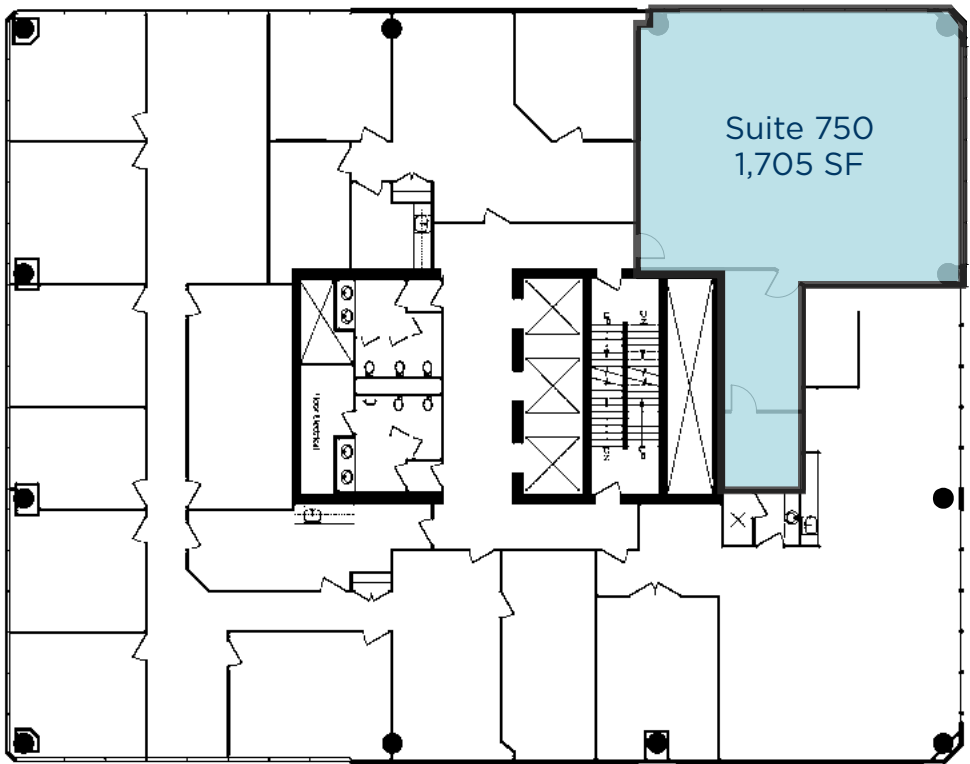
6th Floor - Suite 675: 2,261 SF



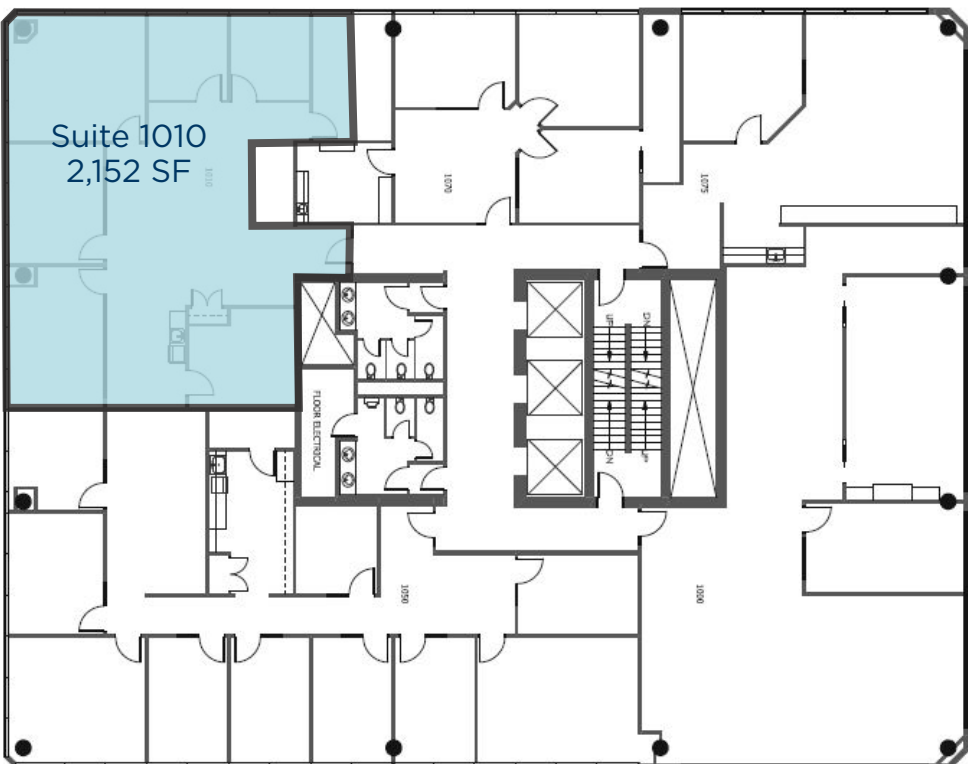
8th Floor - Suite 800: 9,885 SF (Full Floor)



7th Floor - Suite 750: 1,705 SF (Forthcoming Show Suite)



10th Floor - Suite 1010: 2,152 SF (Show Suite)







# CONTACT

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