



CUSHMAN &
WAKEFIELD

UP TO 9,884 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	
Suite 311	3,101 SF	
Suite 340	4,472 SF	
Suite 440	2,236 SF	
Suite 500	9,883 SF	→ Full Floor
Suite 600	3,191 SF	→ Show Suite
Suite 750	3,134 SF	
Suite 800	9,884 SF	→ Full Floor

LOCATED ON THE EDGE OF THE CALGARY DOWNTOWN CORE

Lease Rates
Market Rates

\$17.44 PSF (Est. 2024)
Operating Costs

Immediately
Availability

1:1,300 SF
Parking Ratio

\$360 per stall, per month
Underground Parking Rate



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.

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

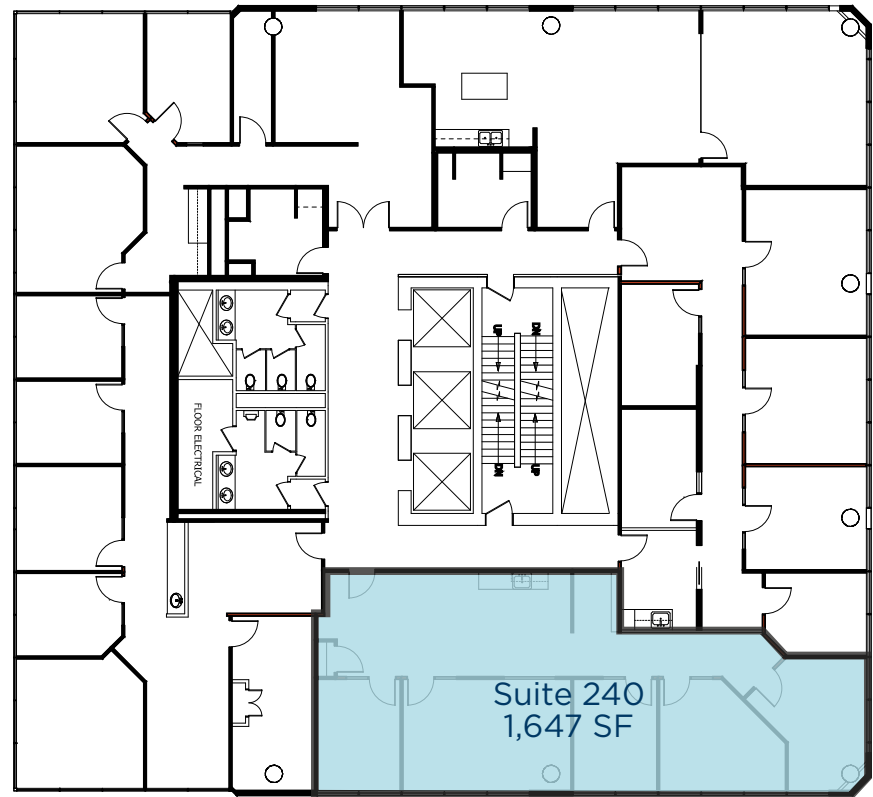


FLOOR PLANS

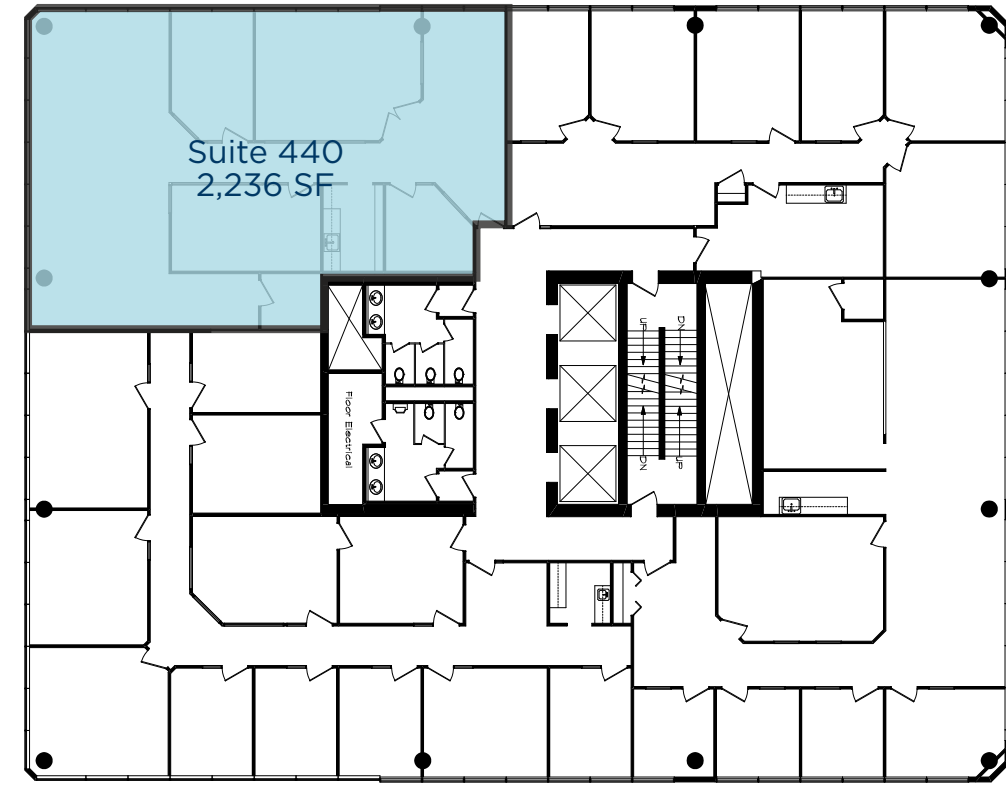


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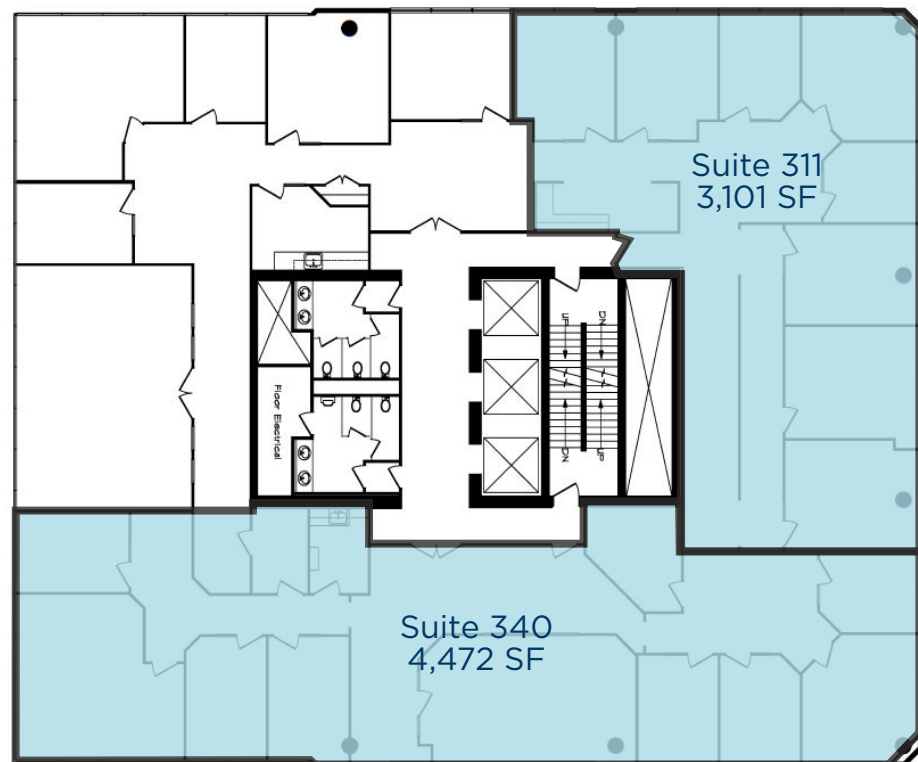
2nd Floor - Suite 240: 1,647 SF



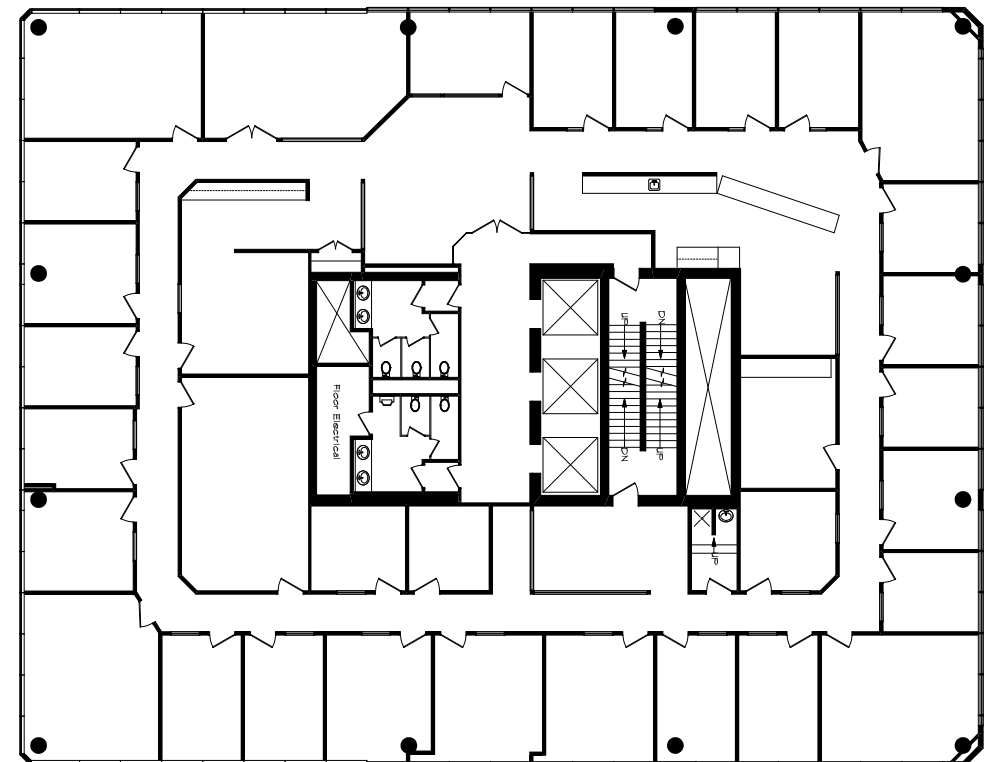
4th Floor - Suite 440: 2,236 SF



3rd Floor - Suite 311: 3,101 SF Suite 340: 4,472



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

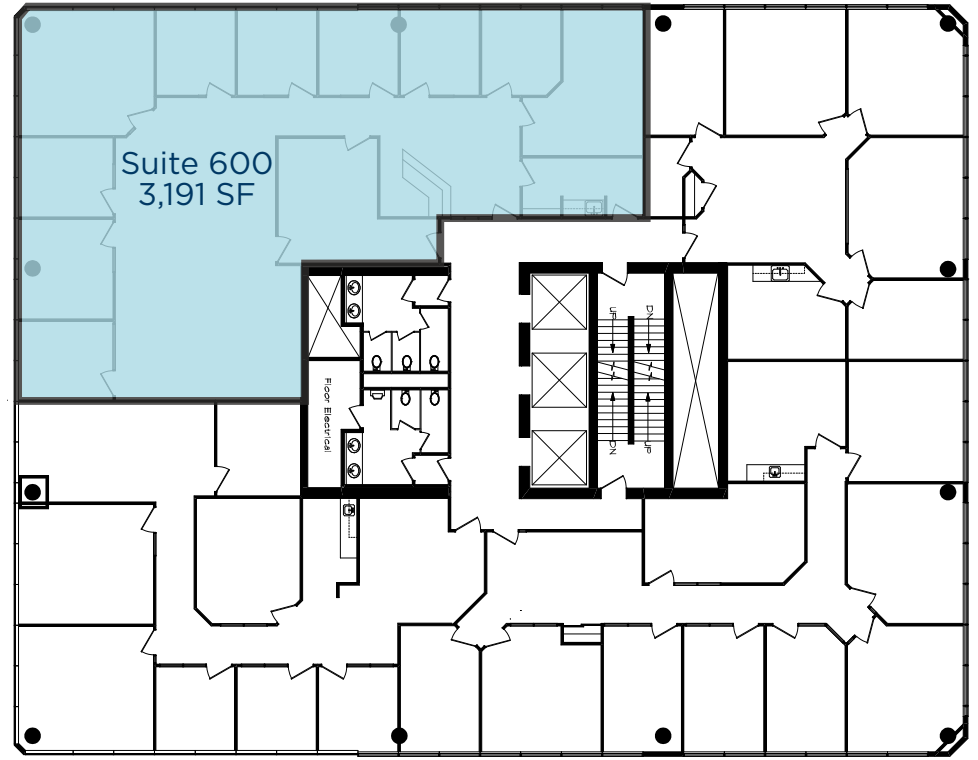


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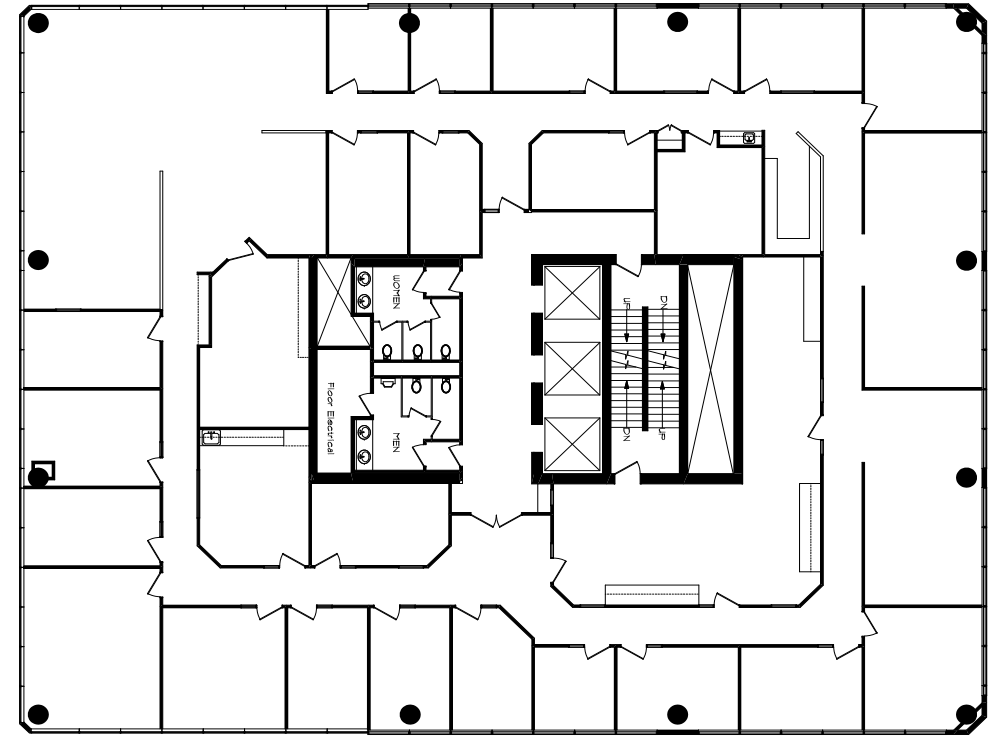


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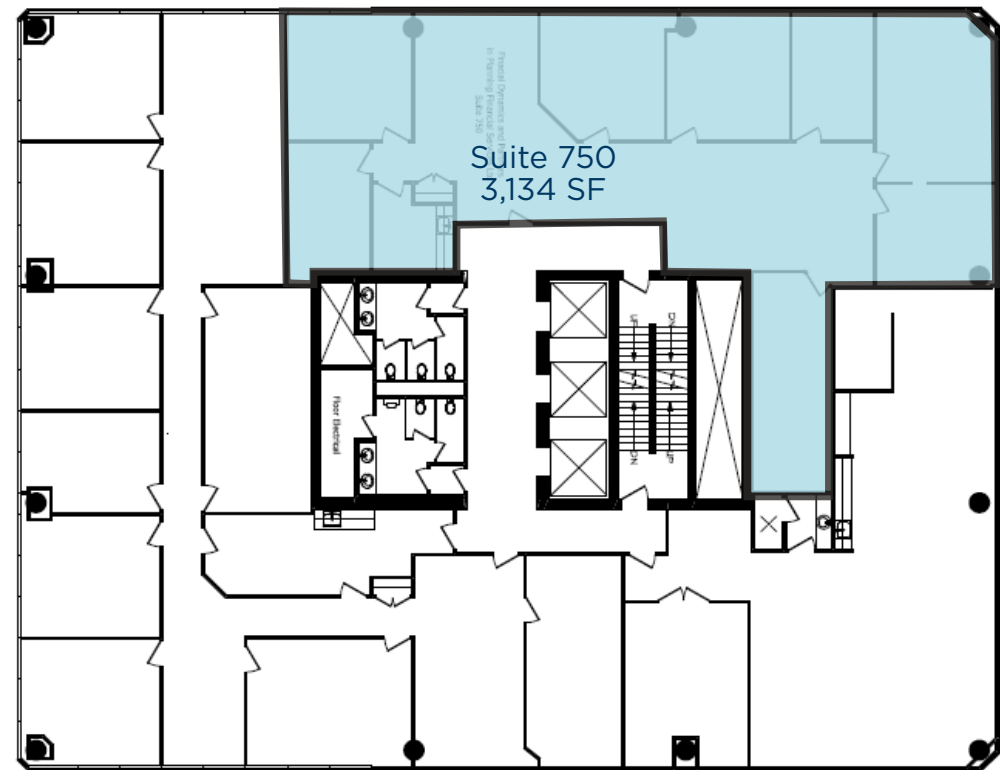
6th Floor - Suite 600: 3,191 SF (Show Suite)



8th Floor - Suite 800: 9,884 SF (Full Floor)



7th Floor - Suite 750: 3,134 SF



CONTACT

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