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 311	3,101 SF
	Suite 340	4,472 SF
	Suite 500	9,883 SF
Show Suite →	Suite 600	3,191 SF
	Suite 750	3,134 SF
	Suite 800	9,884 SF
	~~Suite 900~~	~~9,885 SF~~ **LEASED**
Show Suite →	Suite 1010	2,152 SF NEW
Show Suite →	Suite 1020	1,117 SF

LOCATED ON THE EDGE OF THE CALGARY DOWNTOWN CORE

Lease Rates
Market Rates

$16.36 PSF *(Est. 2023)*
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.

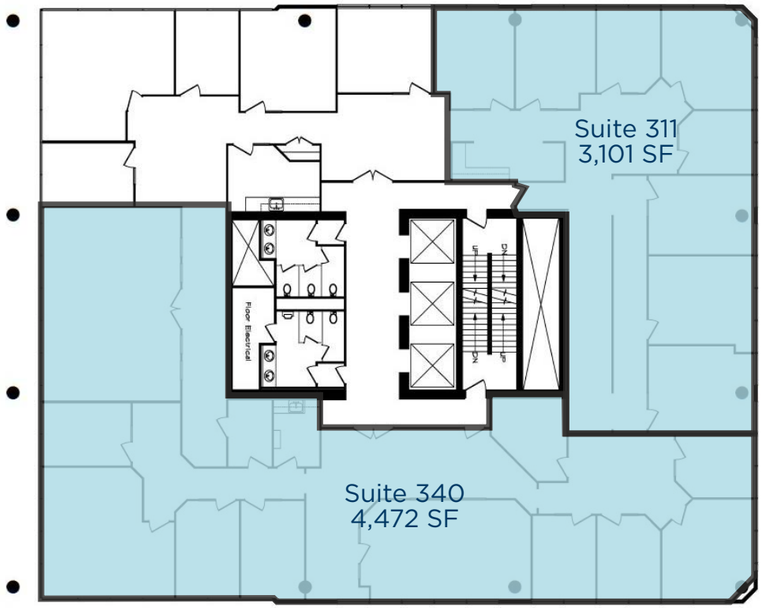
AMENITIES MAP

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

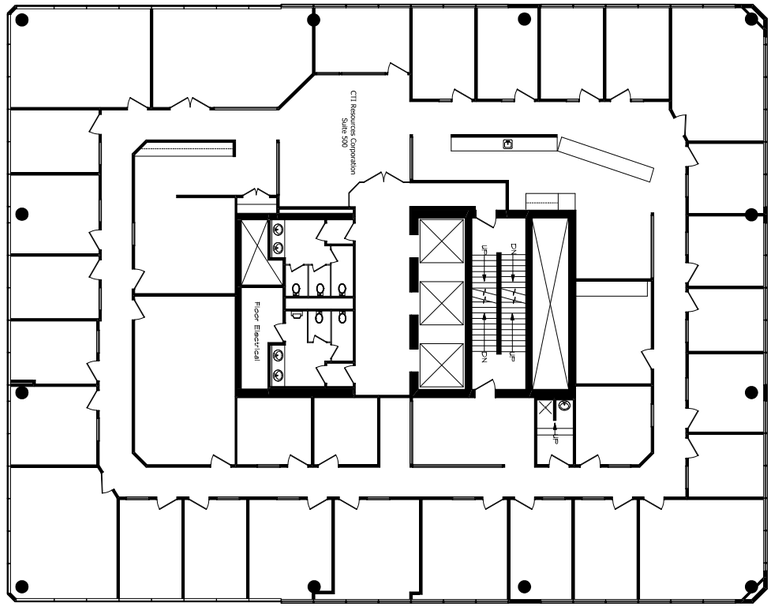
FLOOR PLANS

FLOOR PLANS

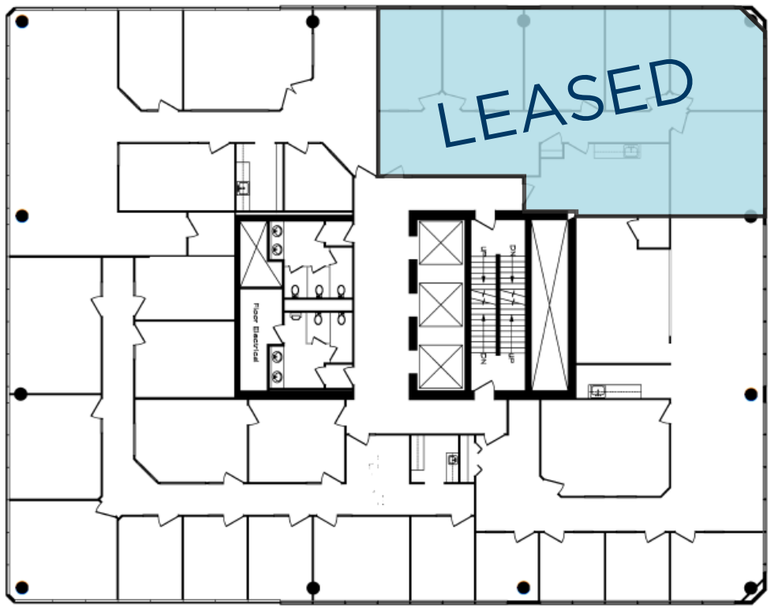
3rd Floor - Suite 311: 3,101 SF Suite 340: 4,472



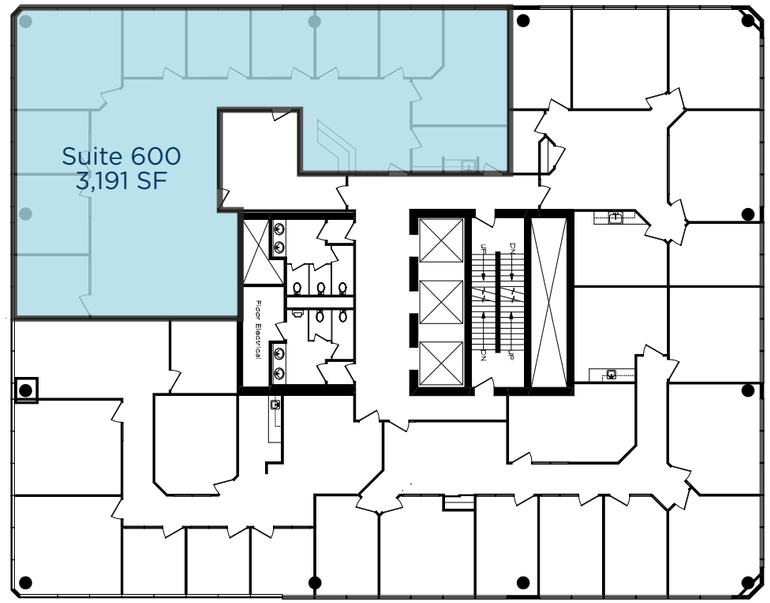
5th Floor - Suite 500: 9,860 SF



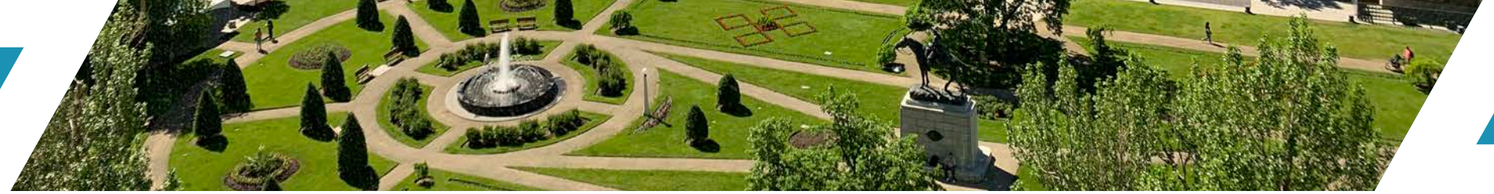
4th Floor - ~~Suite 430: 1,960SF~~ - LEASED



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

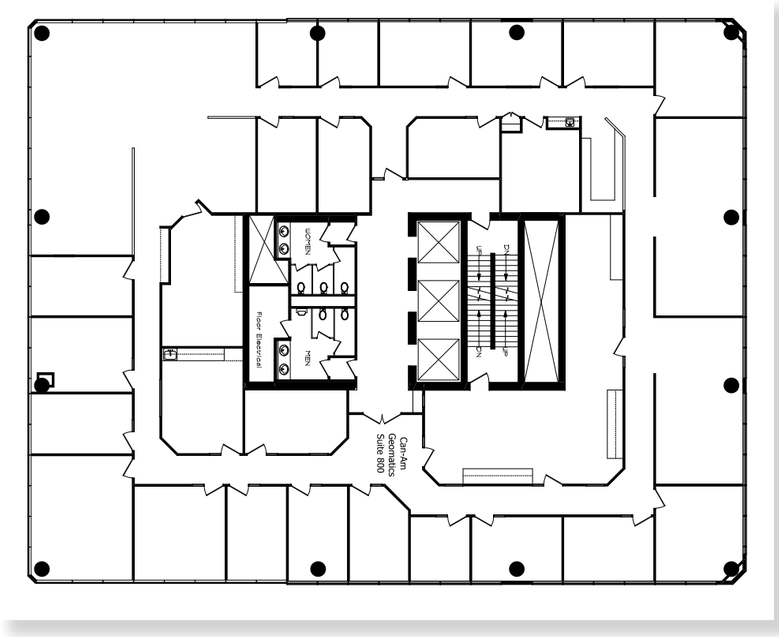


FLOOR PLANS

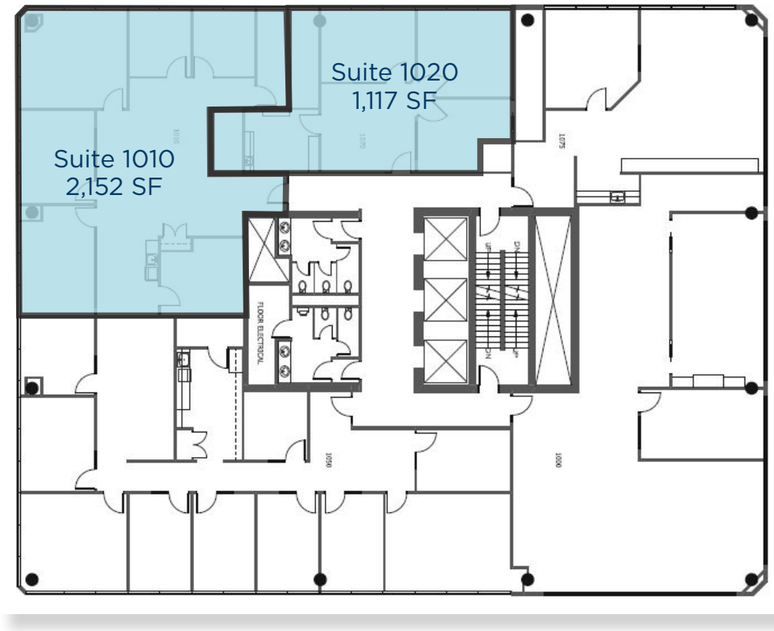


FLOOR PLANS

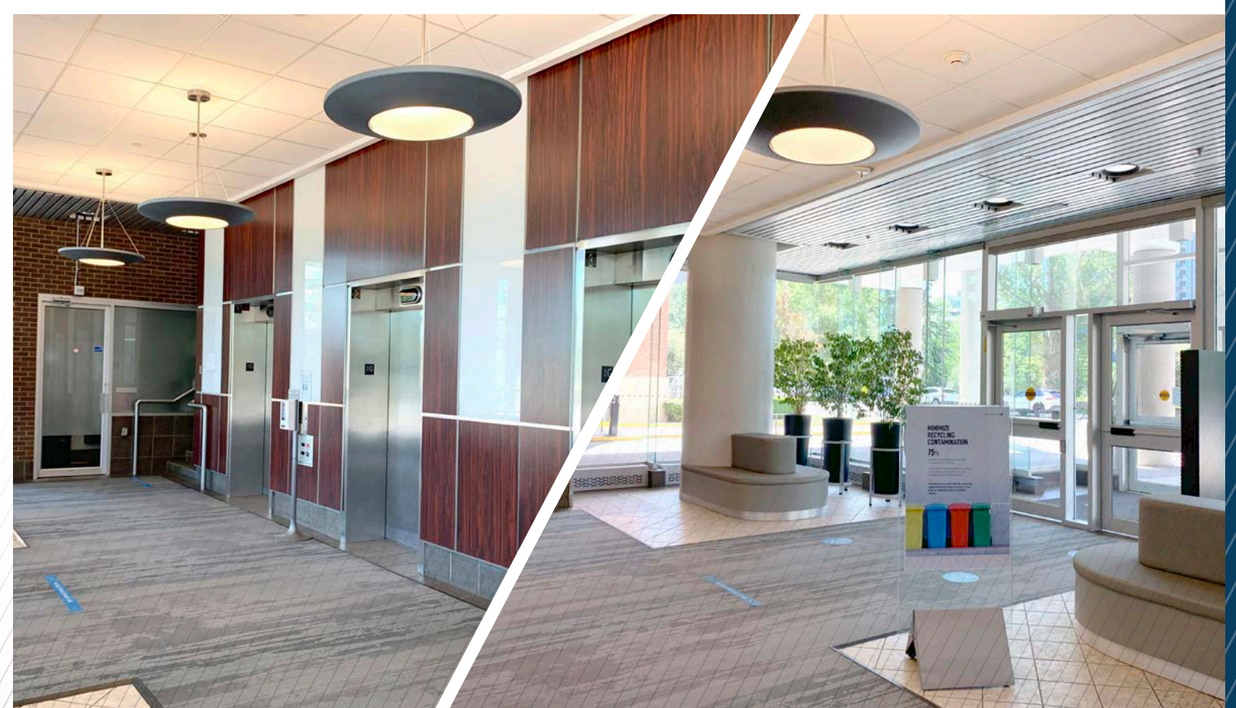
8th Floor - Suite 800: 9,885 SF



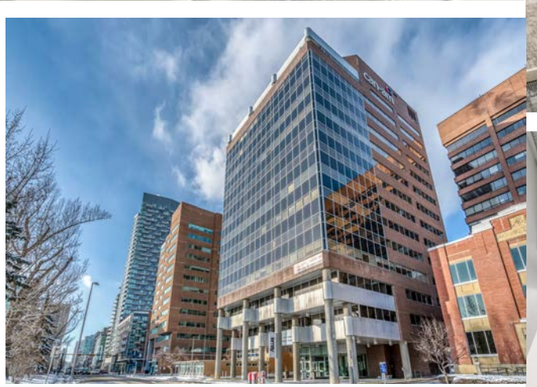
10th Floor - Suite 1010: 2,152 SF & Suite 1020: 1,117 SF (Show Suites)



9th Floor - Suite 900: 9,883 SF - LEASED



PROPERTY PHOTOS



INTERIOR PHOTOS

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