



Beltline medical/office space

FULL FLOOR OPPORTUNITIES

CONTIGUOUS 25,391 SF

FOR LEASE Foundation Building
628 12th Avenue SW, Calgary



PROPERTY INFORMATION

MUNICIPAL ADDRESS:
628 12th Avenue SW, Calgary

LANDLORD: AD Sparrow Holding Corporation

AVAILABLE FOR LEASE:

- Suite 204 – 2,631 sq. ft.
- Suite 300 – 8,278 sq. ft.
- Suite 400 – 8,269 sq. ft.
- Suite 500. Available options:
 - SINGLE TENANT: 8,844 sq. ft.
 - MULTI-TENANT LAYOUT: 2,229 sq. ft.; 2,756 sq. ft.; 3,859 sq. ft.

AVAILABILITY: 300 & 400 – March 1, 2019
204 & 500 – Immediately

FULL FLOOR
FULL FLOOR
FULL FLOOR
contiguous
25,391
sq. ft.

TERM: 5–10 years

PARKING: 1:588 sq. ft. Underground, above ground secure and general parking at market rate. Additional parking available in vicinity

TENANT ALLOWANCE: Negotiable

OP. COSTS AND TAXES:
\$21.13 per sq. ft. (est., 2018)

NET RENT: Market rate

Excellent Beltline parking ratio

- Full floor opportunities
- Upgraded and modernized elevator
- HVAC, roof and boilers replaced in 2013
- Fibre optic link



BUILDING INFORMATION

HOURS OF OPERATION (BUILDING):
24 hrs/7 days

BUILDING SIZE:
38,827 sq. ft.

NUMBER OF FLOORS: 5

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Dan Harmsen
VICE PRESIDENT, ASSOCIATE BROKER
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p: 403-290-0178

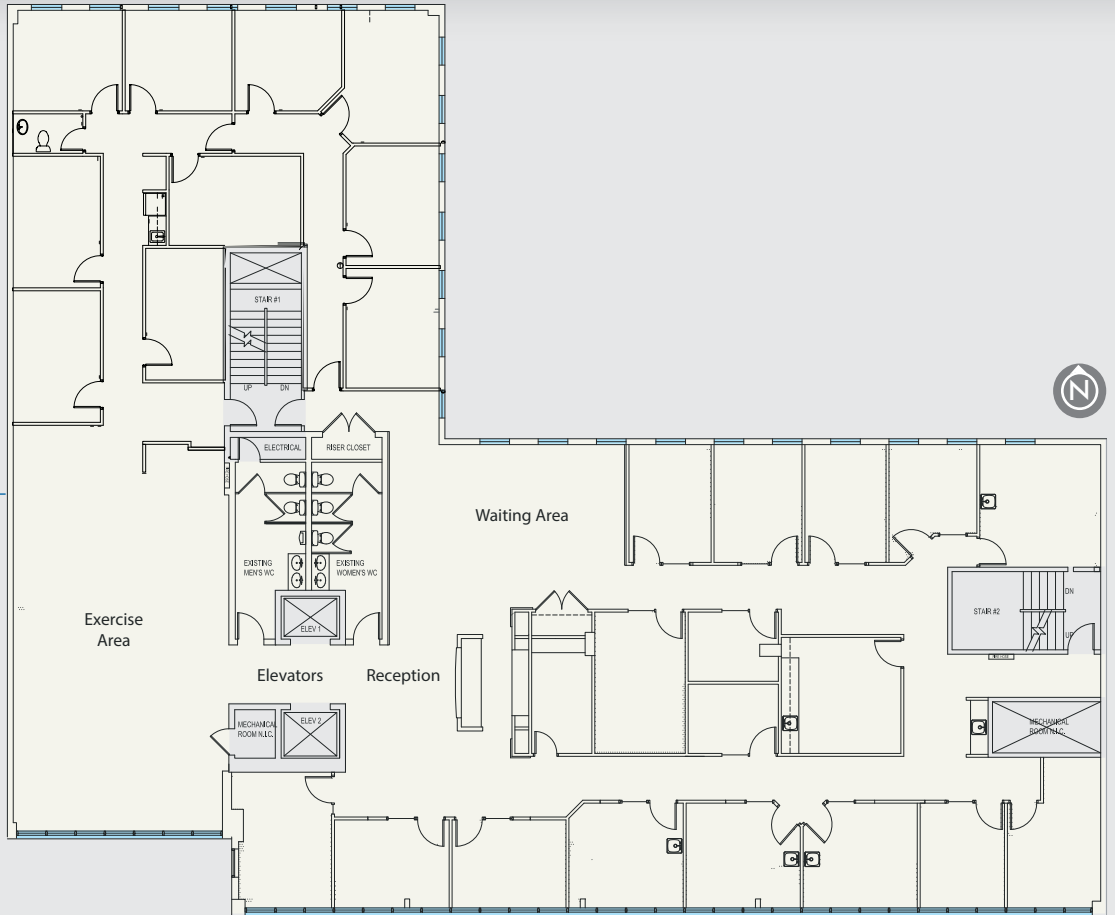
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3
FLOOR

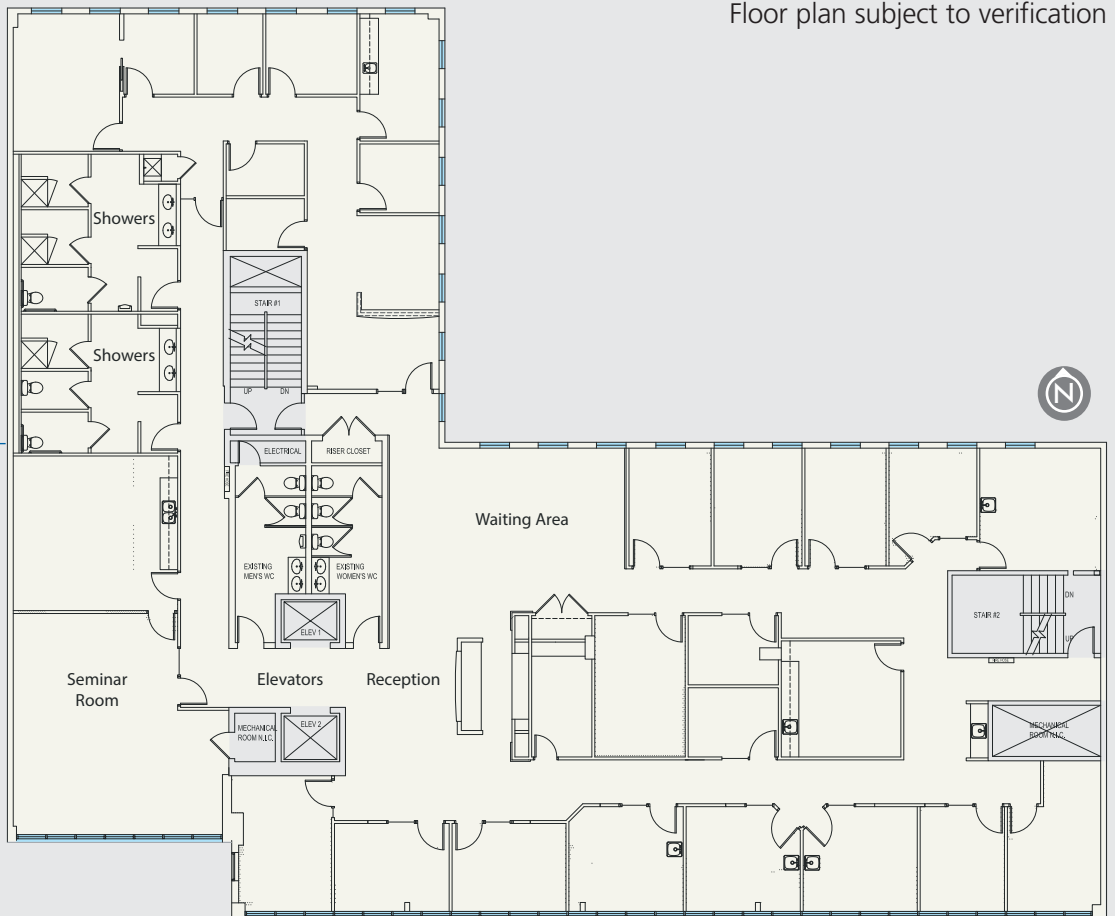
8,278 SQ.FT.



Floor plan subject to verification

4
FLOOR

8,269 SQ.FT.



3&4
FLOORS



Reception



Office



Nurse Station



Treatment Room



Seminar Room



Exercise Area

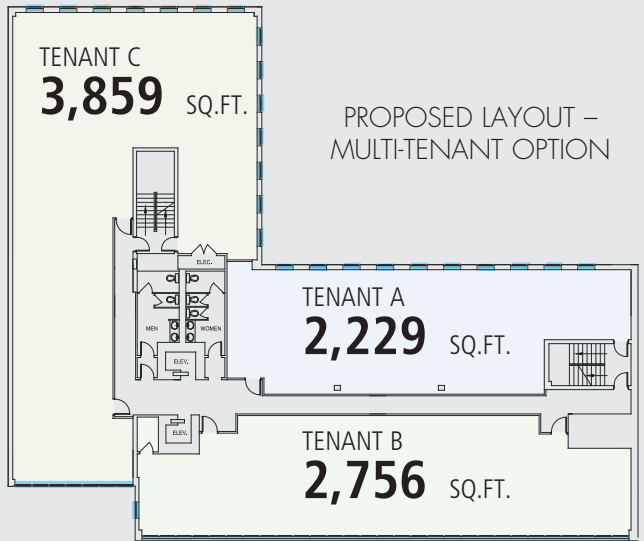
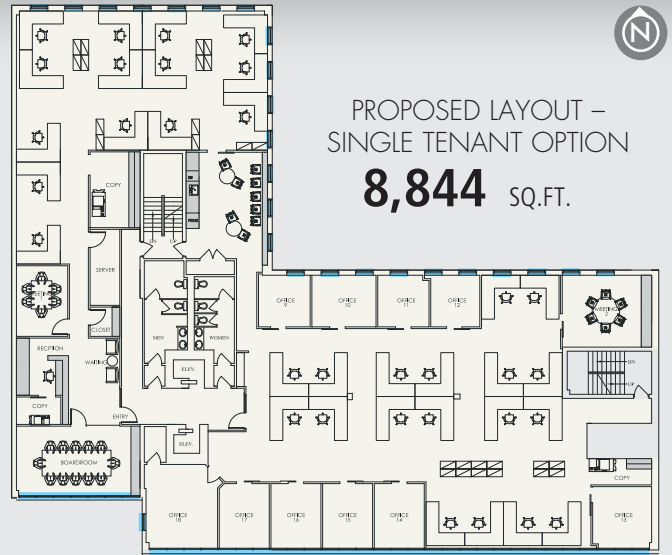
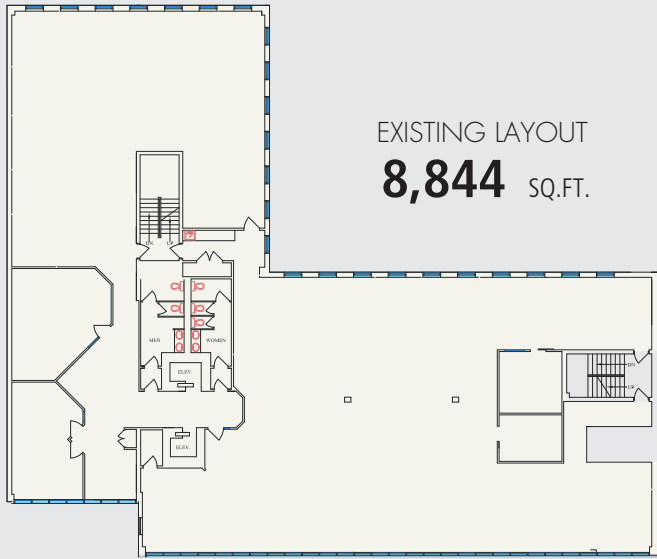


Lockers / Changing Room



Shower Facility

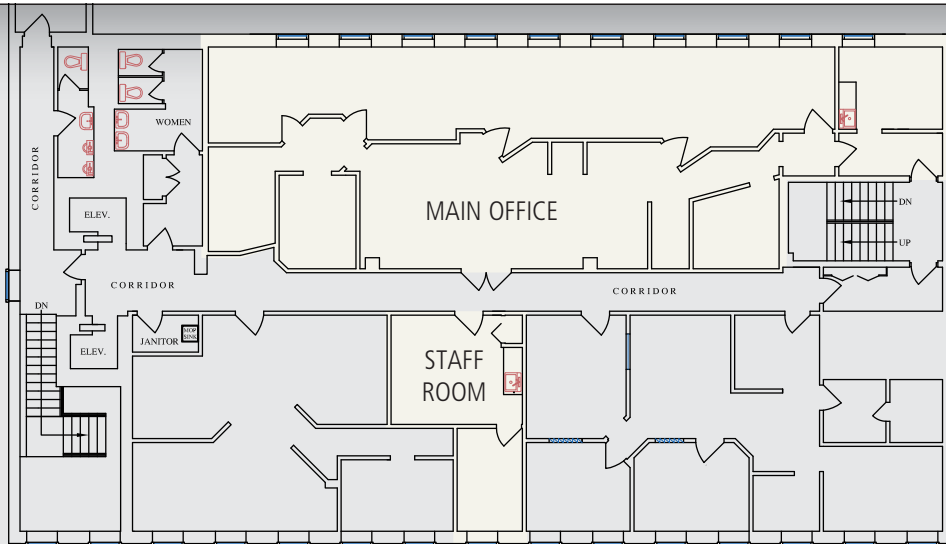
5 FLOOR



2 FLOOR

2,631 SQ.FT.

- Former dental space
- Main office (2,285 sq. ft.) plus staff room across hallway (346 sq. ft.)
- New compressor



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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LOCAL EXPERTISE MATTERS