



**Beltline medical/office space**

**FULL FLOORS  
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.

**contiguous 25,391 sq. ft.**

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

**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):**  
Mon.–Fri., 7:00 am–6:00 pm

**BUILDING SIZE:**  
38,827 sq. ft.

**NUMBER OF FLOORS:** 5

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Dan Harmsen**  
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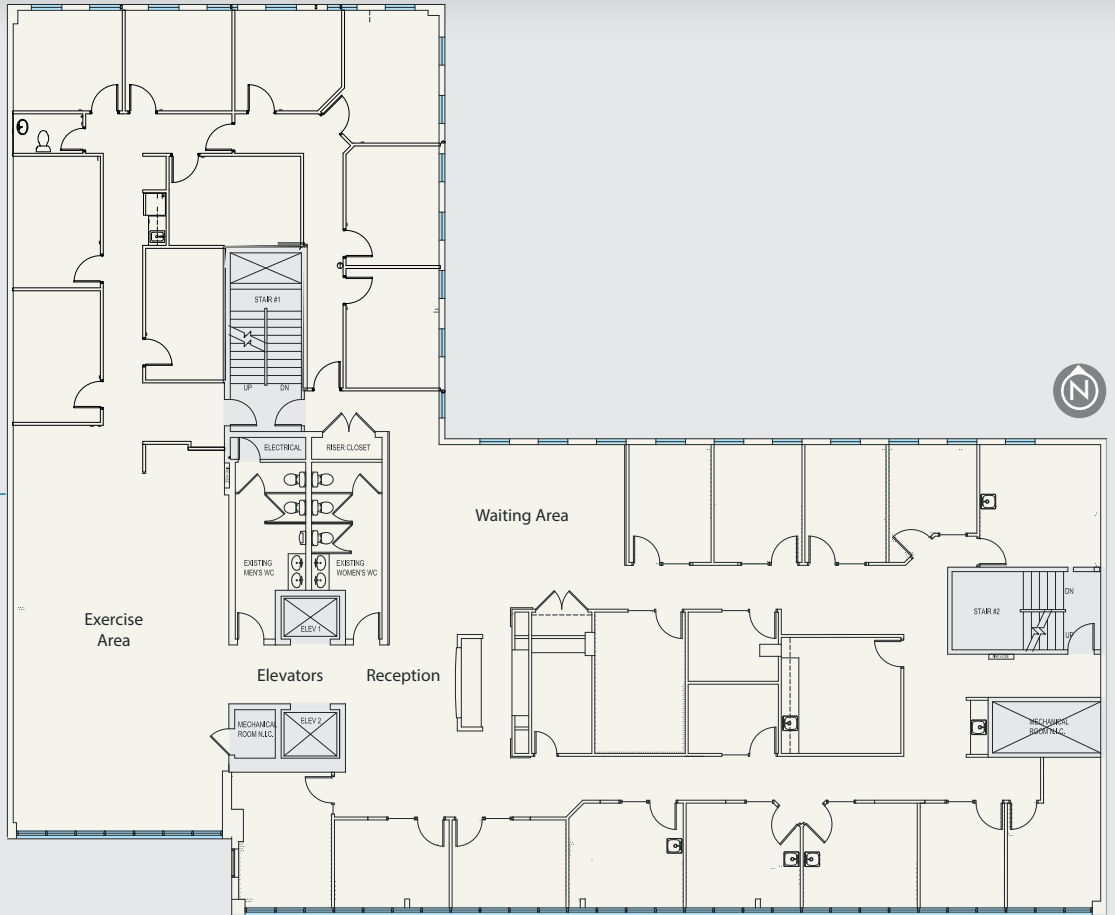
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200, 407 - 8th Avenue SW · Calgary, AB T2P 1E5



**LOCAL EXPERTISE MATTERS**

**3**  
FLOOR

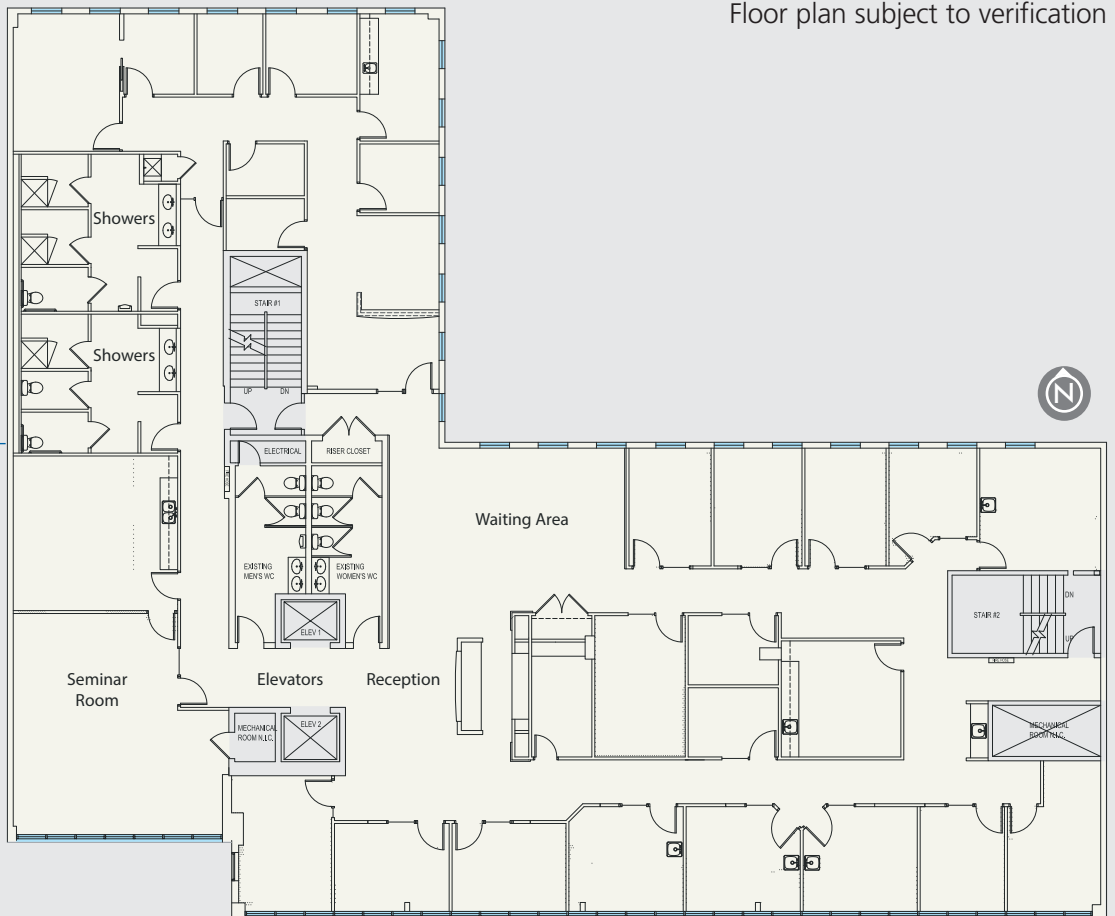
8,278 SQ.FT.



Floor plan subject to verification

**4**  
FLOOR

8,269 SQ.FT.





**3&4**  
FLOORS



Reception



Office



Nurse Station



Treatment Room



Seminar Room



Exercise Area

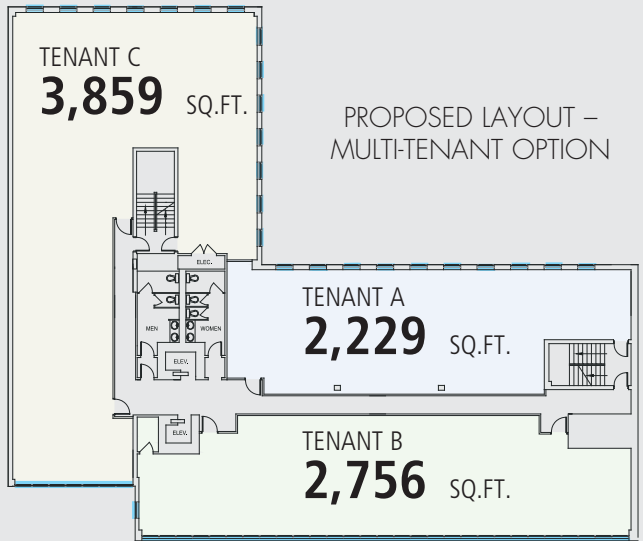
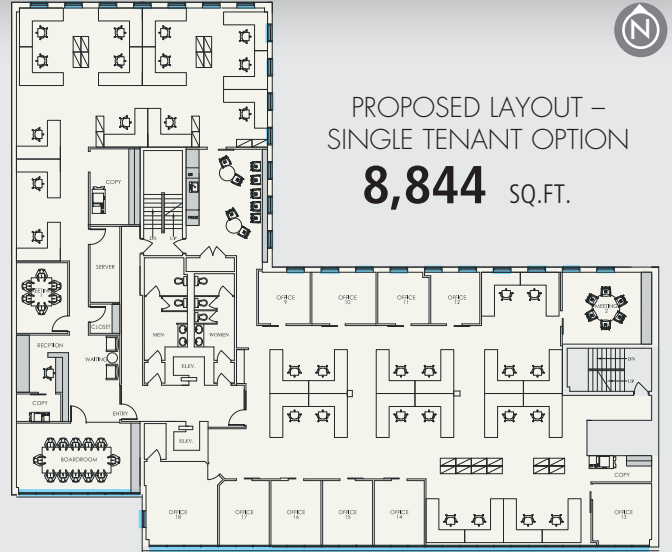
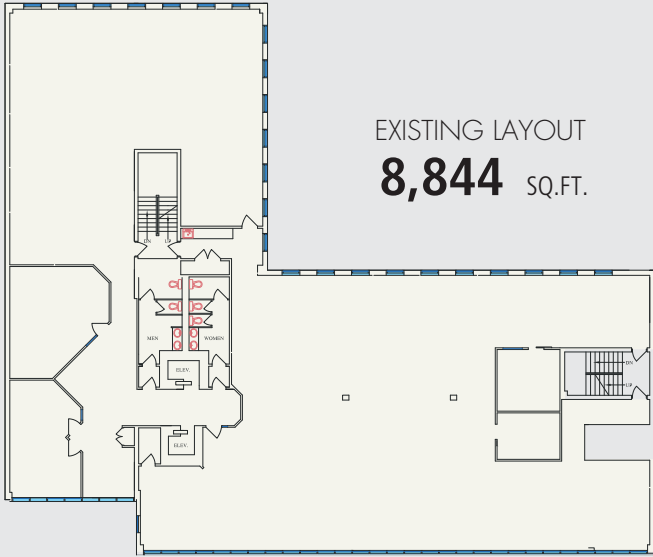


Lockers / Changing Room



Shower Facility

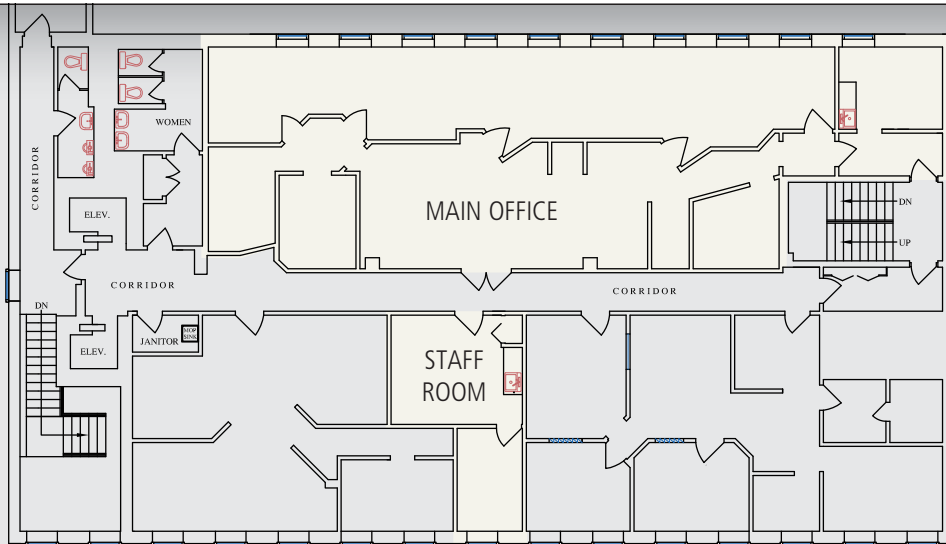
# 5 FLOOR



# 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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