

FOR LEASE

BELTLINE OFFICE SPACE

# Foundation Building

628 – 12 Avenue SW, Calgary, Alberta

- Full floor opportunity.
- Excellent Beltline parking ratio
- Modernized elevator
- HVAC, roof and boilers renovated in 2013
- T1 fibre throughout



Unobstructed views of Downtown



## PROPERTY INFORMATION

### ADDRESS:

628 – 12 Avenue SW, Calgary, AB

### LANDLORD:

AD Sparrow Holding Corporation

### AVAILABLE AREA:

Suite 500. Available options:

- SINGLE TENANT:  
8,844 sq. ft. | **FULL FLOOR**
- MULTI-TENANT LAYOUT:  
2,229 sq. ft. - tenant A  
2,756 sq. ft. - tenant B  
3,859 sq. ft. - tenant C

**AVAILABILITY:** Immediately

**TERM:** 5–10 years

### PARKING:

14 parking stalls \$300/month  
additional parking available  
in vicinity

### T.I.A.:

Negotiable

### OP. COSTS AND TAXES:

\$20.78 per sq. ft. (est. for 2017)

### NET RENT:

Market rate

## BUILDING INFORMATION

### HOURS OF OPERATION:

Building: Mon.–Fri., 7:00 am - 6:00 pm;

HVAC: 24/7

**YEAR BUILT:** 1970.

**NUMBER OF FLOORS:** 5

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Christopher Rundle • [crundle@barclaystreet.com](mailto:crundle@barclaystreet.com)

Dan Harmsen • [dharmsen@barclaystreet.com](mailto:dharmsen@barclaystreet.com)

p: 403-290-0178

Suite 200, 407 - 8th Avenue SW · Calgary, Alberta T2P 1E5



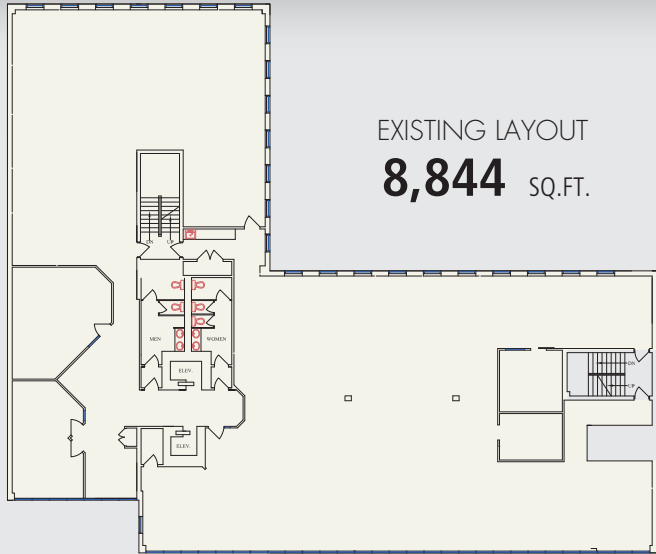
LOCAL  
EXPERTISE  
MATTERS



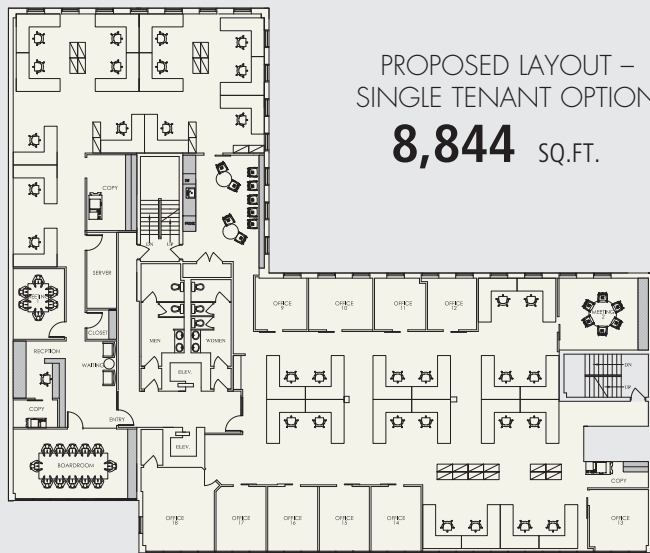
**BARCLAY  
STREET**  
REAL ESTATE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

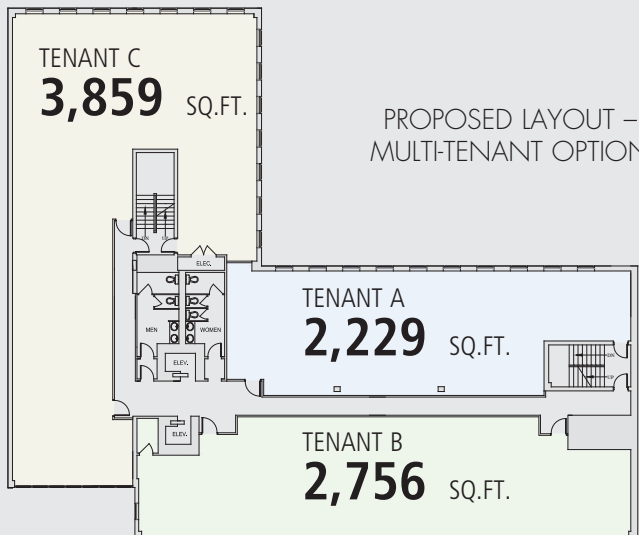
[www.barclaystreet.com](http://www.barclaystreet.com)



EXISTING LAYOUT  
**8,844** SQ.FT.



PROPOSED LAYOUT –  
SINGLE TENANT OPTION  
**8,844** SQ.FT.



TENANT C  
**3,859** SQ.FT.

PROPOSED LAYOUT –  
MULTI-TENANT OPTION

TENANT A  
**2,229** SQ.FT.

TENANT B  
**2,756** SQ.FT.



*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 This offering may be altered or withdrawn at any time without notice.*



**LOCAL EXPERTISE MATTERS**

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Christopher Rundle • [crundle@barclaystreet.com](mailto:crundle@barclaystreet.com)  
Dan Harmsen • [dharmsen@barclaystreet.com](mailto:dharmsen@barclaystreet.com)

**p: 403-290-0178**

Suite 200, 407 - 8th Avenue SW · Calgary, Alberta T2P 1E5



[www.barclaystreet.com](http://www.barclaystreet.com)