

# Beltline Medical / Office Space for Lease

## Foundation Building



### LEASE INFORMATION

**MUNICIPAL ADDRESS:** 628 12th Avenue SW, Calgary

**AVAILABLE FOR LEASE:**

- Suite 204 – **2,631** sq. ft.
- Suite 300 – **8,833** sq. ft. **FULL FLOOR**
- Suite 500. Available options:
  - SINGLE TENANT: **8,844** sq. ft. **FULL FLOOR**
  - MULTI-TENANT LAYOUT: **2,229** sq. ft.; **2,756** sq. ft.; **3,859** sq. ft.
- ~~Suite 400 – 8,834 sq. ft. – LEASED~~

**AVAILABILITY:** Immediately

**TERM:** 5–10 years

**PARKING:** 1:620 sq. ft. Underground, above ground secure and general parking at market rate. Additional parking available in vicinity

**TENANT ALLOWANCE:** Negotiable

**OP. COSTS AND TAXES:** \$16.41 per sq. ft. (est.)

**NET RENT:** Market rate

### BUILDING INFORMATION



**P** EXCELLENT PARKING RATIO

- High-end medical clinic space on 3rd floor.
- Full floor opportunities.
- HVAC, roof and boilers replaced in 2013.
- Fibre optic link.

LANDLORD:  
AD Sparrow  
Holding  
Corporation

HOURS OF OPERATION (BUILDING): 24 hrs/7 days  
NUMBER OF FLOORS: 5  
BUILDING SIZE: 38,827 sq. ft.

**Karim Dada**

ASSOCIATE BROKER

d: 587-391-6312 c: 403-689-4081

p: 403-290-0178

kdada@barclaystreet.com

403-290-0178 • Toll Free 1-877-867-6334 • 200, 407 8th Avenue SW Calgary, AB T2P 1E5

www.barclaystreet.com

**Wanda Eilers**

SENIOR ASSOCIATE

d: 403-294-7175 c: 403-703-3070

p: 403-290-0178

weilers@barclaystreet.com



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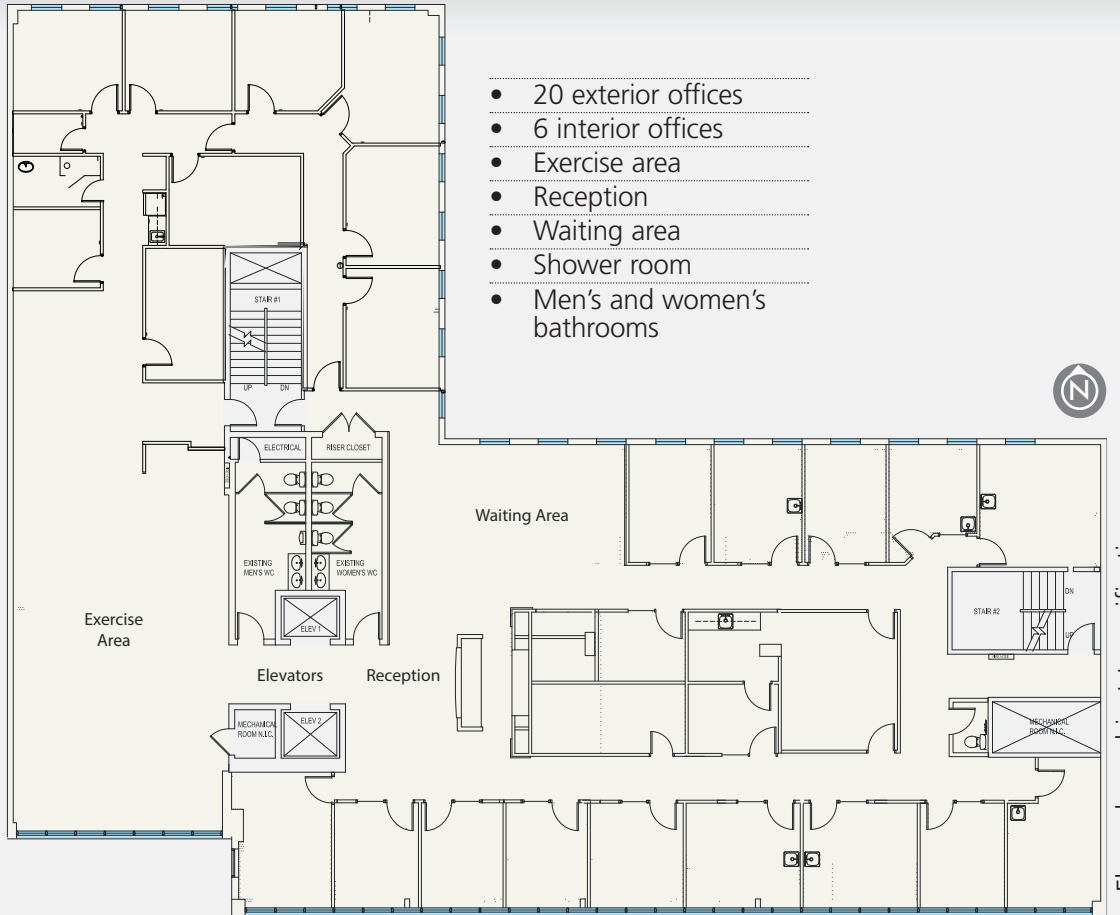
**3 FLOOR** **FULL FLOOR**

**8,833** SQ.FT.

**High-end medical clinic space**

*Spacious hallways, reception and sinks in most rooms.*

*Average office 11'x13'.*



- 20 exterior offices
- 6 interior offices
- Exercise area
- Reception
- Waiting area
- Shower room
- Men's and women's bathrooms

Floor plan subject to verification



Reception



Exercise Room



Shower

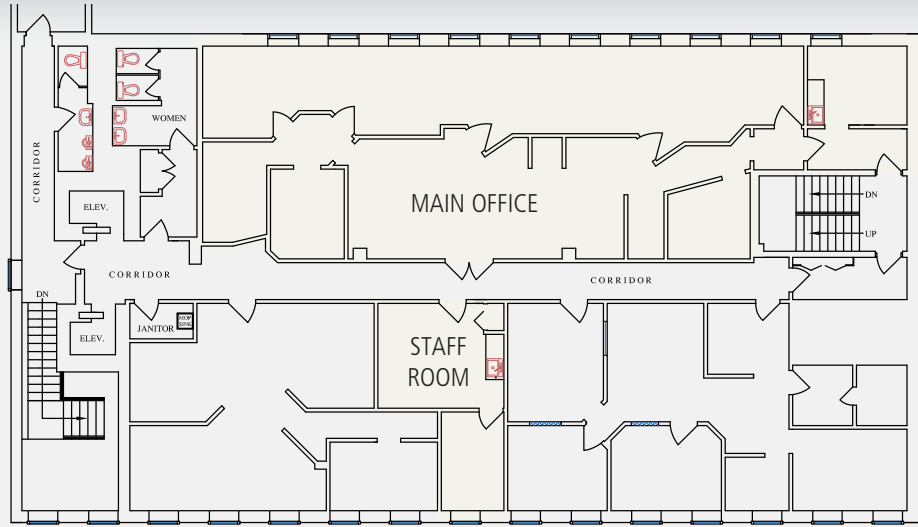


Hallway

# 2 FLOOR

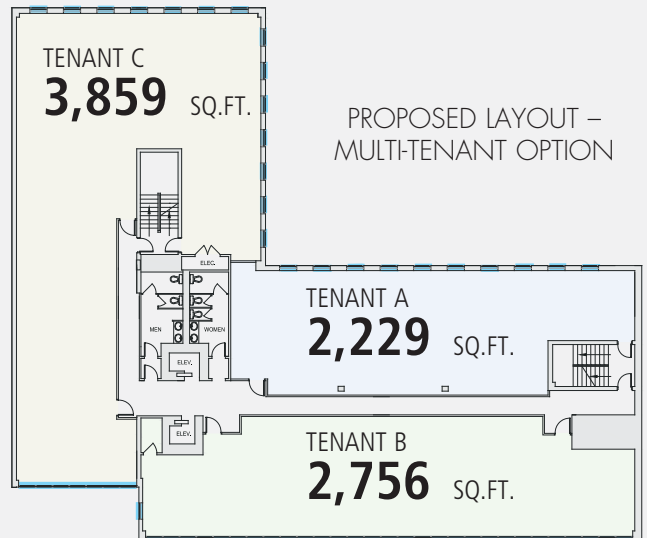
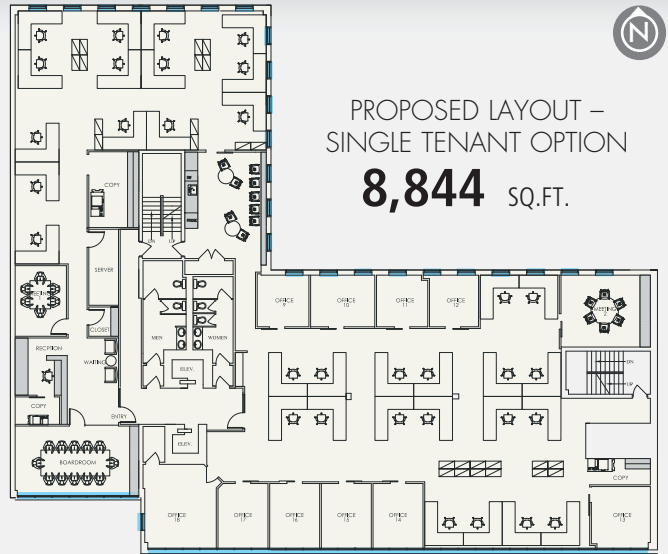
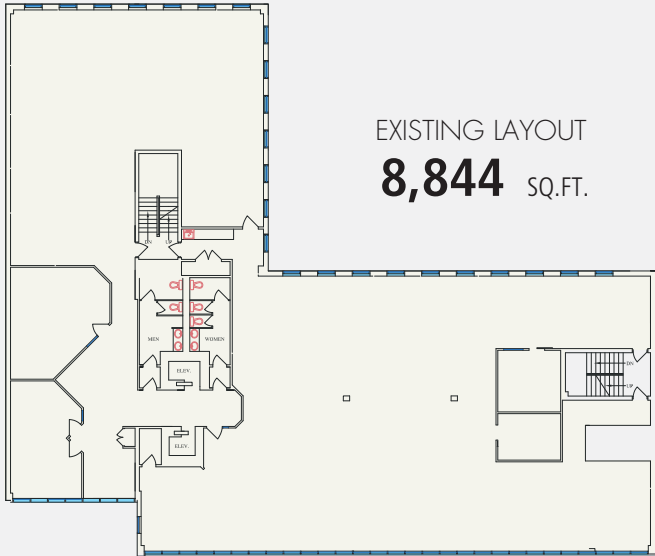
2,631 SQ.FT.

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



# 5 FLOOR FULL FLOOR

EXISTING LAYOUT  
8,844 SQ.FT.



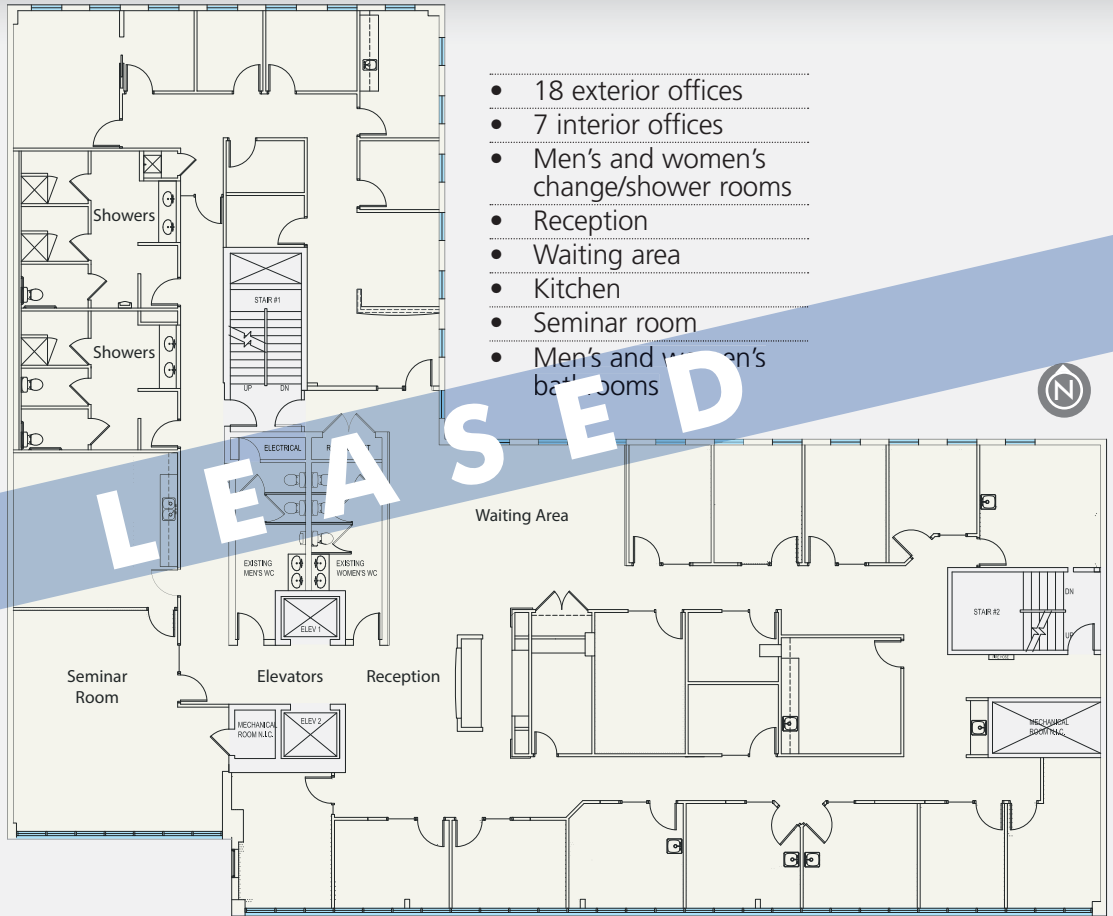
**4 FLOOR**  
**FULL FLOOR**

**8,834** SQ.FT.

**High-end medical clinic space**

*Spacious hallways, reception and sinks in most rooms.*

*Average office 11'x13'.*



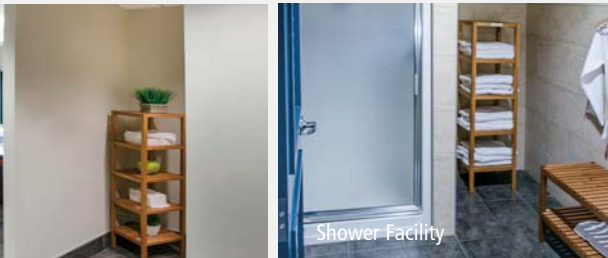
- 18 exterior offices
- 7 interior offices
- Men's and women's change/shower rooms
- Reception
- Waiting area
- Kitchen
- Seminar room
- Men's and women's bathrooms



Reception



Lockers / Changing Room



Shower Facility



Treatment Room

*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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