

## The Foundation Wellness Centre

628 12 Avenue SW | Calgary, Alberta

- Desirable Beltline location with high visibility and easy access and egress.
- High-end medical, dental, office, and retail space.
- Abundance of parking for tenants and clients.
- Upgraded HVAC, roof, elevators, and boilers.
- Planned upgrades to lobby area.
- Coffee shops, retail, and wellness centers welcomed.
- Excellent access to Downtown Core and city bus routes.
- Numerous restaurants, banks, and shopping within walking distance.
- 24/7 building access.
- Op. costs are expected to be reduced next year.
- **Raw space can be provided for Tenant build out.**

ADDRESS	628 12 Avenue SW
DISTRICT	Beltline
ZONING	CC-X
BUILDING SIZE	38,800 SF
# STORIES	6
YEAR BUILT	1970
WALK SCORE®	Walker's Paradise (98)
TRANSIT SCORE®	Excellent Transit (83)

**Larry Gurtler** Vice President | Associate Broker

403-830-4326

[lgurtler@naiadvent.com](mailto:lgurtler@naiadvent.com)

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3633 8 Street SE  
Calgary, AB T2G 3A5  
+1 403 984 9800  
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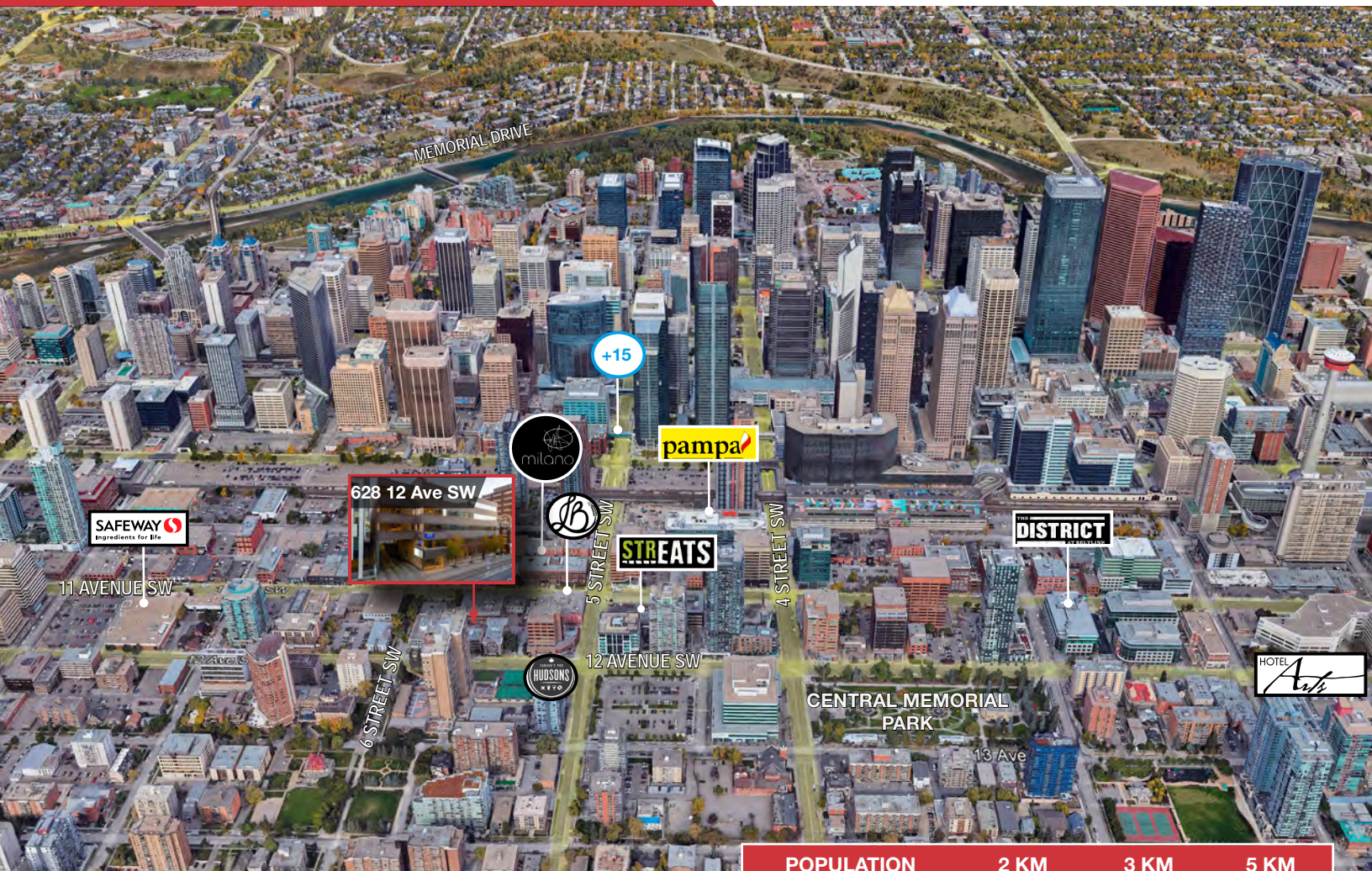
# FOR LEASE

859 - 13,766 SF ±

Medical/Office/Retail

# NAI Advent

Commercial Real Estate Services, Worldwide.



## Space Details

Main Floor:	4,074± SF
Second Floor:	859 ± SF
Third Floor:	8,833 ± SF
<b>Total Area:</b>	<b>13,766 ± SF</b>
Lease Rate:	Market
Op costs:	\$16.41 PSF (TBV)
Term:	5-10 years
Parking:	1:620 sf underground, covered, and above-ground

	POPULATION	2 KM	3 KM	5 KM
2023		77,098	124,830	226,230
2028		86,156	140,800	257,459
2033		93,875	154,959	286,384
Growth 2023-2038		2.4%	2.6%	2.8%
Daytime Population		256,762	300,222	427,402

	HOUSEHOLD INCOME	2 KM	3 KM	5 KM
2023 Average Household Income		\$126,563	\$139,644	\$143,974
2023 Median Household Income		\$73,079	\$79,121	\$83,120
2021 Per Capita Income		\$75,618	\$77,840	\$73,494

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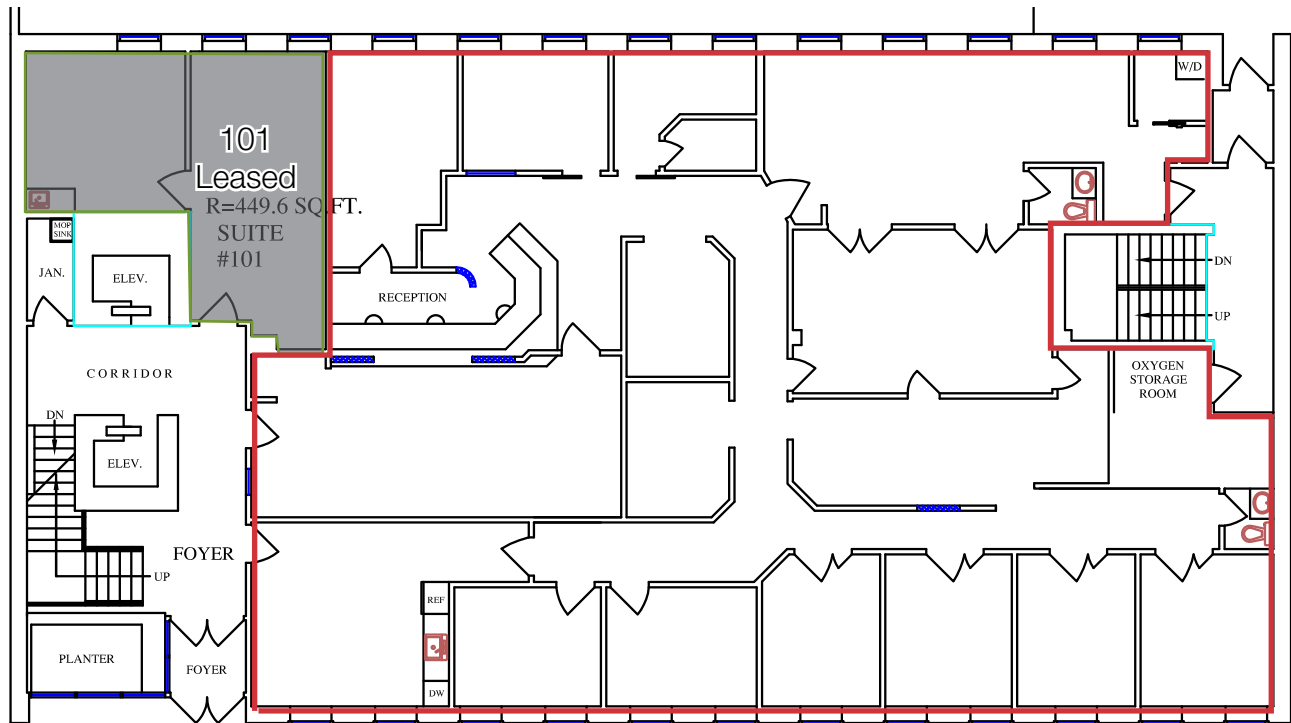
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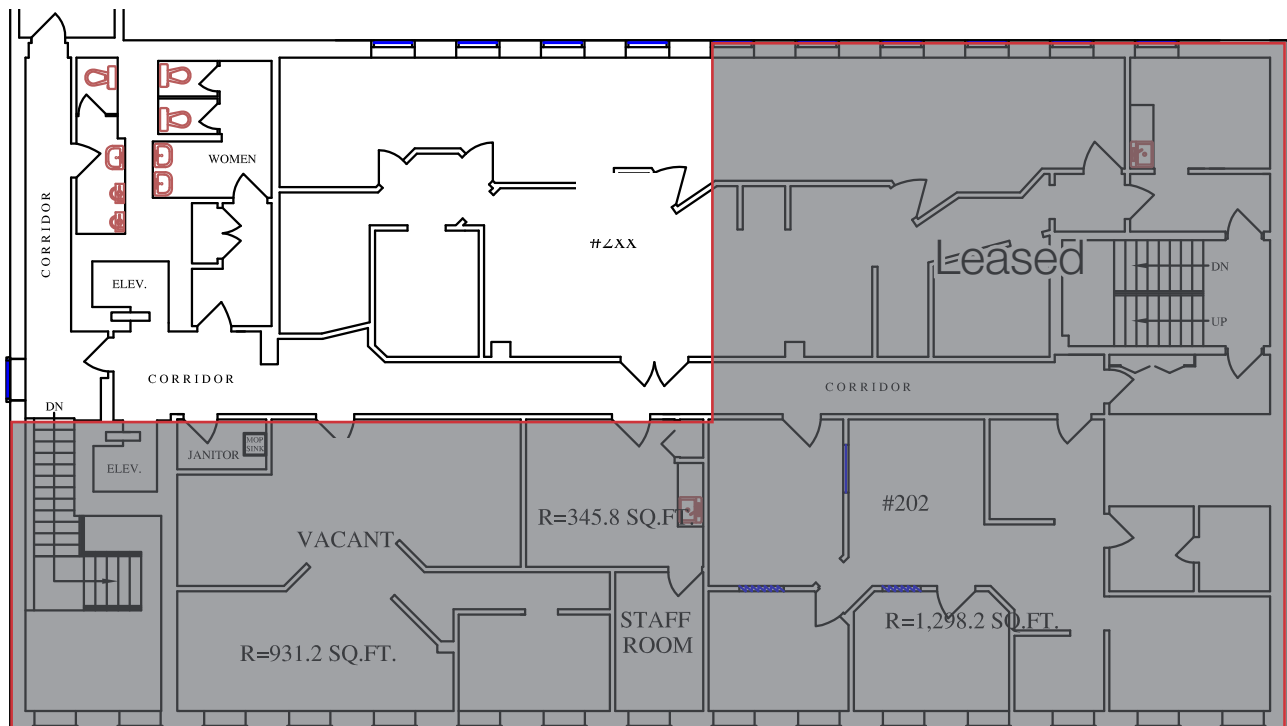
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## FLOOR PLAN - MAIN FLOOR | 3,996 SF AVAILABLE



## FLOOR PLAN - 2ND FLOOR | 859 SF AVAILABLE



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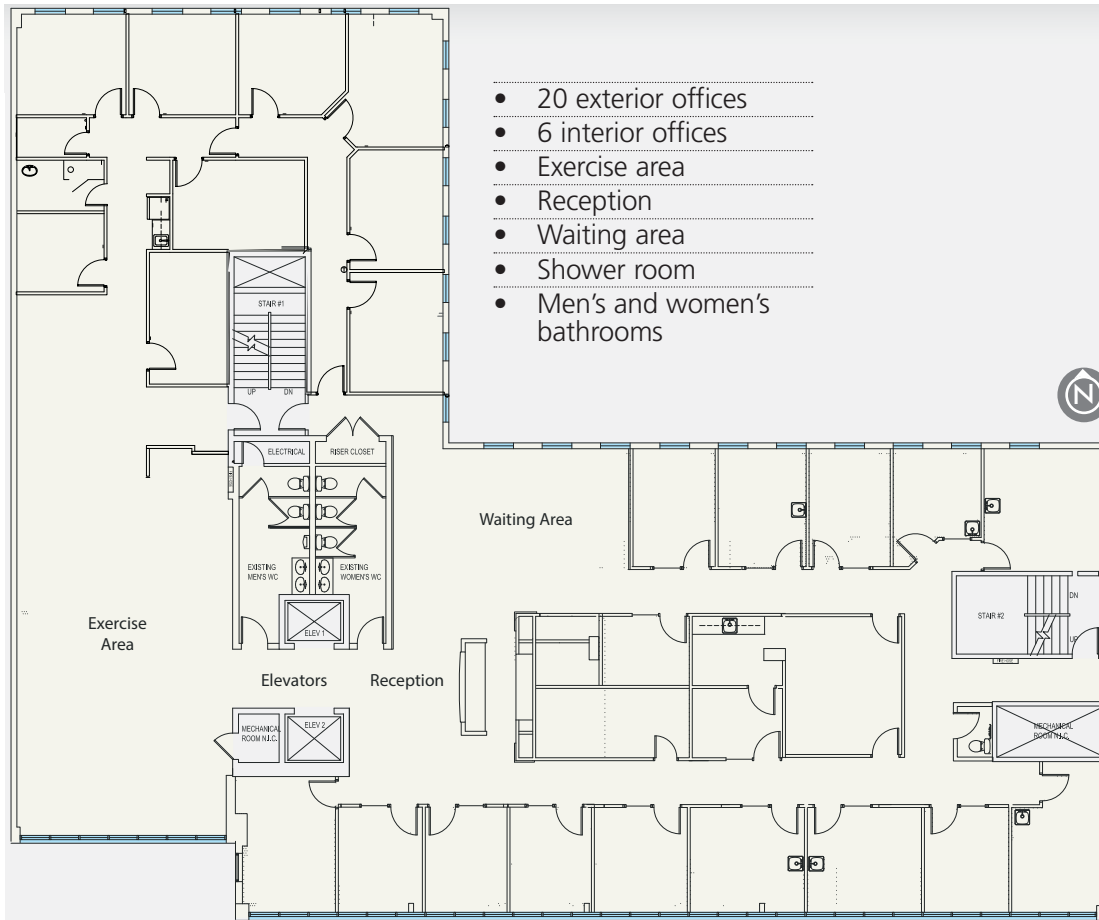
859 - 13,766 SF ±

Medical/Office/Retail

# NAI Advent

Commercial Real Estate Services, Worldwide.

## FLOOR PLAN - THIRD FLOOR | 8,833 SF AVAILABLE



Reception

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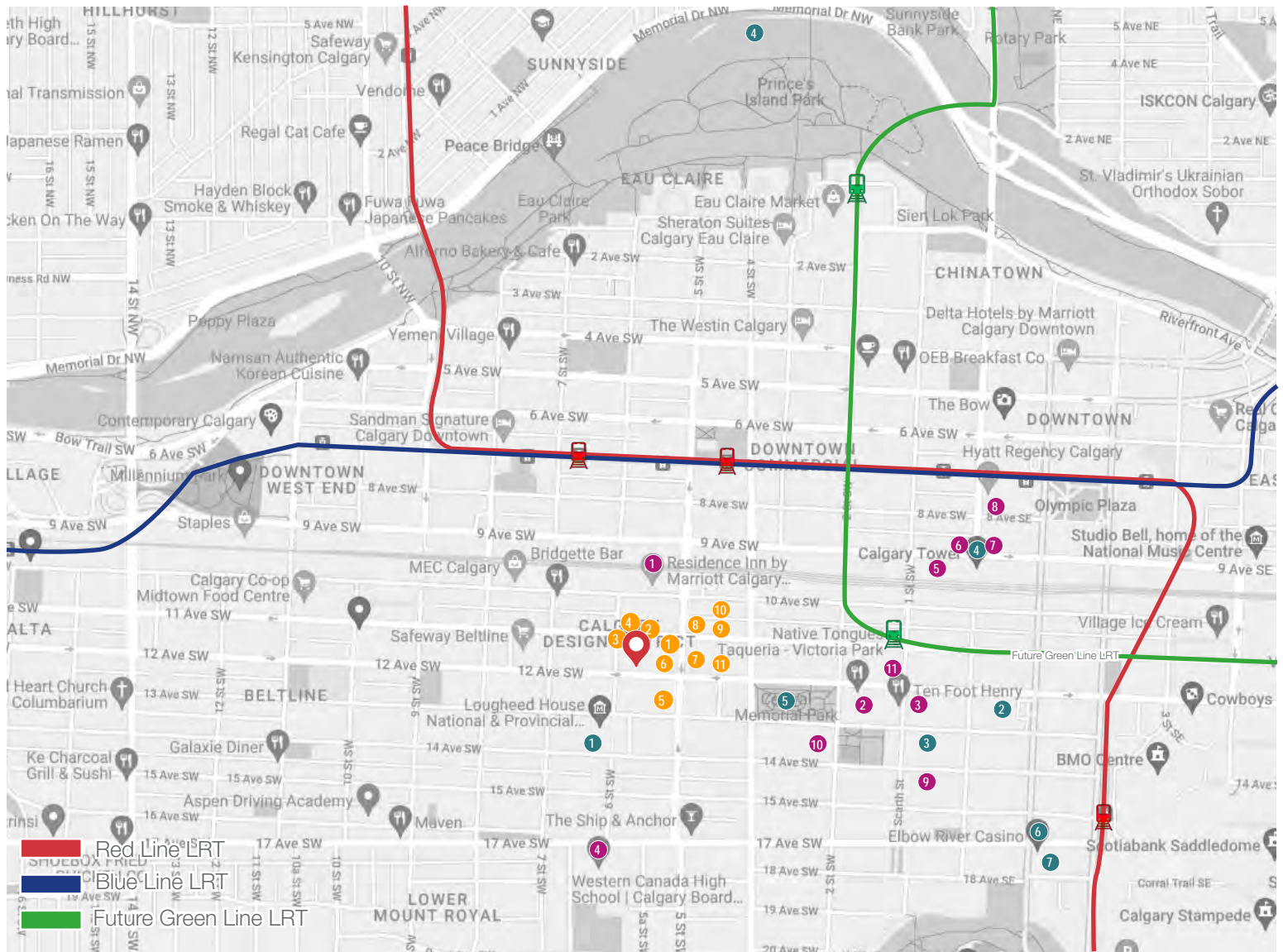
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**Medical/Office/Retail**

**Amenities Map**



**Food, Drinks & Market**

1. Last Best Brewing & Distilling
2. Regurb
3. saVeg Cafe (Vegan)
4. Modern Love
5. Hudsons Canada Pub
6. Parkside Cafe & Sushi
7. StrEats Beltline Kitchen
8. The Curryer
9. Pampa Brazilian Steakhouse
10. Luca
11. Singapore Sam's

**Lifestyle, Recreation & Entertainment**

1. Ranchmans Club
2. Decidedly Jazz Danceworks
3. HotShop Hot Yoga
4. Calgary Tower
5. Central Memorial Park
6. Elbow River Casino
7. Yuk Yuk's - Calgary Stand up comedy

**Hotels & Condos**

1. Residence Inn by Marriott
2. Fairfield Inn & Suites by Marriott
3. Hotel Arts
4. Best Western Plus
5. Hotel Fairmont Palliser
6. Le Germain Hotel Calgary
7. Calgary Marriott Downtown Hotel
8. Hyatt Regency
9. Chocolate Luxury Condos by Battistella
10. The Park - Live On The Park
11. Calgary Lofts - Manhattan Lofts in Calgary