



## 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 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.**

**Rick Wong**, Associate

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|                |                        |
|----------------|------------------------|
| 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) |



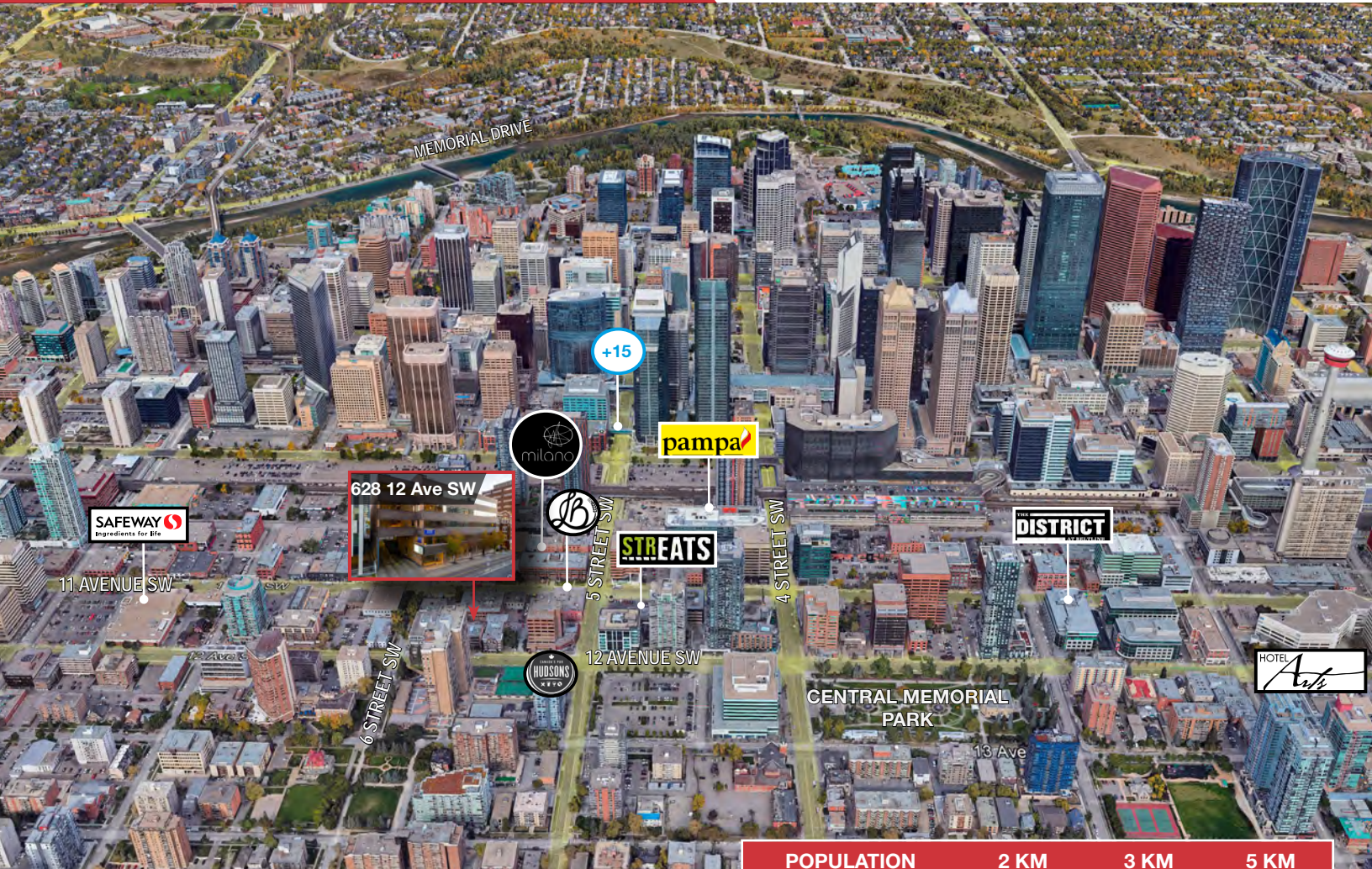
# FOR LEASE

## 1,240-9,030 SF±

### Medical/Office/Retail

# NAI Advent

Commercial Real Estate Services, Worldwide.



## Space Details

|                    |   |
|--------------------|---|
| Main Floor:        | 4,074± SF                                       |
| Second Floor:      | 4,958± SF                                       |
| <b>Total Area:</b> | <b>9,030± 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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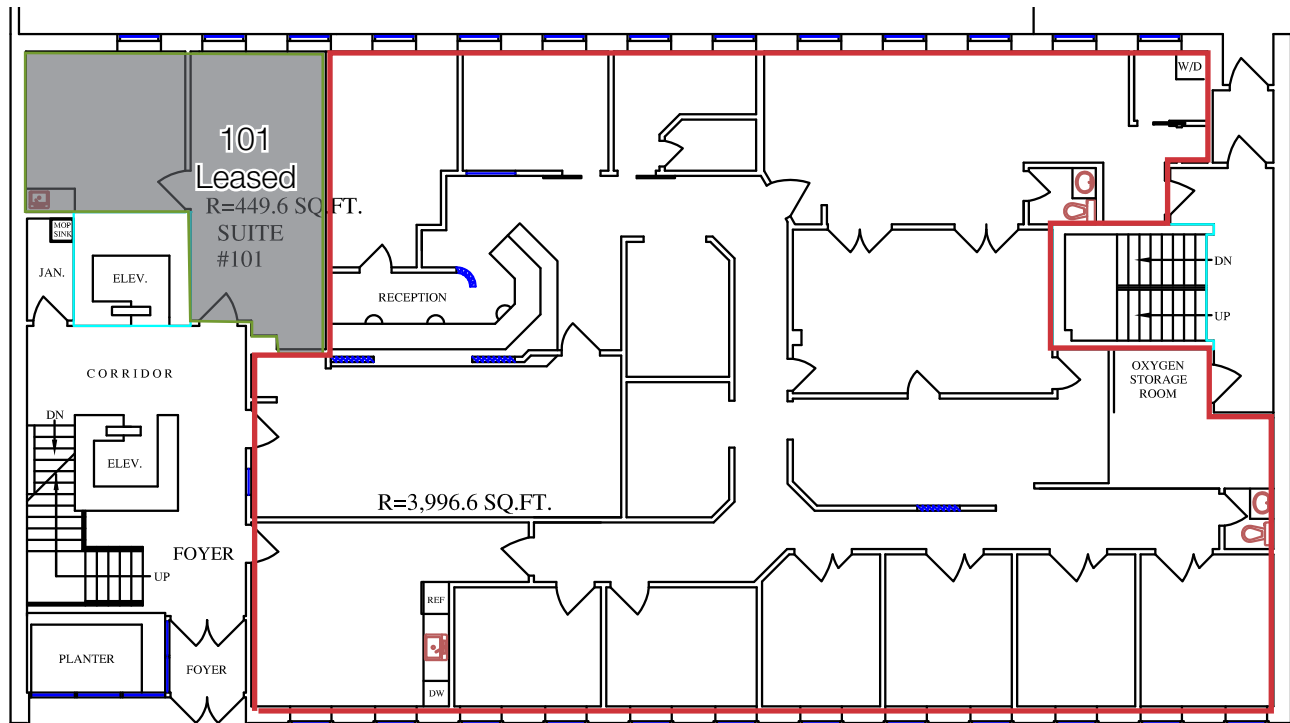
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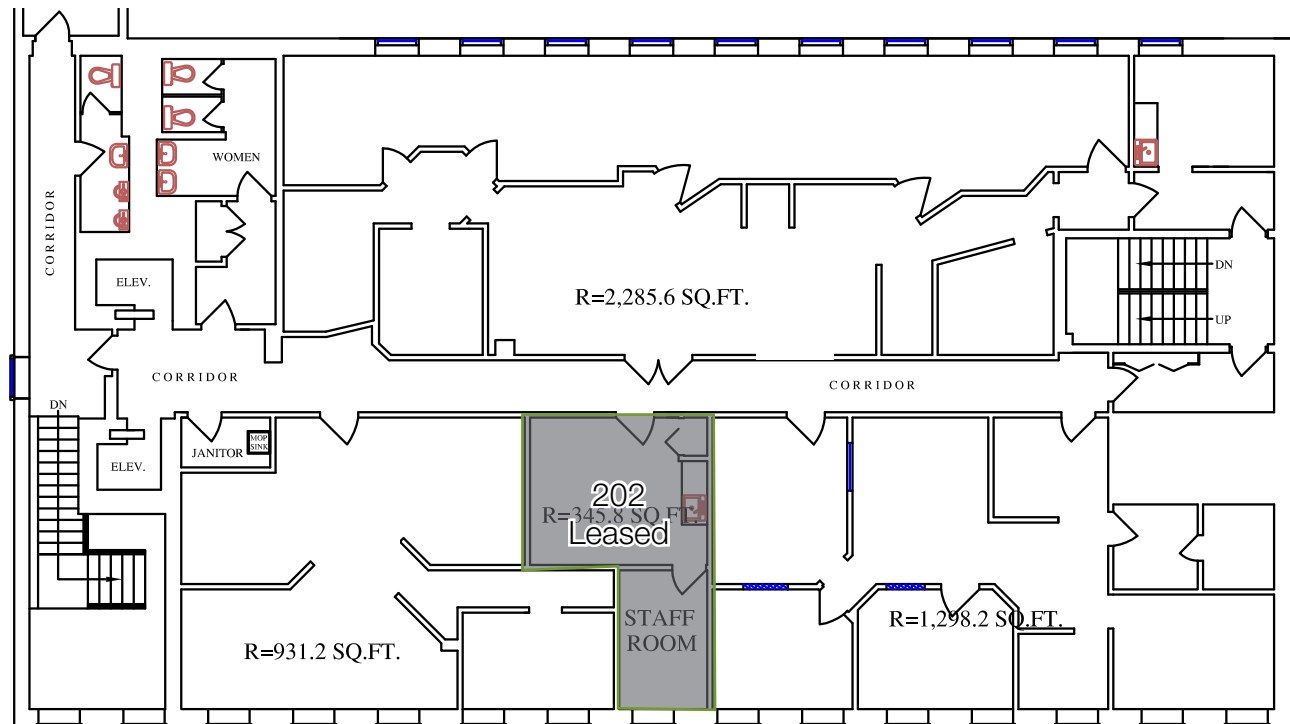
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## FLOOR PLAN - MAIN FLOOR



## FLOOR PLAN - 2ND FLOOR





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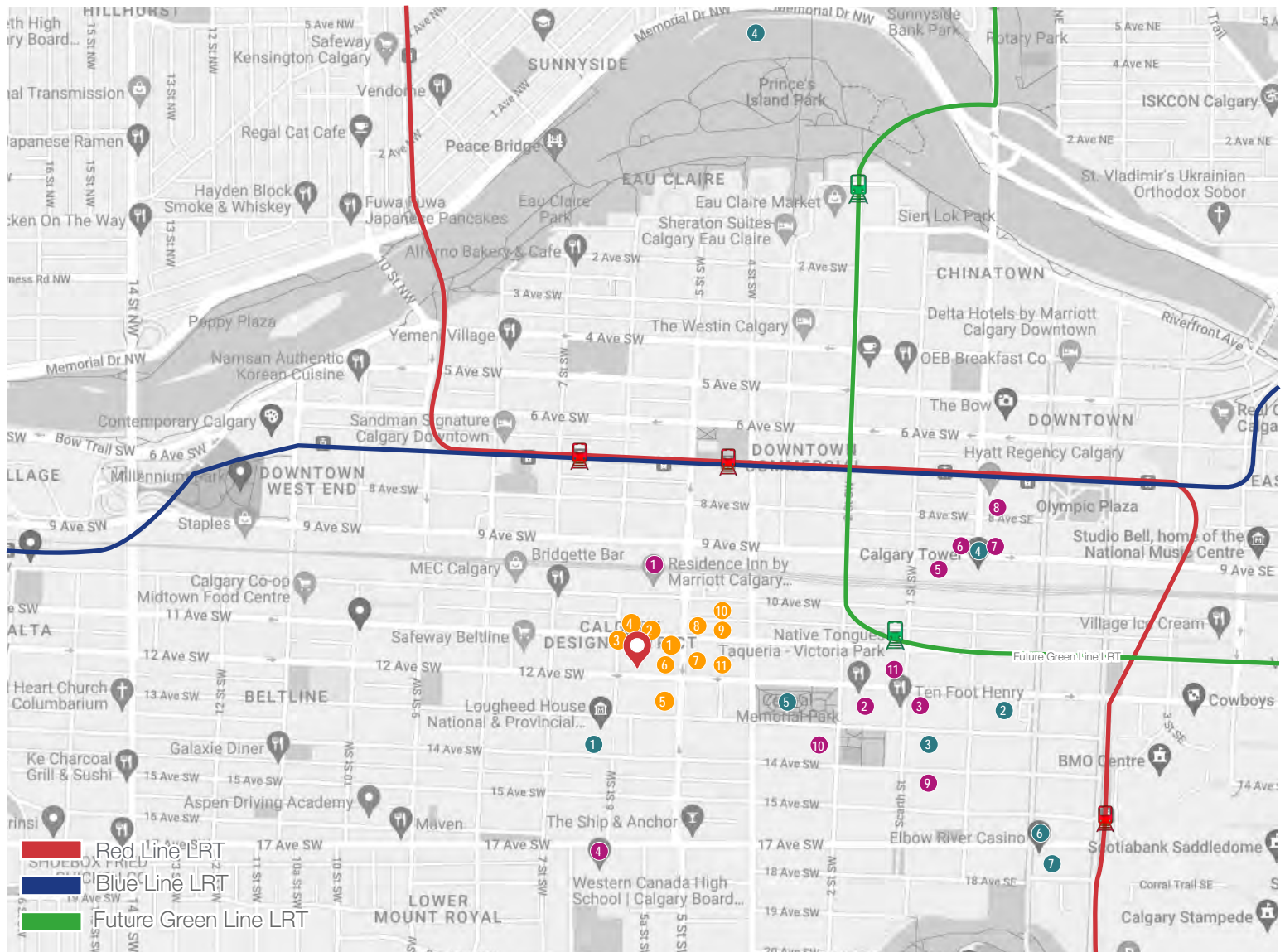
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## Amenities Map



### 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

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