

MEDICAL/OFFICE BUILDING | 38,827 SQ. FT, 5 FLOORS

FOR SALE AT MARKET

628 12 AVENUE SW, CALGARY, AB BELTLINE



PROPERTY HIGHLIGHTS

OP. COSTS: \$16.41 per SQ. FT (est. 2020)

- Close to the Sheldon Chumir Center
- Excellent Medical/Dental building
- Superior 1 to 620 parking ratio, 64 stalls
- Desirable Beltline location with easy access
- Recent substantial upgrades; lobby renovated, HVAC roof, elevators and boilers replaced
- 26,511 of vacancy for owner user or new tenants
- 3rd and 4th floors have substantial improvements completed for Medical/Dental tenants

AVAILABLE FOR LEASE

Suite 204: 2,631 SQ. FT

Suite 300: 8,833 SQ. FT (Full Floor)

Suite 400: 8,834 SQ. FT (Full Floor)

Suite 500, Base Building Open Floorplan:

- **SINGLE TENANT: 8,844 SQ. FT (Full Floor)**
- **MULTI-TENANT LAYOUT:**
2,229 SQ. FT; 2,756 SQ. FT; 3,859 SQ. FT



BLACKWATCH
PROPERTY LTD.

WILLIAM (BILL) J. LLOYD

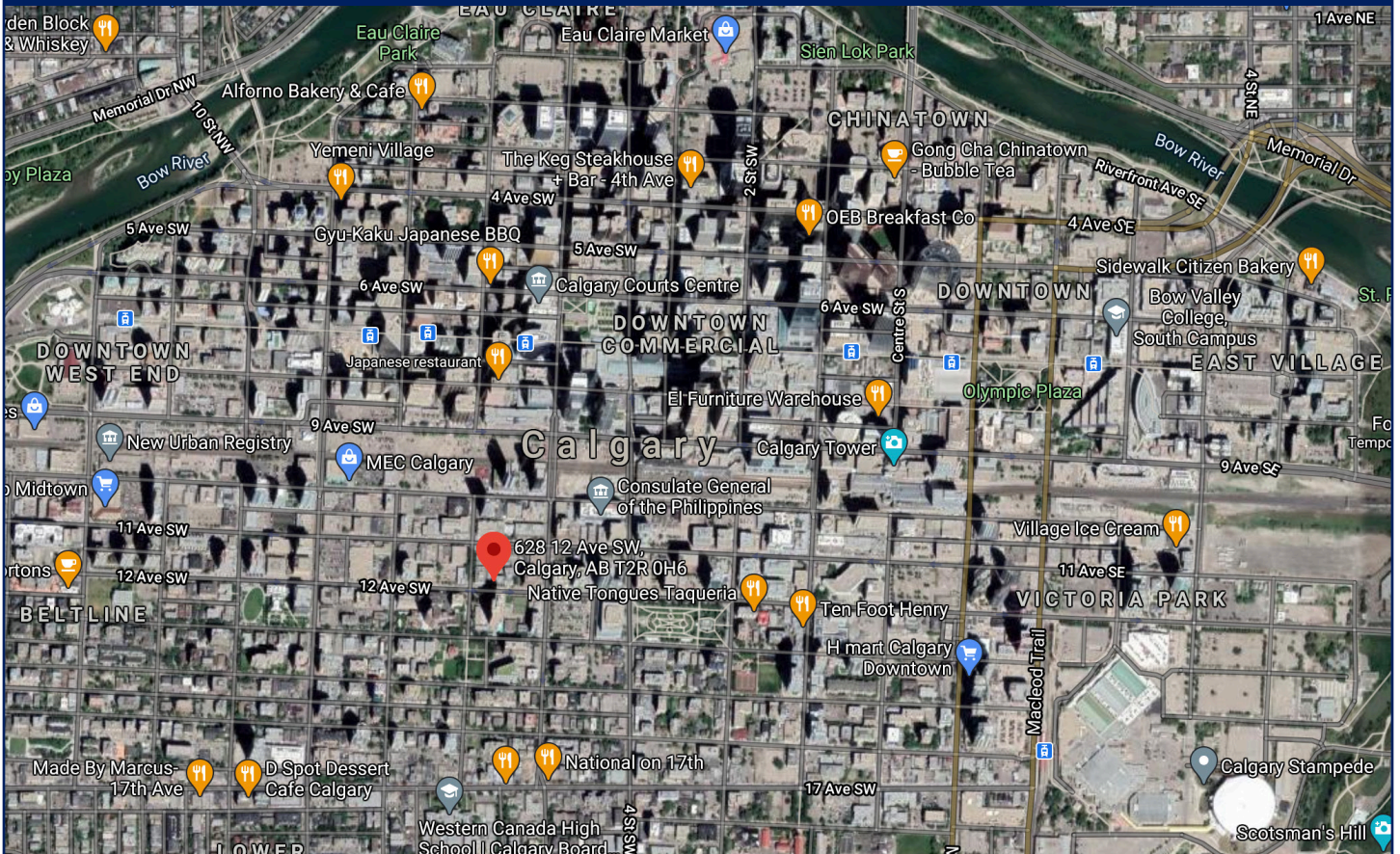
D: 403 453-1255
C: 403 589-5995

Suite 520, 1201-5th Street SW
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www.blackwatchproperty.com

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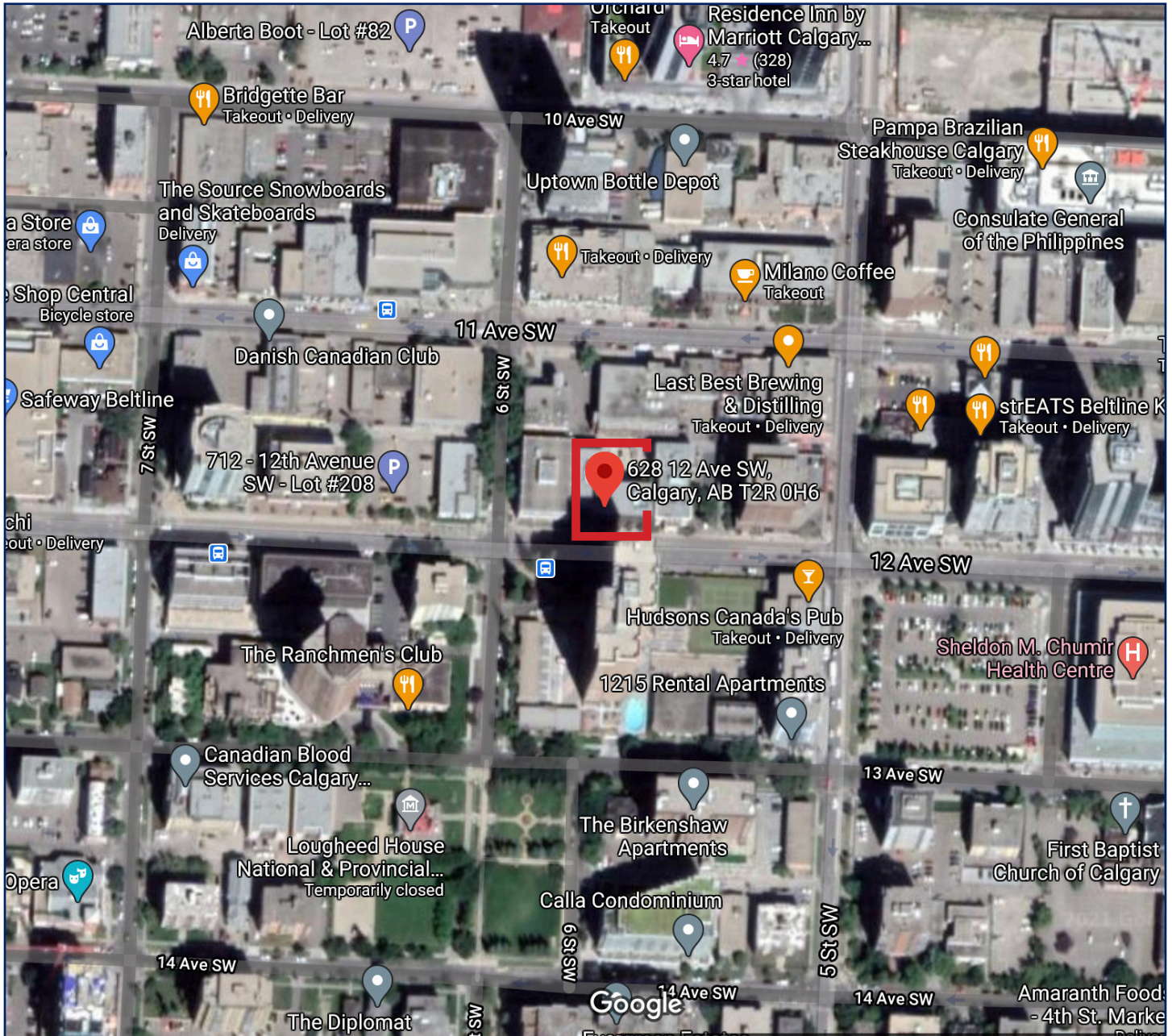
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