



FOR SUBLEASE

FOUNDATION BUILDING

628 12 AVENUE SW, CALGARY, AB





About Foundation Building

Situated in the heart of Calgary's vibrant Beltline district, this fully finished suite offers a modern turnkey workspace in a highly accessible location. Enjoy convenient access to a wealth of nearby amenities, including popular restaurants, cafés, fitness facilities, and retail options, all within walking distance. The building also offers excellent connectivity to major roadways, public transit routes, and downtown Calgary.

Suite 400: 8,834 sf
Premises

June 2026
Sublease Expiry

60-90 days' notice
Availability

\$16.41 psf
Operating Costs (2026)

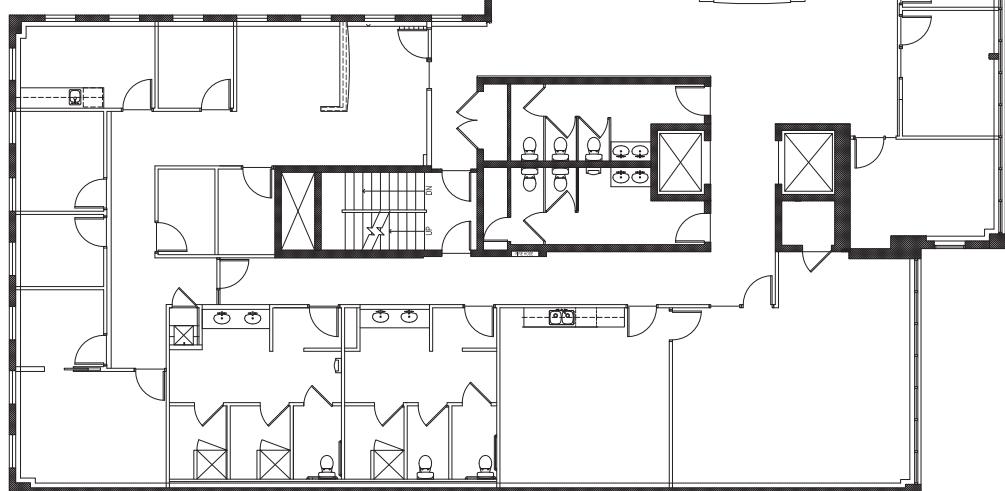
Market Sublease Rates
Sublease Rates

**1:620 sf underground,
covered, and above ground**
Parking

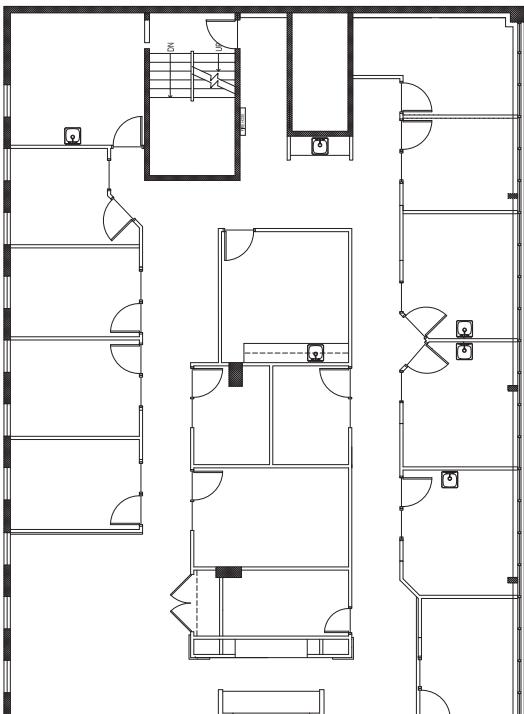
Floor Plan

SUITE 400: 8,834 SF

- 18 exterior offices
- 4 interior offices
- Boardroom
- 3 phone rooms
- 2 internal washrooms
- Kitchen/lounge area



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Area Amenities

RESTAURANTS

1. REGRUB
2. Last Best Brewing & Distilling
3. Hudsons Canada's Pub
4. Tim Hortons
5. Bridgette Bar
6. CRAFT Beer Market
7. Ten Foot Henry
8. LOCAL Public Eatery
9. Cactus Club Cafe
10. Saltlik

RETAIL OPTIONS

1. Safeway
2. MEC
3. F45
4. CORE Shopping Centre
5. Shoppers Drug Mart
6. Dollarama
7. GoodLife Fitness
8. Winners
9. Anytime Fitness
10. Sunterra Market

HOTELS

1. Residence Inn
2. Best Western Plus Suites
3. Ramada Plaza by Wyndham
4. Fairmont Palliser

BANKS

1. BMO
2. CIBC
3. Scotiabank
4. TD Canada Trust

AREA Demographics



115,156

TOTAL
POPULATION



239,509

DAYTIME
POPULATION



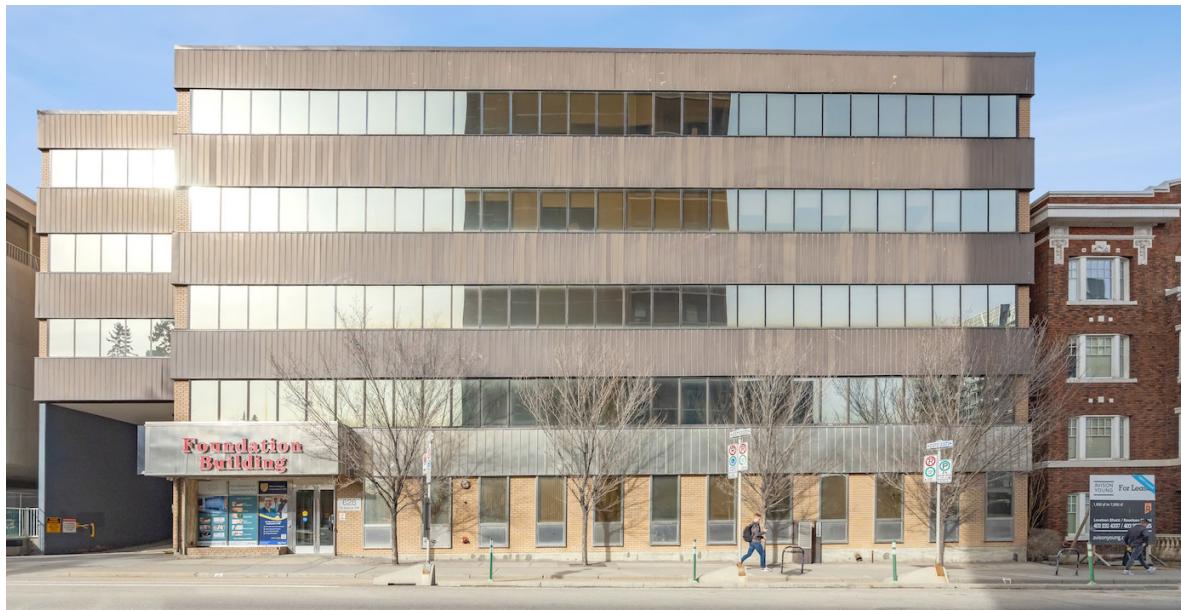
\$123,059

AVG. HOUSEHOLD
INCOME

Source: PiinPoint

Within 3 km radius

Photos



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