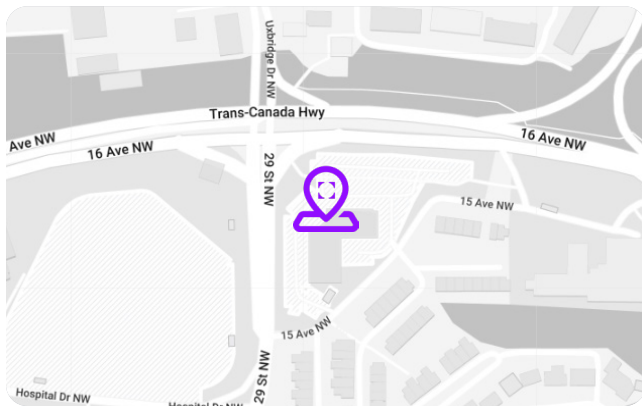




# Foothills Professional Building

1620 29th Street NW, Calgary, Alberta



## Leasing Inquiries



**German Contreras**  
Leasing Manager

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## Location Highlights



### Major Intersection

16th Avenue and 29th Street NW



### Nearest Hospital

< 1 km Foothills Medical Centre  
2.8 km Alberta Children's Hospital



### Public Transit Access

Bus 09, 40, 90, 91, 104 via 29th St  
Bus 20 via 16th Ave



# Foothills Professional Building

1620 29th Street NW, Calgary, Alberta



## Property Description

Foothills Professional Building is a three-storey, 59,460 square foot medical office building located in northwest Calgary, neighbouring the Foothills Medical Centre and in close proximity to the Alberta Children’s Hospital. The building is tenanted by a wide range of medical professionals and ancillary service providers including pediatricians, dental services, a pharmacy, and a quality Italian restaurant.

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## Property Highlights

<b>Building Size</b>	59,460 sq.ft.
<b>Floors</b>	3
<b>Asking Rent</b>	Market
<b>Additional Rent (2024 est)</b>	
Operating Costs	\$17.44
Realty Taxes	\$5.25
In Suite Cleaning Costs	\$2.42
<b>Total</b>	\$25.11 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	No
<b>Wired Score</b>	Certified

#### General Information

Number of Floors	3
Year Built	1979
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	N/A
Building Size (sq. ft.)	59,460
Floor Plate (sq. ft.)	19,820
Additional Rent Total (p.s.f.)	\$25.11
Realty Taxes (p.s.f.)	\$5.25
Operating Costs (p.s.f.)	\$17.44
In-Suite Cleaning Costs (p.s.f.)	\$2.42
Building Access Points	3 (NE, SW, north)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, RTUs
HVAC Hours	Mon-Fri: 6:00 am - 8:00 pm; Sat-Sun: Off
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Garda Security. 24/7 CCTV, evening and weekend patrols, card-key access
Building Automation System	N/A
Total Number of Public Washrooms	6 (multi-stall)
Washrooms per Floor	2 (one male, one female)
Anchor Tenants	Kenron Pharmacy, Alberta Health Services, Alberta Cancer Foundation

#### Electricity

General Information	347/600V, 1200A, 3-phase, 4-wire
Building Emergency Power	Backup generator (diesel)
Tenant Emergency Power	Yes (available)
Base Building Lights	LED, T8
Lighting Control	Timer control
Electrical Rooms	One per floor
Telecommunications Rooms	One per floor

#### Elevators

Number of Passenger Elevators	1
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	Hydraulic
Elevator Speed	N/A
Passenger Cab Capacity	1,133 kg

#### Parking

Parking Ratio	3.87/1,000 sf
Total Number of Parking Stalls	230
Number of Accessible Stalls	4
Parking Lot Type	Surface
Parking System	Pay-by-plate
Parking Stall Allocation	154 tenant, 76 visitor
Parkade (if applicable) - year built	N/A
Number of Parkade Levels	N/A

#### Amenities

Fitness Centre	No
Bicycle Storage	Outdoor
Shipping & Receiving	Loading area (NE doors)
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	No
Food Service / Café	Gus's Pizza & Café
Public Transit Information	Banff Trail LRT Station; Bus Routes 8, 9, 20, 31, 40, 90, 91, 104, 303
NWHP Online Service Request System	Yes
NWHP On-site Office	No

#### Environmental

Energy Savings Initiatives	Timer-controlled lights, LED lighting
Environmental & Sustainability Initiatives	Lighting control
Conservation & Carbon Footprint Initiatives	Bicycle storage provided
Recycling Programs	Single-stream recycling and composting Electronic equipment recycling
Electric Vehicle Charging Stations	No

#### Additional Information

Hospital Proximity	< 1 km
Hospital Name	Foothills Medical Centre
WiredScore Certification	Certified
Building Hours	Mon-Fri: 6:00 am - 8:00 pm Sat-Sun: Closed