



JOE PHILLIPS BUILDING

101 6th Street SW

JOE PHILLIPS
BUILDING

101 SIXTH STREET S.W.



YEAR BUILT 1911



BUILDING SQ. FT. 26,827



ZONING DC



CEILING HEIGHT 8.6 FT

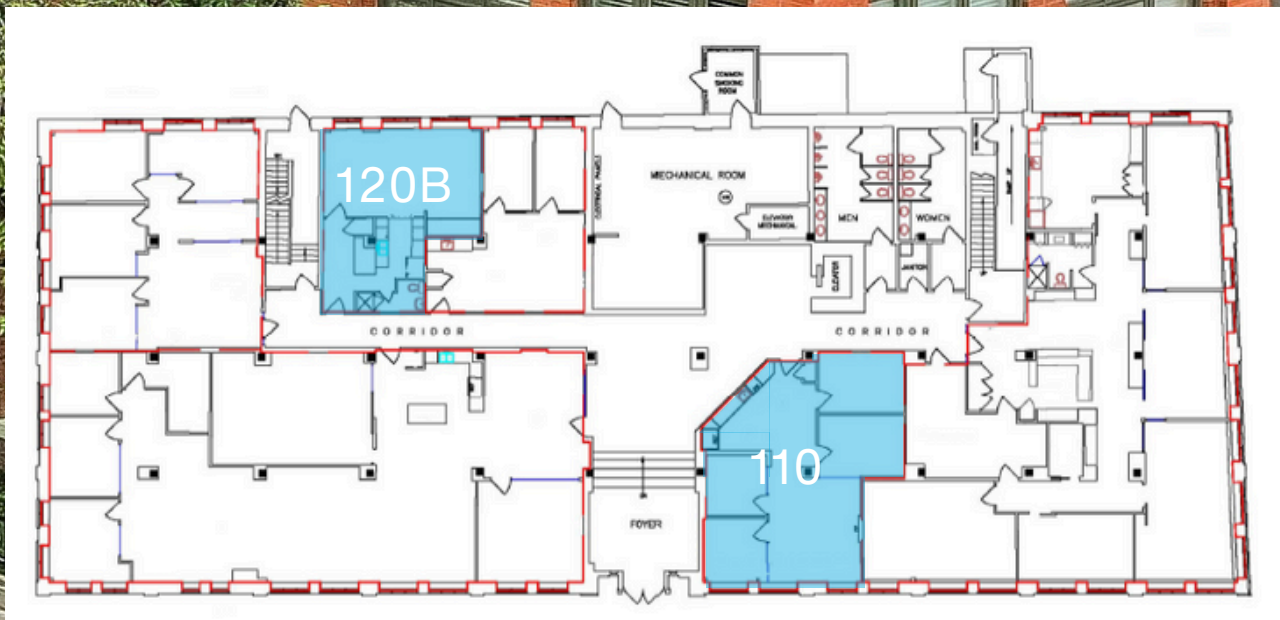
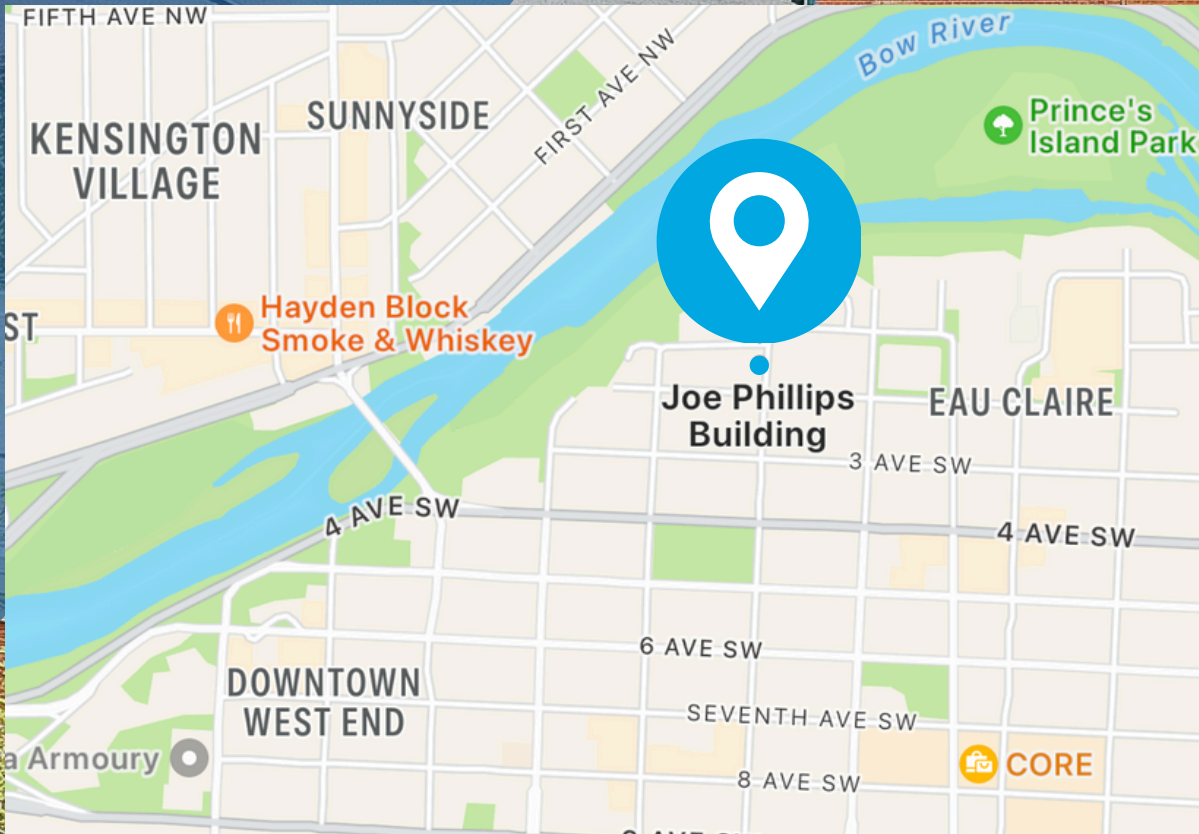


PARKING RESERVED



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JOE PHILLIPS



FEATURE PROPERTY

JOE PHILLIPS BUILDING

Completed in 1911 and originally named the Graphic Arts Building, this historic building was modernized in 2004. It is a hidden gem among downtown office users given its impressive interior finishes, and proximity to the Eau Claire district, walkways, Bow River, Prince's Island Park and the iconic Peace Bridge.



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FOR LEASE 110

OPPORTUNITY

This exceptional leasing opportunity in the Joe Phillips Building is 1,156 sq. ft. office space. This unit will be available June 2025, offering a well-appointed and functional layout.

UNIT FEATURES

- **Four Private Offices:** Spacious, independent offices providing privacy for meetings or executive use.
- **Bright & Spacious Open Workspace:** Versatile area that supports a collaborative work culture.
- **In-suite Kitchen:** A dedicated kitchen and break area, perfect for team lunches, coffee breaks, and informal meetings.
- **Prime Downtown Location:** Conveniently situated downtown, offering easy access pathways, transit and dining.
- **Professional Focused Building:** Ideal for corporate teams, law firms, consulting agencies, startups and financial services.

Schedule a tour to explore this exceptional property located in the desirable Eau Claire district.

BUILDING AMENITIES



Available June, 2025



Unit Area - 1,156 sq. ft.



In-suite kitchen



Ample Parking



Ceiling Height - 8.6'



Modern HVAC and Air Conditioning



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Have a question? Contact us.

Theodor Arbuzov

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FOR LEASE 110



VIRTUAL TOUR



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FOR LEASE 120B

OPPORTUNITY

Seize the opportunity to secure an 881 sq. ft. ground-floor office space at the distinguished Joe Phillips Building, 101 6 St SW. This strategically located office space is available for immediate occupancy, providing an exceptional environment for professional operations.

UNIT FEATURES

- Versatile Layout - Open-concept design with one private room, and a bright open workspace.
- Dedicated Amenities - An independent kitchen/lounge area for relaxation and a private restroom with shower facilities available.
- Convenient Access - Unlimited parking, ensuring stress-free visits.
- Ideal Environment - A welcoming space tailored to support your business operations and growth.

Position your business in a highly desirable location and peaceful building that supports long-term success.

BUILDING AMENITIES



Available Immediately



Unit Area - 881 sq. ft.



Open-concept floorplan



Ample Parking



Ceiling Height - 8.6'



Modern HVAC and Air Conditioning



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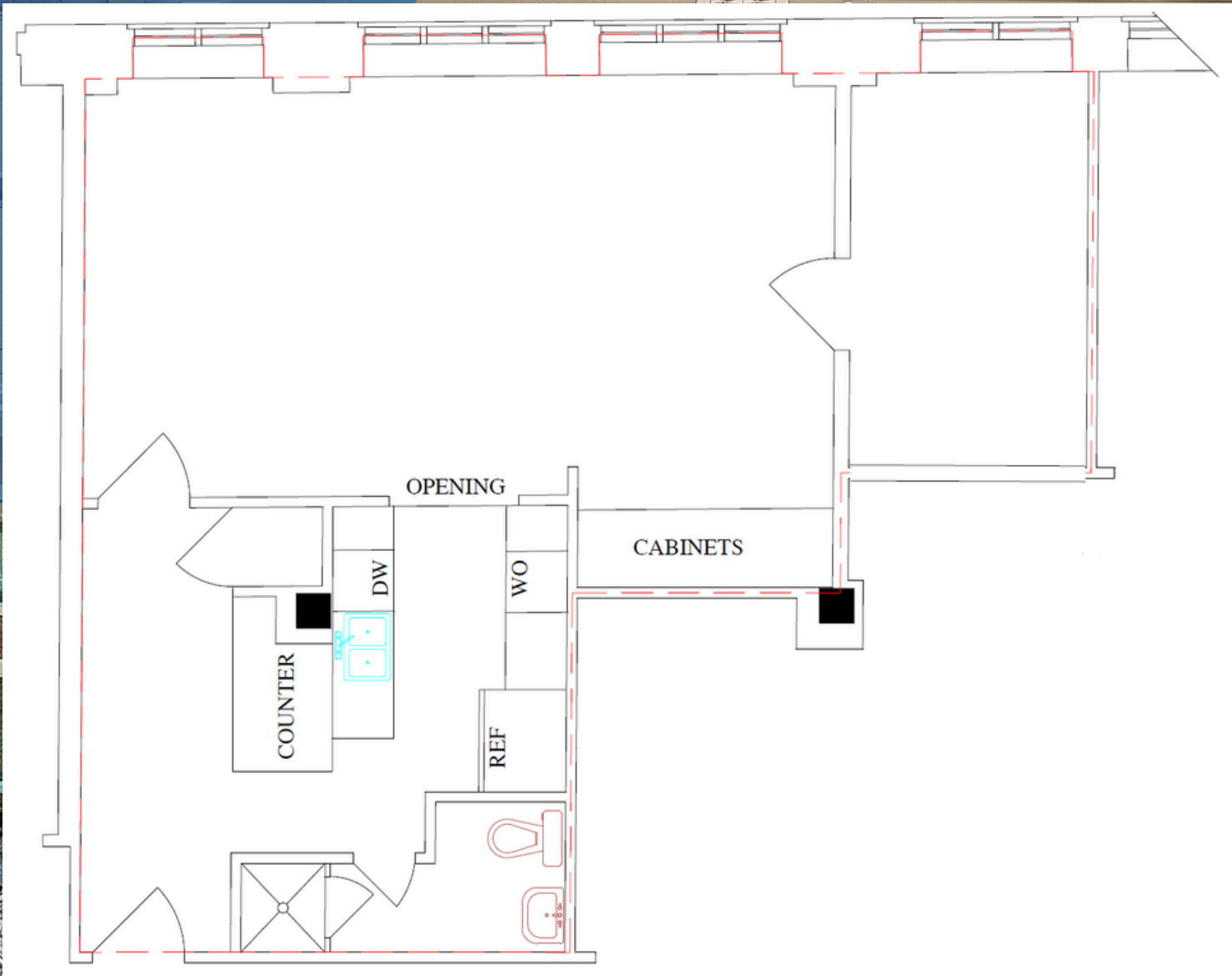
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FOR LEASE 120B



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FOR LEASE 120B



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