



pba
GROUP OF COMPANIES

PHILLIPS PARK

PHILLIPS PARK

6120 - 2 Street SE



YEAR BUILT 1977



BUILDING SQ. FT. 193,953



ZONING INDUST. / COMM.



CEILING HEIGHT 16 FT

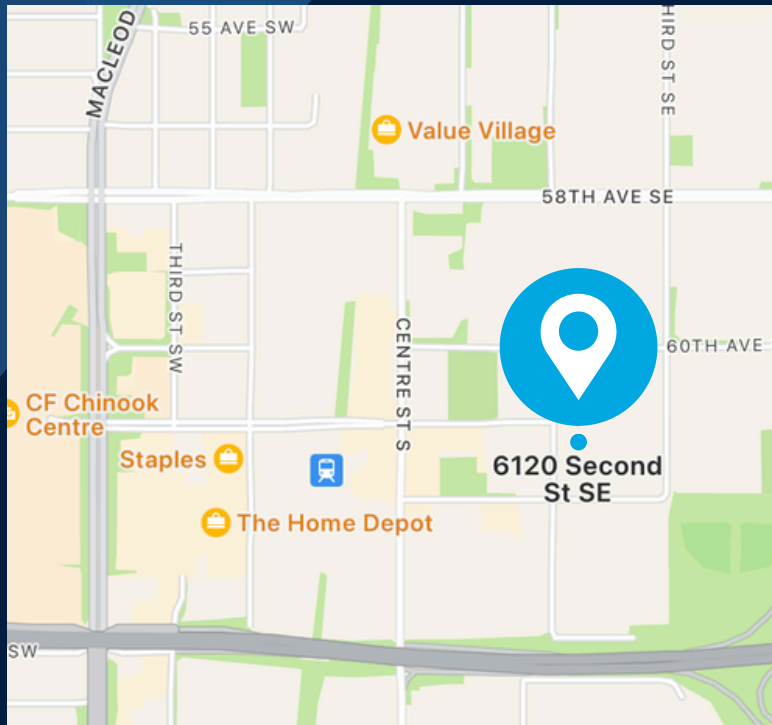


PARKING SURFACE

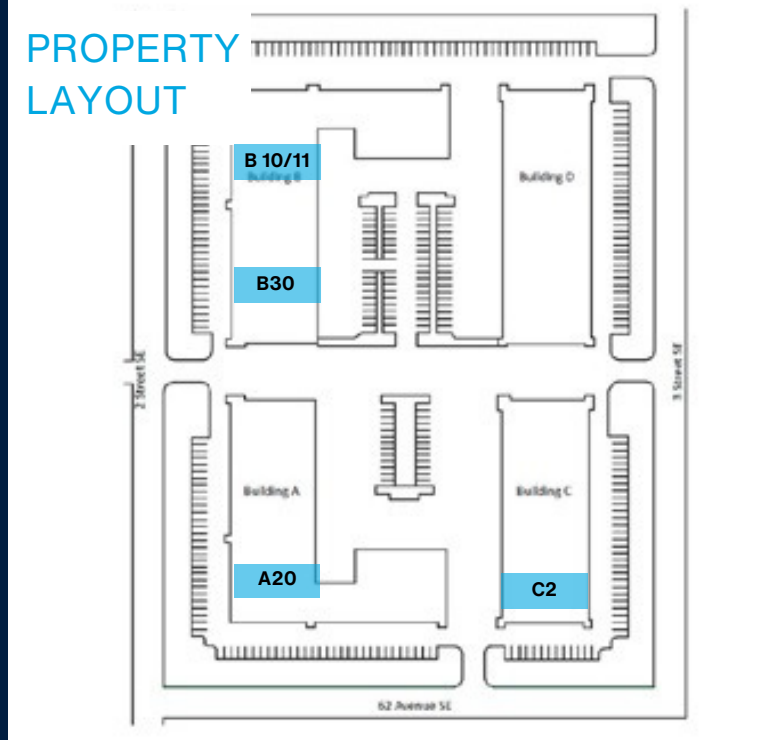


PBALAND.COM

PHILLIPS PARK



PROPERTY LAYOUT



FEATURE PROPERTY

PHILLIPS PARK

Built in 1978, this cornerstone property in the PBA portfolio underwent a substantial interior and exterior upgrade in 2019 and as a result, it remains a stand-out property in its class. The use of corten steel creates a unique and unified look across all four buildings that make up this property.

The tenant base at Phillips Park is a mix of office, industrial, and retail users, many of whom have been in the complex for over three decades.



FOR LEASE

OPPORTUNITY

Office A20 offers a well-designed environment focused on productivity and convenience. Located on the second floor of Phillips Park, it is ready to accommodate your team in a modern and functional setting. The space is 1,694 sq. ft., which includes five offices, a spacious boardroom for meetings and presentations, a kitchenette, and a server room. The modern design features high-quality finishes and a functional layout. This office is located in desirable Phillips Park and has easy access to amenities and transportation. Flexible lease terms are available to suit your business needs.

BUILDING AMENITIES



Available April 1, 2025



Ample Parking



Unit Area - 1,694 sq. ft.



Ceiling Height - 12.5'



Spacious office and boardroom



LED lights throughout



PBALAND.COM



Have a question? Contact us.

Theodor Arbuzov

Leasing Manager

tarbuzov@pbaland.com

O: (403) 777-2739

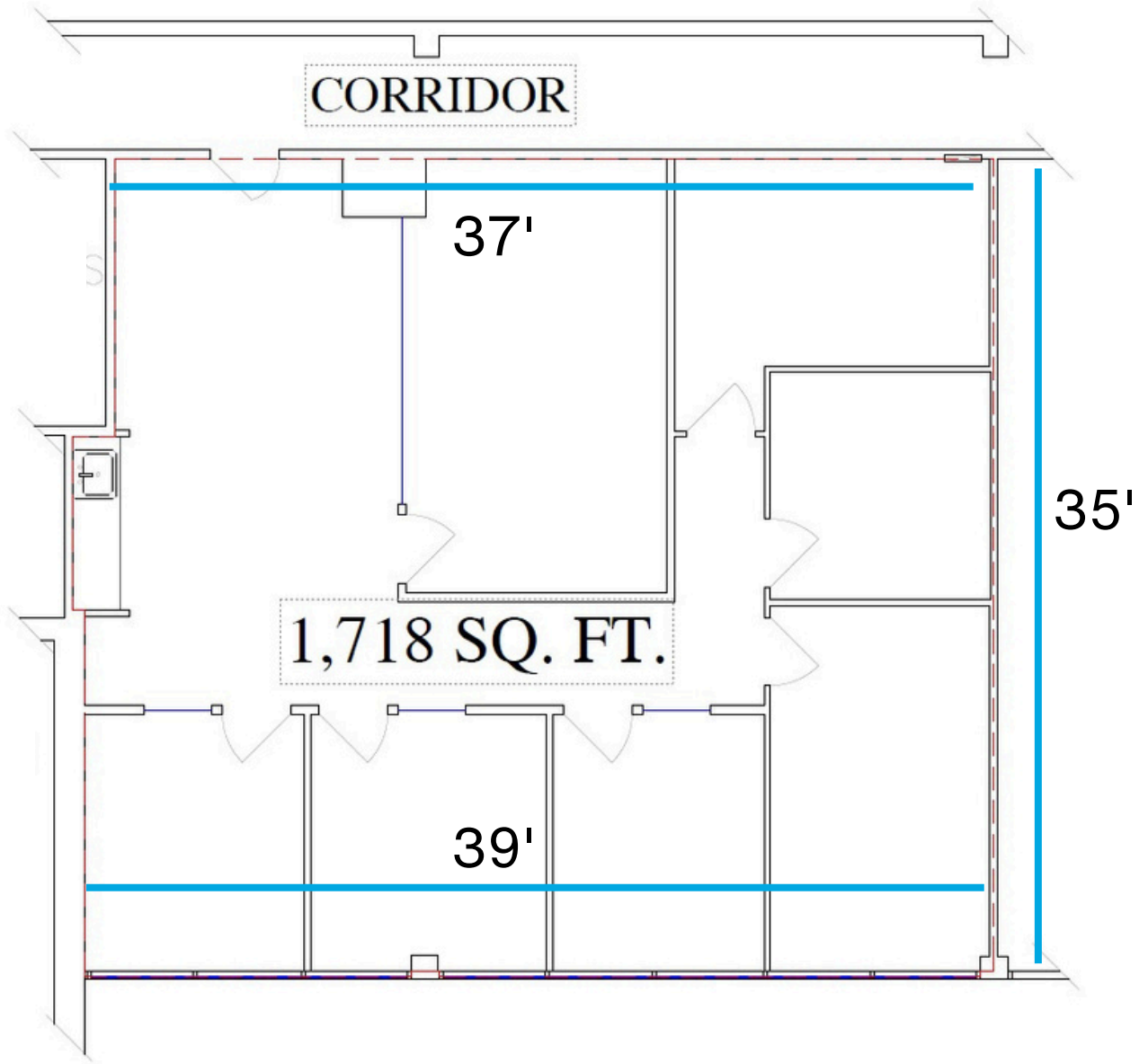
M: (587) 973-3616

A20



PBALAND.COM

A20 LAYOUT



FOR LEASE

OPPORTUNITY

Available immediately, Unit B10/11 offers a versatile 5,830 sq. ft. space ideal for retail or office use. This unit features a kitchenette, ample storage, and modern LED lighting. Equipped with 2 convenient dock bays (12' x 10') for easy loading and unloading, the space also includes a robust electrical capacity with 200 Amp/400 V/3-phase power. Whether you need a well-equipped retail location or a functional office setup, Unit B10/11 provides the flexibility and amenities to meet your business needs.

BUILDING AMENITIES



Available immediately



Ample Parking



Unit Area - 5,830 sq. ft.



Ceiling Height - 16'



Combination of modern office and warehouse



LED lights throughout



PBALAND.COM



Have a question? Contact us.

Theodor Arbuzov

Leasing Manager

tarbuzov@pbaland.com

O: (403) 777-2739

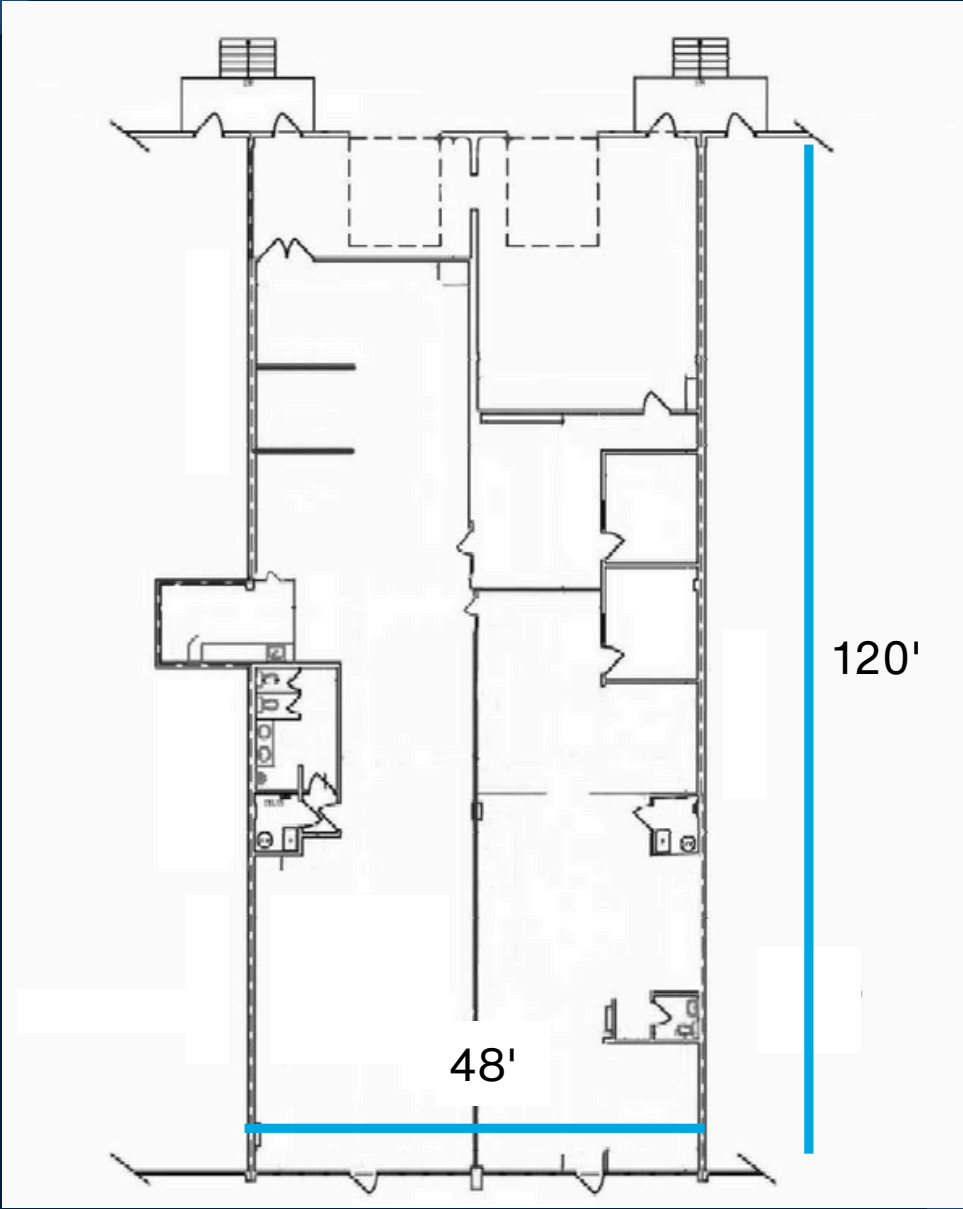
M: (587) 973-3616

B10/11



PBALAND.COM

B10/11 LAYOUT



FOR LEASE

OPPORTUNITY

Unit B30 is a move-in-ready office space on the second floor of Phillips Park. Spanning 1,366 sq ft, this office is designed to boost productivity and provide a modern and functional setting for your team.

The layout includes a private room perfect for individual use, alongside an open workspace that accommodates 4 to 10 workstations. A spacious boardroom is equipped to facilitate meetings and presentations, while the kitchenette offers a convenient area for meal prep and breaks. A dedicated server/storage room caters to IT and storage needs, all within a stylish design marked by high-quality finishes and practical functionality.

Office furniture is also available if needed, ensuring a seamless transition for your team.

BUILDING AMENITIES



Available immediately



Unit Area - 5,830 sq. ft.



Combination of modern office and warehouse



Ample Parking



Ceiling Height - 16'



LED lights throughout



PBALAND.COM



Have a question? Contact us.

Theodor Arbuzov

Leasing Manager

tarbuzov@pbaland.com

O: (403) 777-2739

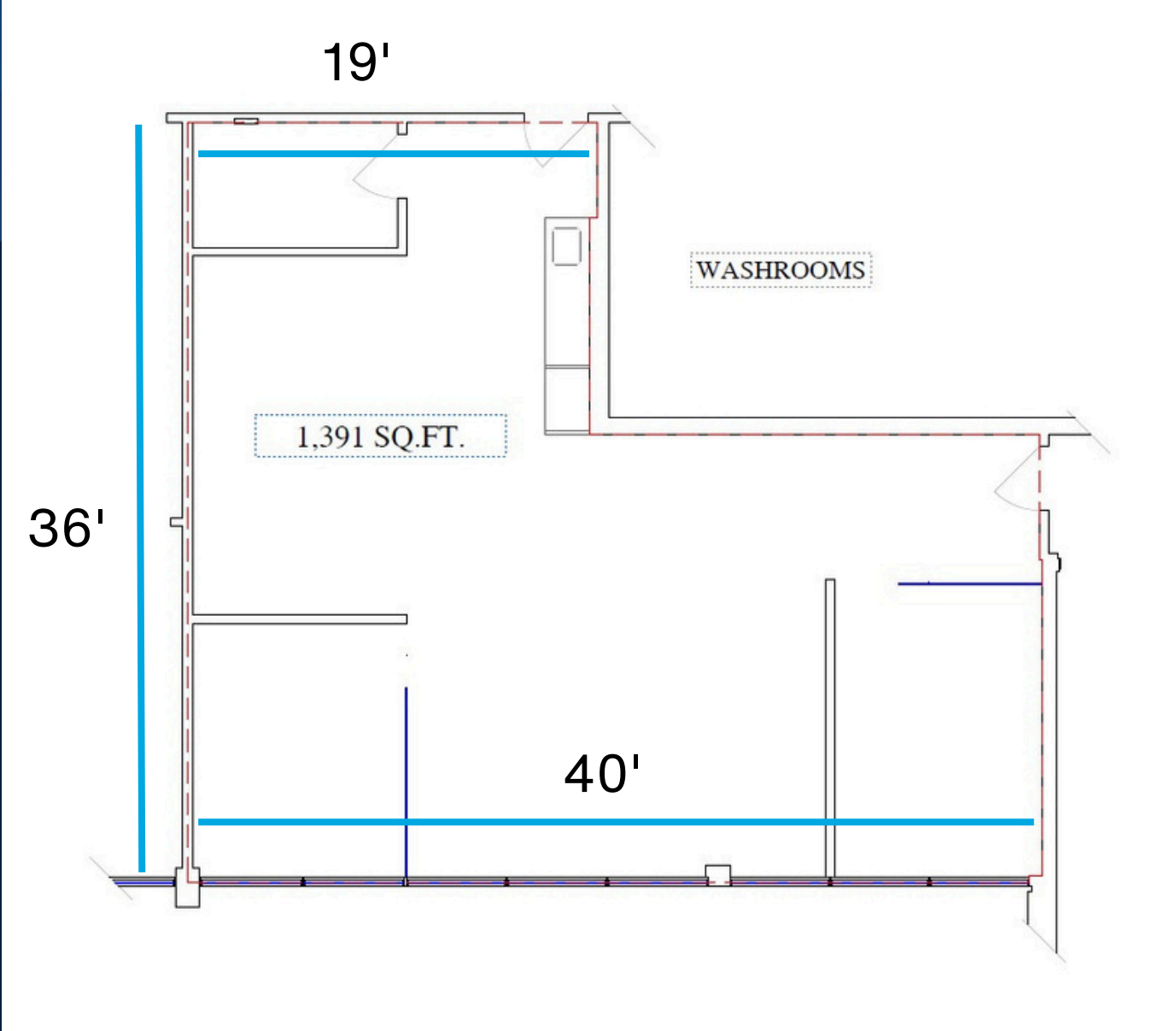
M: (587) 973-3616

B30



PBALAND.COM

B30 LAYOUT



FOR LEASE

OPPORTUNITY

Available immediately, Unit C2 is a versatile 2,987 sq. ft. space, ideal for retail or office use. The welcoming reception area features a built-in kitchen and bar table, creating a stylish and functional zone for greeting clients. A spacious 1,000 sq. ft. open area is perfect for a showroom or training space, allowing for product displays or hosting classes. The unit also includes four independent rooms, offering flexibility for offices, private sessions, or storage needs. A convenient drive-in bay with a 12x10 ft. door and back storage room provides easy access for deliveries or loading.

BUILDING AMENITIES



Available immediately



Ample Parking



Unit Area - 2,987 sq. ft.



Ceiling Height - 16'



Combination of modern office and retail



LED lights throughout



PBALAND.COM



Have a question? Contact us.

Theodor Arbuzov

Leasing Manager

tarbuzov@pbaland.com

O: (403) 777-2739

M: (587) 973-3616

C2



PBALAND.COM

C2 LAYOUT

