



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



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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.



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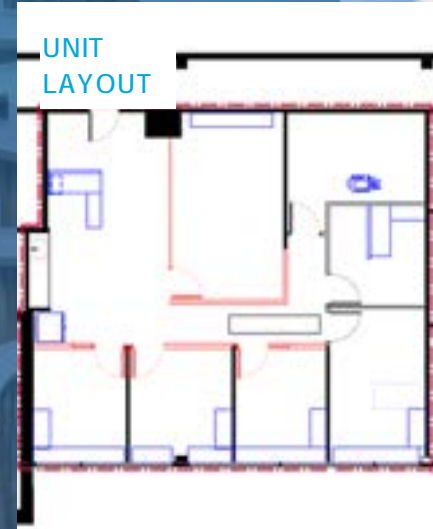
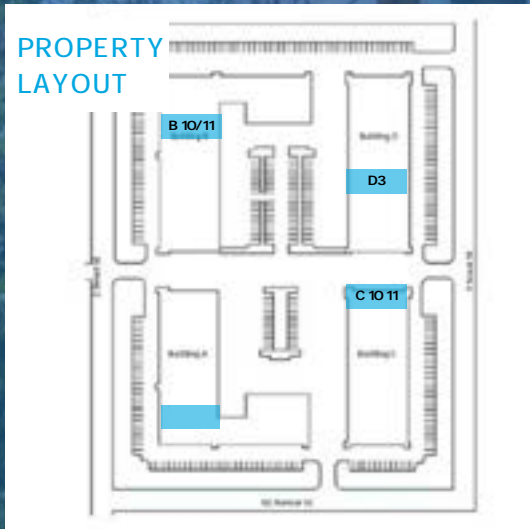
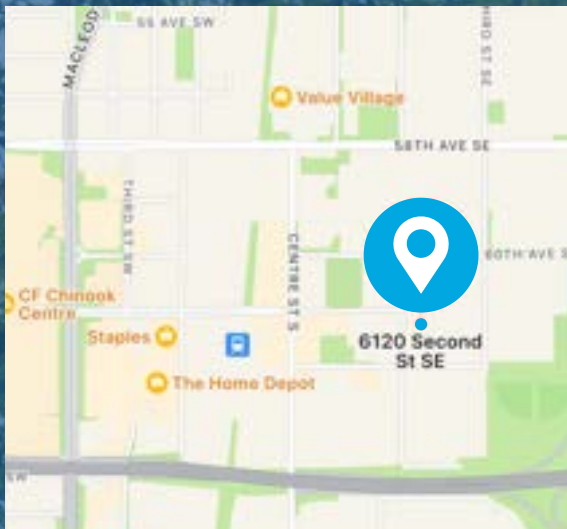
FOR LEASE

OPPORTUNITY

This office 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



Unit Area - 1,694 sq. ft.



Spacious office and boardroom



Ample Parking



Ceiling Height - 12.5'



LED lights throughout



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Have a question? Contact us.

Theodor Arbuzov

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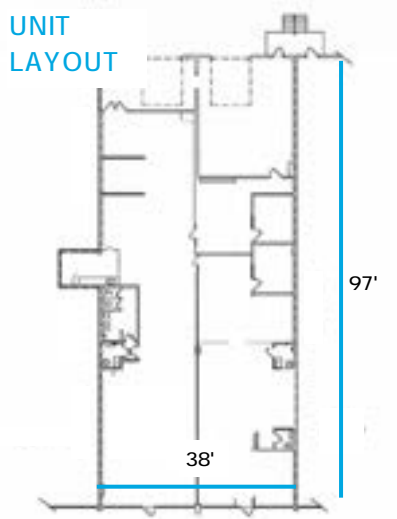
O: (403) 777-2739

M: (587) 973-3616

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



Unit Area - 5,830 sq. ft.



Combination of modern office and warehouse



Ample Parking



Ceiling Height - 16'



LED lights throughout



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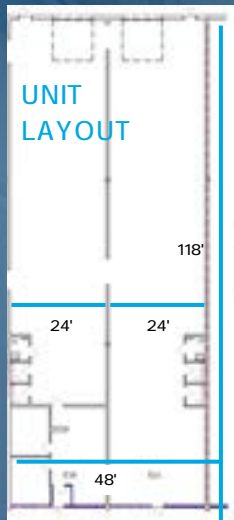
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FOR LEASE

OPPORTUNITY

Unit C10/11 is a versatile 6,001 sq ft space available immediately, offering a unique blend of office and open warehouse areas. The unit includes two 10' x 10' dock bays for easy loading and unloading, making it ideal for businesses requiring seamless operations. With 200 Amp/400V/3-phase power and energy-efficient LED lighting throughout, the space is both functional and sustainable. The unit also has the flexibility to be divided, providing options to customize the layout to suit specific business needs.



BUILDING AMENITIES



Available immediately



Unit Area - 6,001 sq. ft.



Combination of office and warehouse



Ample Parking



Ceiling Height - 15'



LED lights throughout



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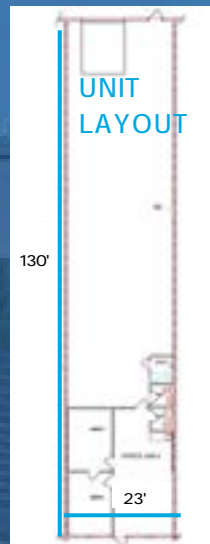
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FOR LEASE

OPPORTUNITY

Unity D3, available for rent starting November 1, 2024, offers a versatile space ideal for businesses seeking a blend of office and warehouse/storage solutions. With 2,992 square feet, the unit features a functional layout that includes a convenient kitchenette, allowing for easy break times and meal prep. A drive-in bay measuring 12' x 10' provides excellent accessibility for deliveries and shipments, while the 100 Amp/200 V/3p electrical capacity and energy-efficient LED lighting ensure both functionality and cost-effective operations.



BUILDING AMENITIES



Available November 1, 2024



Unit Area - 2,992 sq. ft.



Combination of modern office and warehouse



Ample Parking



Ceiling Height - 15'



LED lights throughout



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