



# 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



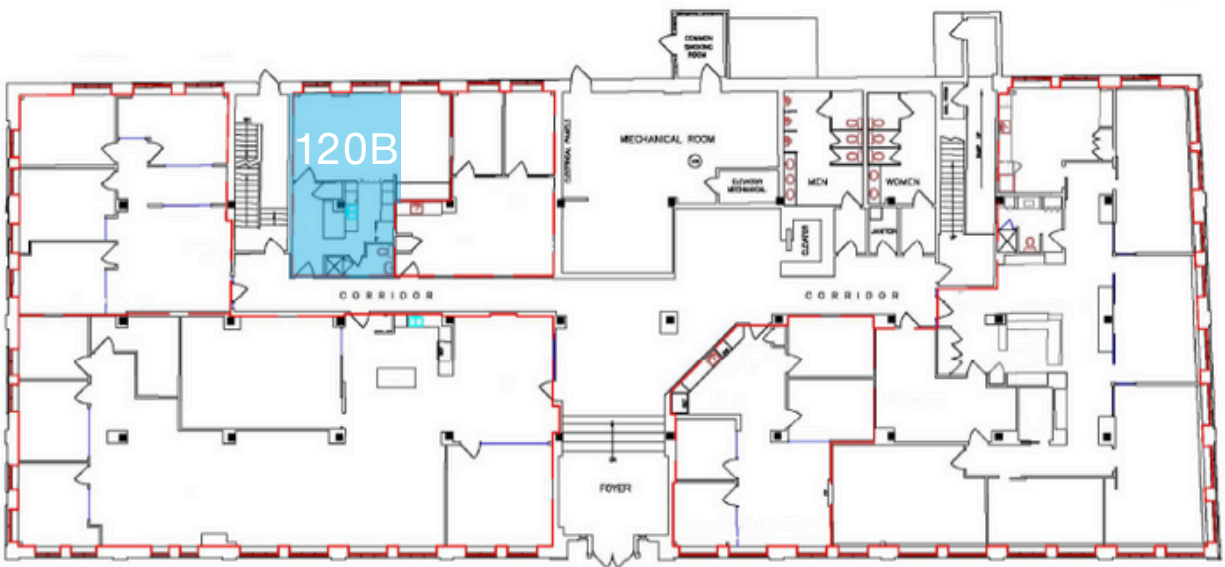
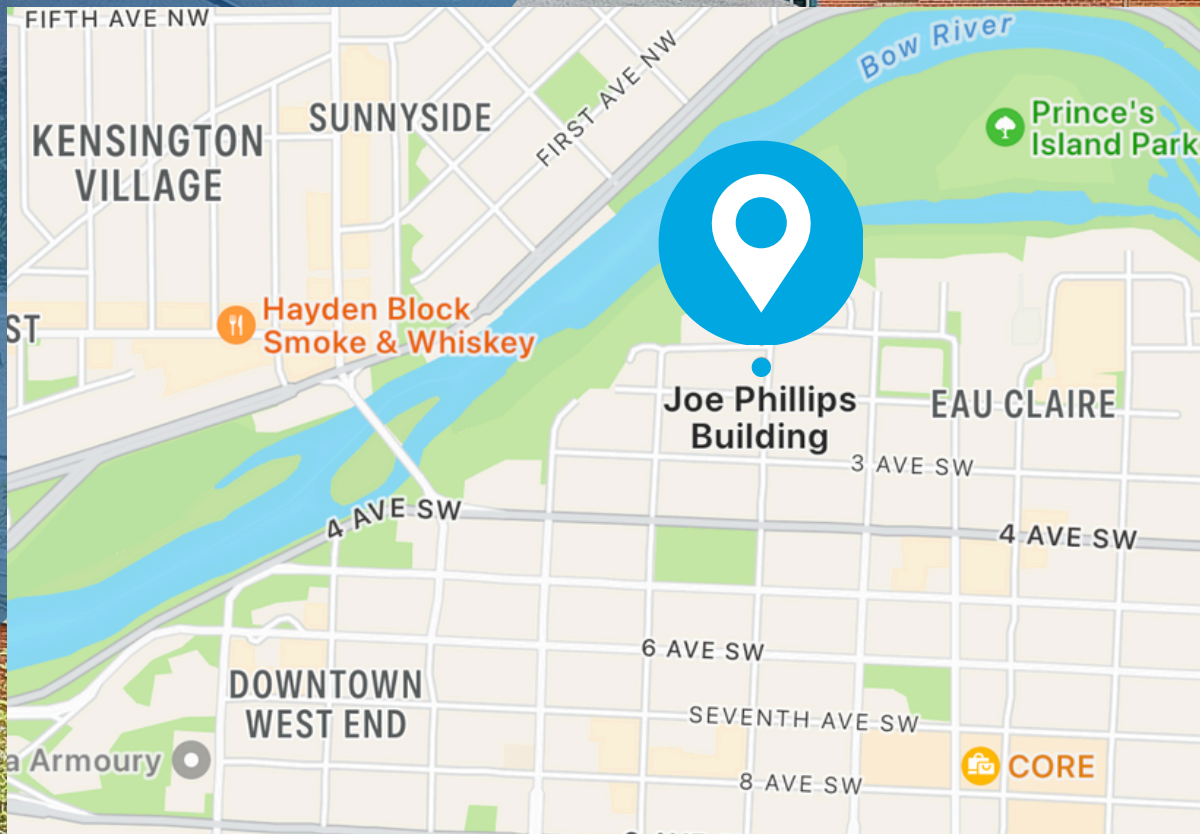
PARKING RESERVED



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# JOE PHILLIPS



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# 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 120B

## OPPORTUNITY

Seize the opportunity to secure an 746 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 - 746 sq. ft.



Open-concept floorplan



Ample Parking



Ceiling Height - 8.6'



Modern HVAC and Air Conditioning



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Have a question? Contact us.

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FOR LEASE 120B



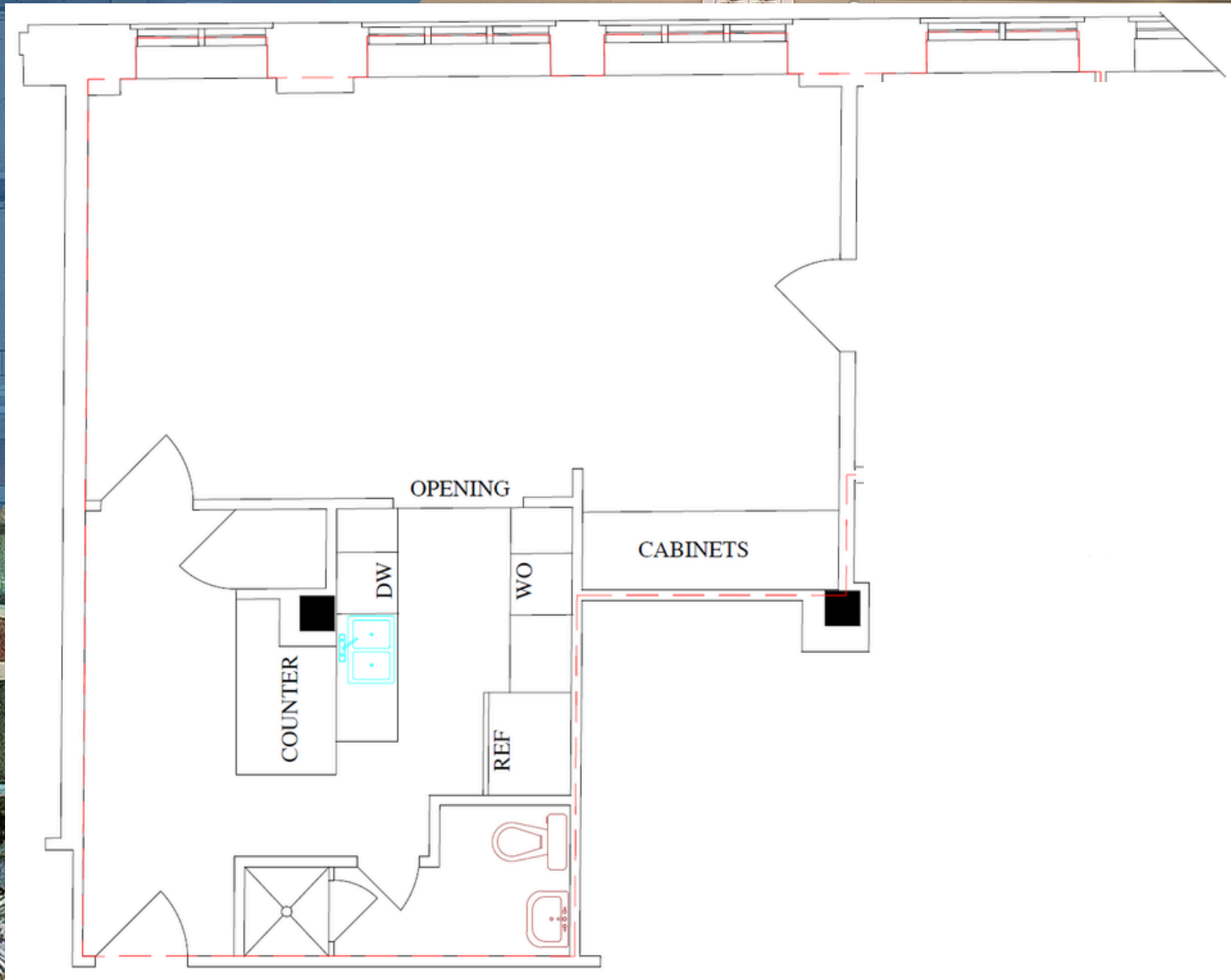
VIRTUAL TOUR



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