



For Lease
Phillips Centre
5905 CENTRE STREET SE, CALGARY AB



THE OPPORTUNITY

Completed in 1998, this property is centrally located on Centre Street South on the corner of Centre Street South and 58 Avenue S. It is also in close proximity to Chinook Transit Station and a short drive to the downtown core.

The property is well developed to mostly open plan and features high ceilings, a private entrance and private washrooms.

PROPERTY HIGHLIGHTS



Flexible uses for tenants



Building Signage available



Low operating costs with no gross up



Individual exterior entrances



Located near multiple food and drink amenities



Less than a 10 min walk to Chinook LRT station



Easy access to Macleod and Glenmore Trail



Ample free tenant and visitor surface parking

PROPERTY INFORMATION

Single storey office building located within Phillips Centre business park. Offering low operating costs, ample free parking and strong corporate identity with direct exterior entrances and signage opportunities.



Year Built	1998
Zoning	C-O
Space Available	Main Floor: 5,990 SF
Availability Date	June 1, 2024
Operating Costs	\$9.17 PSF (2024)
Basic Rent	Market
Utilities	All Utilities are Separately Metered
Building Signage	Available in Front and Back
Parking	30 Stalls, Free of Charge



<10 minute walk to
Chinook LRT station



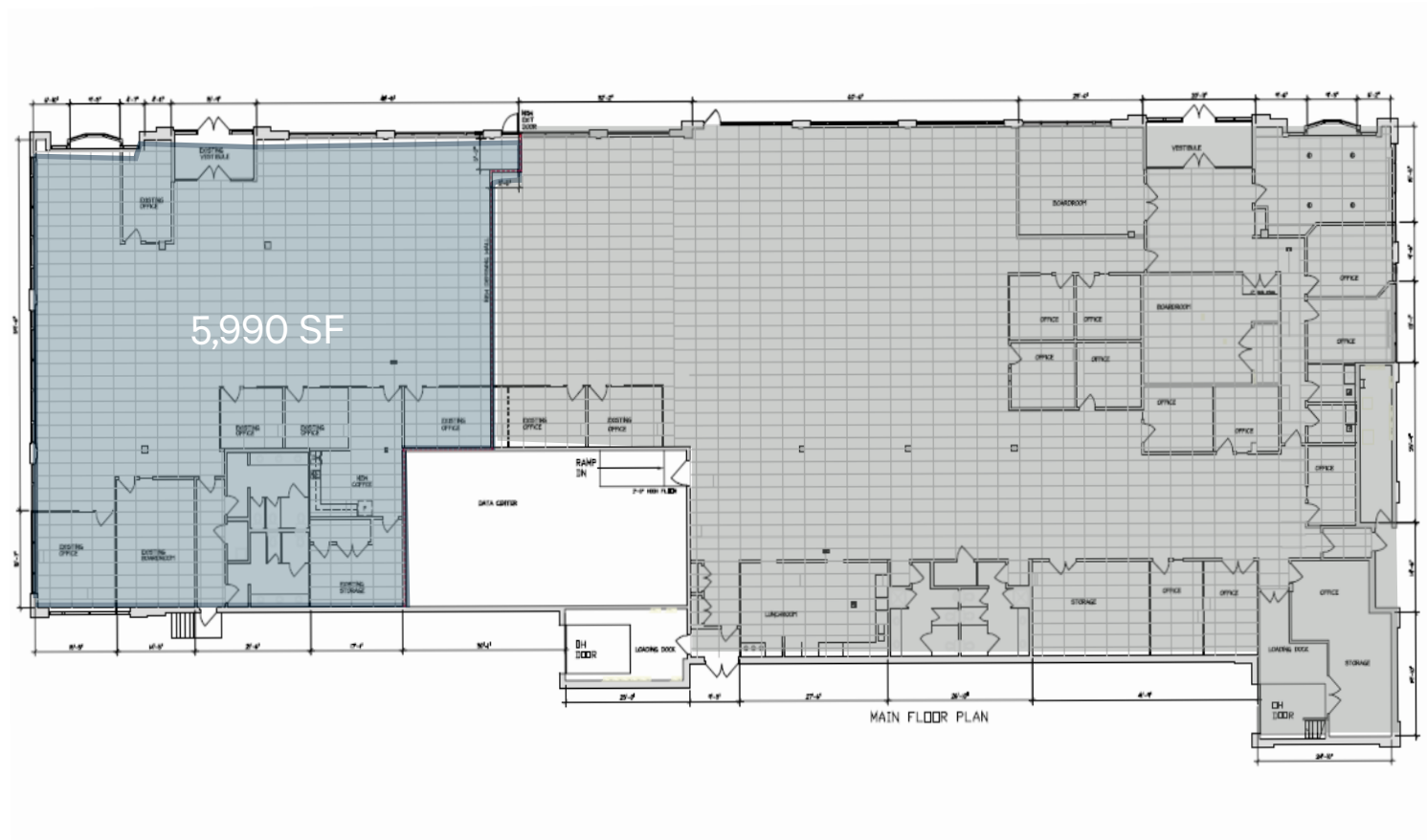
11 minute drive to
downtown Calgary



14 minute walk to
Chinook mall

5905 CENTRE STREET

Floor Plan



LOCATION

5905 offers connections to an abundance of restaurants & cafes, and is a 11 minute drive to Downtown Calgary.

The building is also located in close proximity to Chinook Mall, and has LRT and bus access. Further, Macleod Trail, Glenmore Trail and Deerfoot Trail are easily accessible offering convenient options for drivers and transit commuters alike.

135

CAFES

*within a 6.5 km radius

977

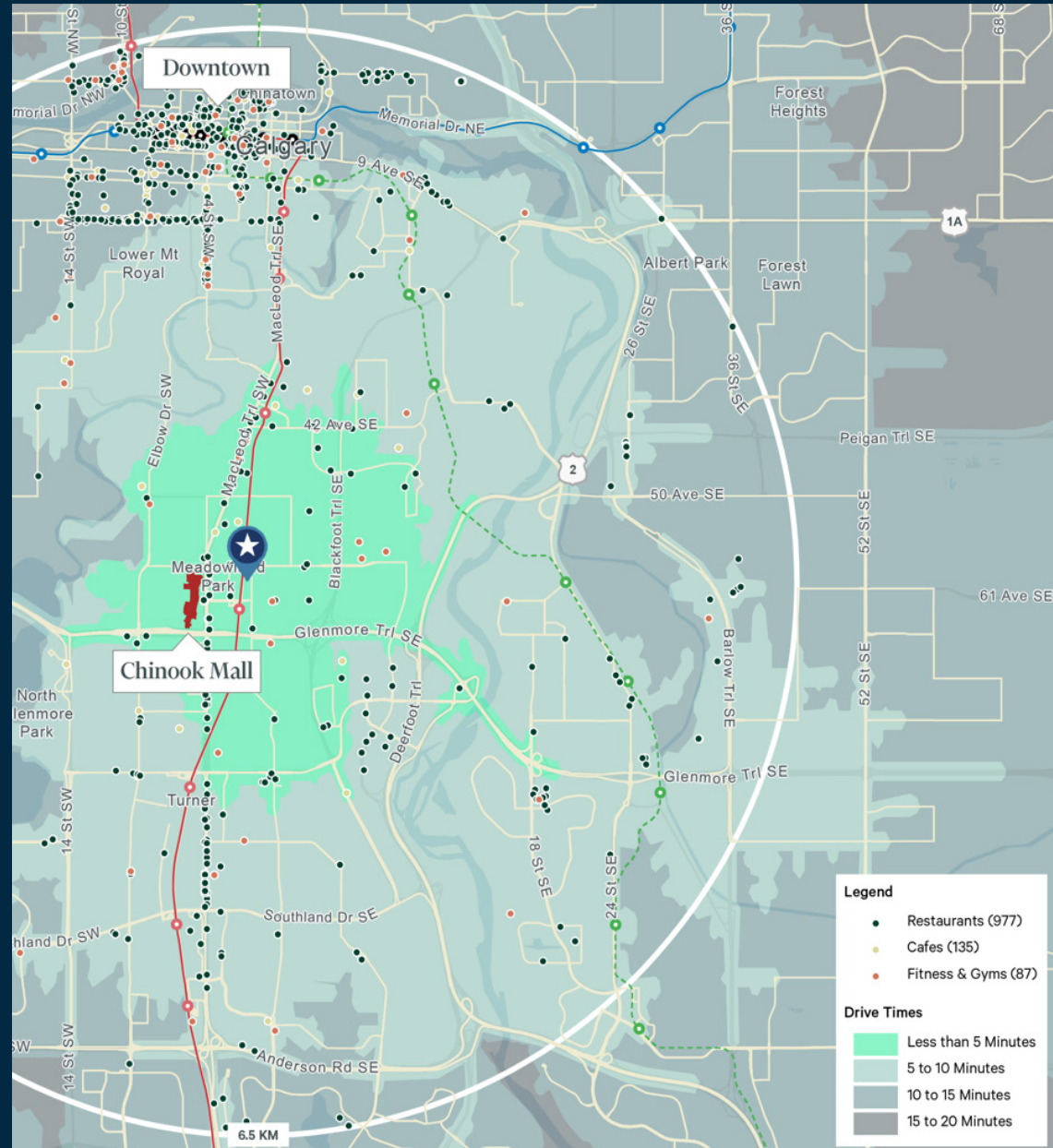
RESTAURANTS

*within a 6.5 km radius

87

FITNESS & GYMS

*within a 6.5 km radius





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