



## PHILLIPS PARK

Unit B28 - 6020, 2 Street SE



YEAR BUILT 1977



BUILDING SQ. FT. 66,719



ZONING INDUST. / COMM.



CEILING HEIGHT 9 FT



OP. COST & PTAX \$10.57



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# FEATURE PROPERTY

## PHILLIPS PARK

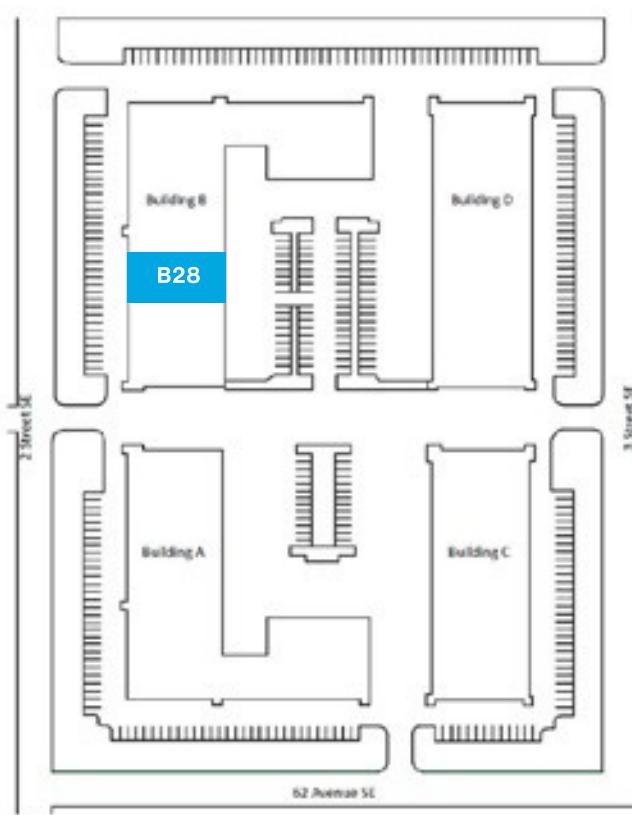
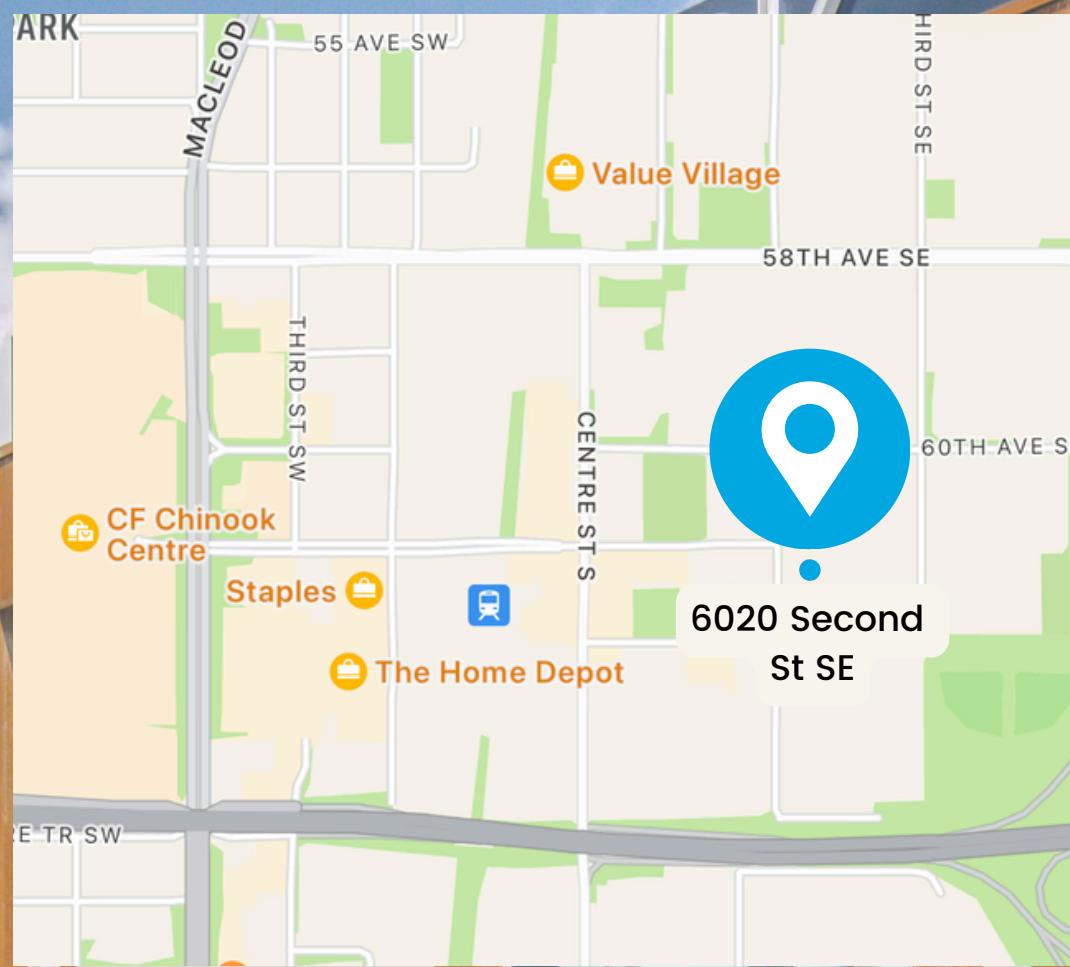
Built in 1978, this cornerstone property in the PBA portfolio underwent a substantial interior and exterior upgrade in 2019, and as a result, it remains a stand-out property. The use of corten steel creates a unique and unified look across all four buildings that make up this property.

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.

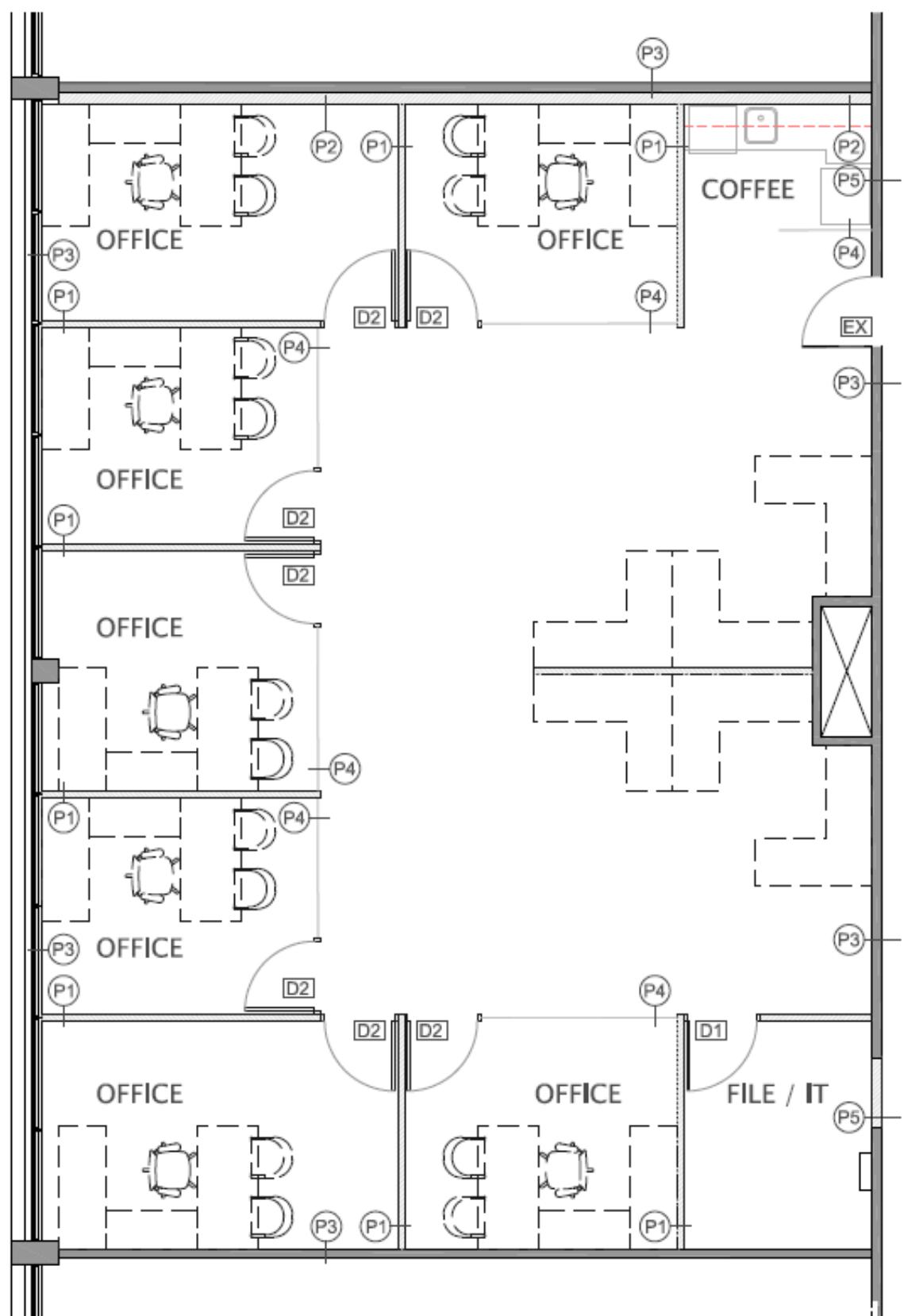


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# PHILLIPS PARK - UNIT B28



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# FOR LEASE - UNIT B28



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# PHILLIPS PARK - UNIT B28

This 2,163 sq. ft. turnkey office at Phillips Park offers a rare opportunity to lease a fully furnished, move-in-ready space with stunning Rocky Mountain views.

## KEY FEATURES:

- Private offices, an open work area, a welcoming reception, kitchen, and dedicated storage/server room
- Fully furnished at no additional cost (furniture can be removed if preferred)
- Modernized common areas and elevator
- Complimentary surface parking for staff and visitors
- Climate-controlled interior for year-round comfort
- Convenient access to major routes, including Blackfoot Trail, Glenmore Trail, and Macleod Trail

## BUILDING AMENITIES



Availability: Flexible possession



Unit Area - 2,163 sq. ft.



Complimentary surface parking



Op Cost \$10.57



Ceiling Height - 9'



Ideal location, near Glenmore, Blackfoot and MacLeod Trails



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Have a question? Contact us.

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