



**pba**  
GROUP OF COMPANIES

## PHILLIPS PARK

6120 - 2 Street SE



YEAR BUILT 1977



BUILDING SQ. FT. 193,953



ZONING INDUST. / COMM.



CEILING HEIGHT 16 FT

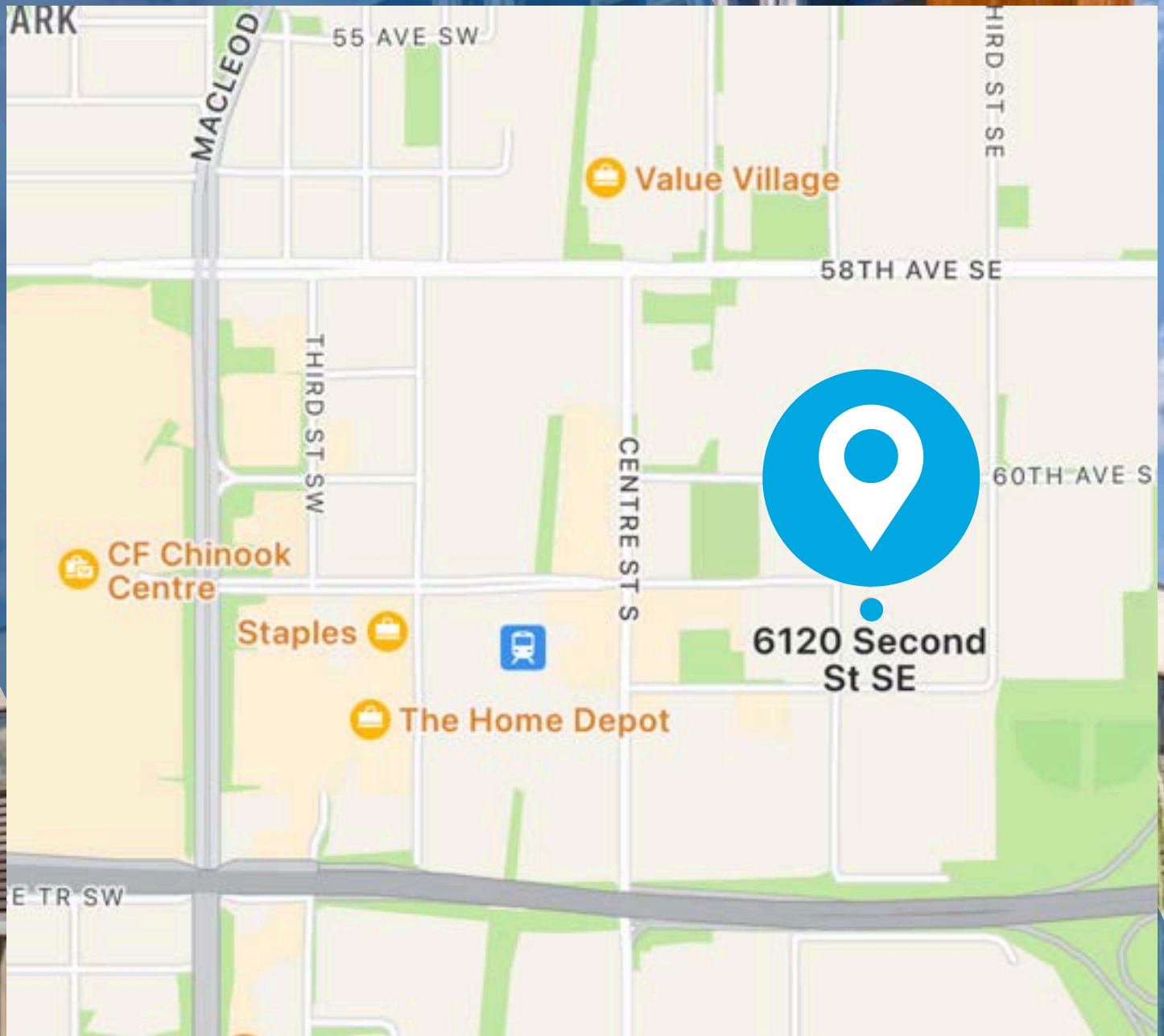


OP COST & PTAX \$11.29



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# PHILLIPS PARK



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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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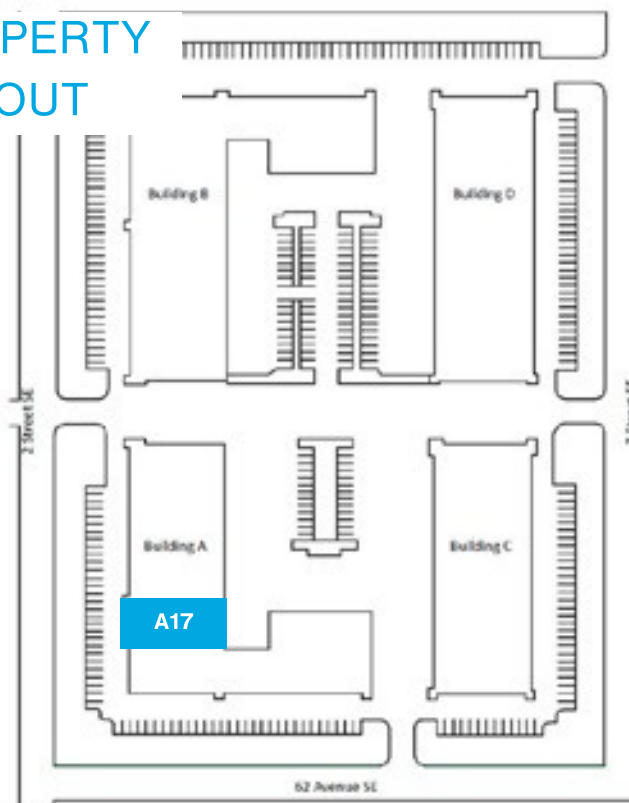
FOR LEASE - UNIT A17



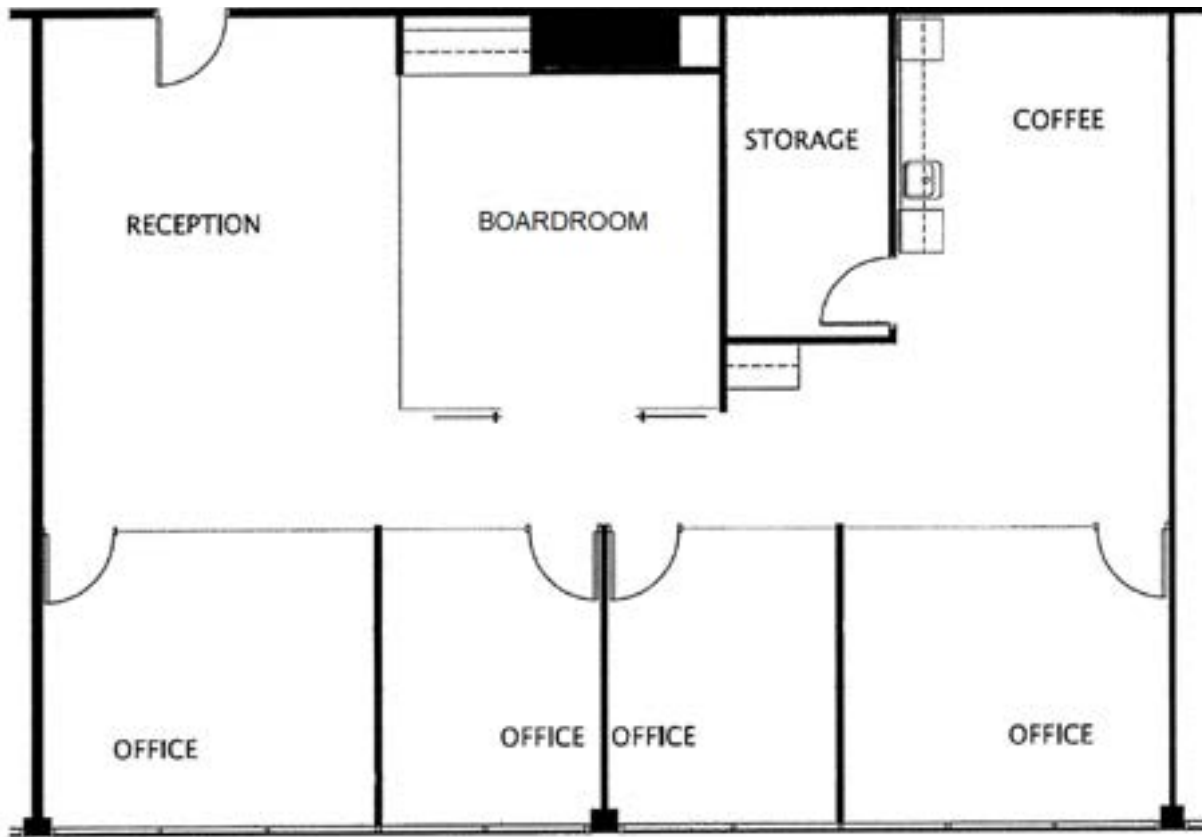
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# LAYOUT - UNIT A17

## PROPERTY LAYOUT



## UNIT LAYOUT - 2,159 SQ. FT.





# FOR LEASE - UNIT A17

Available Immediately: Unit A17 at 6120 2nd Street SE offers 2,159 sq. ft. of beautifully appointed office space — the perfect fit for businesses looking to grow in a professional, vibrant environment. With stunning views, this turnkey space is waiting for you!

This unit boasts a smart and functional layout, featuring four private offices, a spacious boardroom, and a welcoming reception area. A cozy lounge with a fully equipped kitchen offers a comfortable space for breaks, ample storage ensures your workspace remains organized and efficient. Designed for flexibility, the layout can be customized to suit your business's unique needs. Ample surface parking provides convenient access for both staff and visitors.

Ideally located just 5 minutes from Glenmore and Blackfoot Trail, and only 3 minutes from the Chinook C-Train station, this prime location offers excellent connectivity for seamless city access.

## PROPERTY AMENITIES



Available immediately



Op Cost & PTax \$11.29



Unit Area - 2,159 sq. ft.



Ceiling Height - 16'



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Have a question? Contact us.

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