



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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FEATURE PROPERTY

PHILLIPS PARK

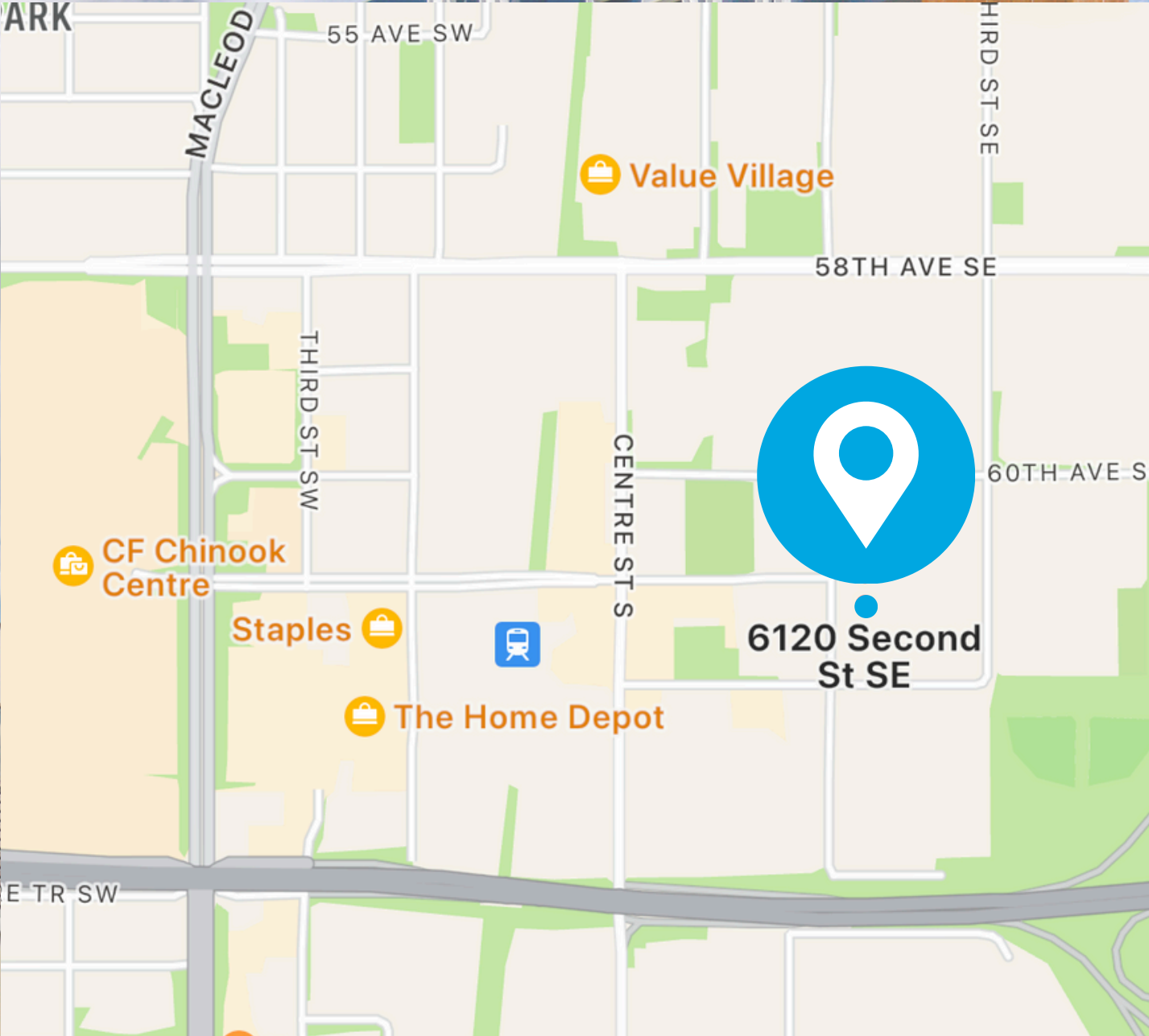
Built in 1978, this cornerstone property in the PBA portfolio underwent a substantial interior and exterior upgrade in 2019 and as a result, it remains a stand-out property. The use of corten steel creates a unique and unified look across all four buildings that make up this property.

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.



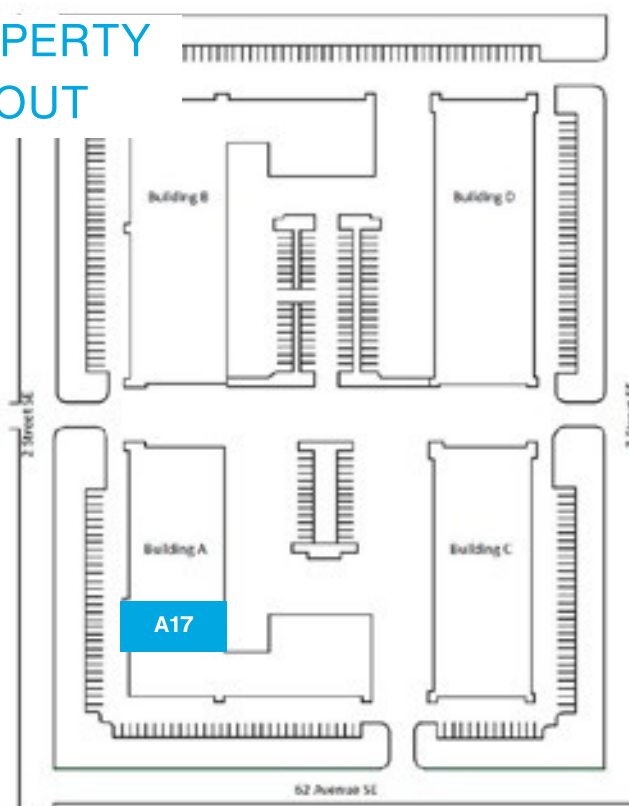
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PHILLIPS PARK

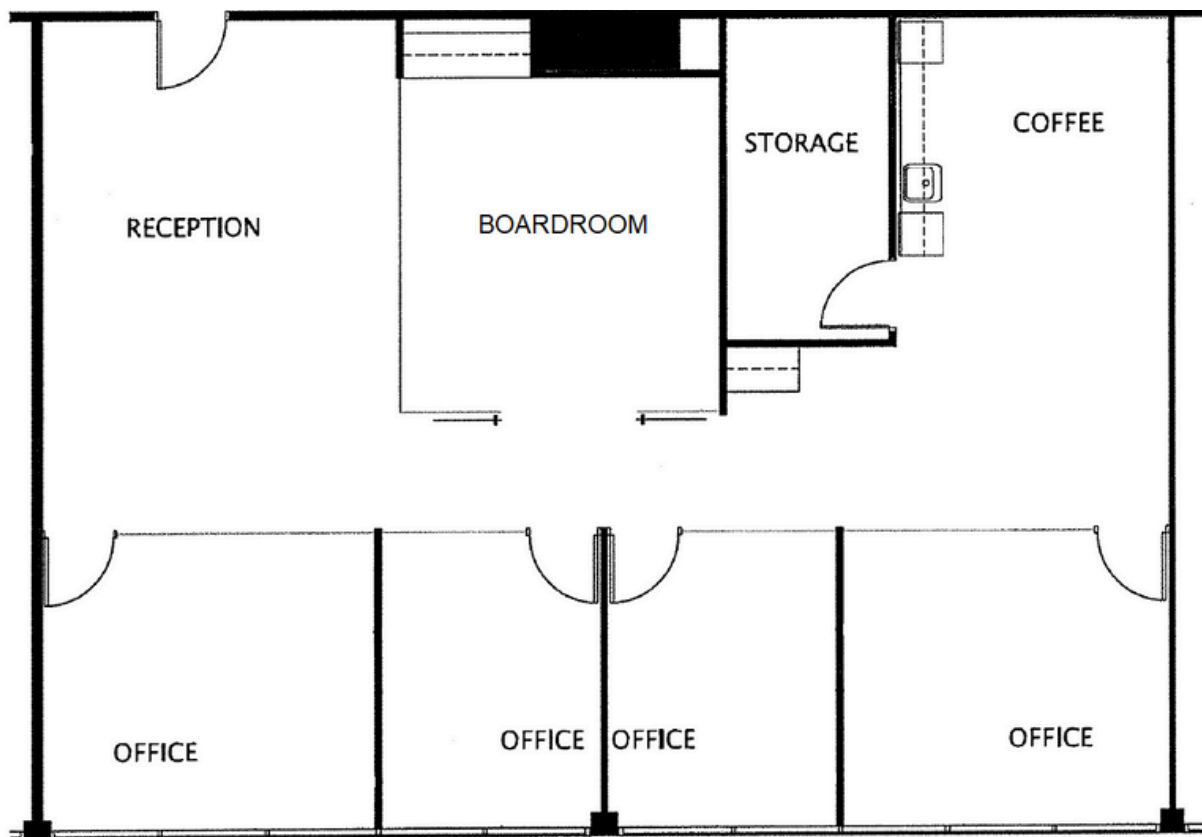


LAYOUT - UNIT A17

PROPERTY LAYOUT



UNIT LAYOUT - 2,159 SQ. FT.



FOR LEASE - UNIT A17



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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.

THEODOR ARBUZOV

Leasing Director

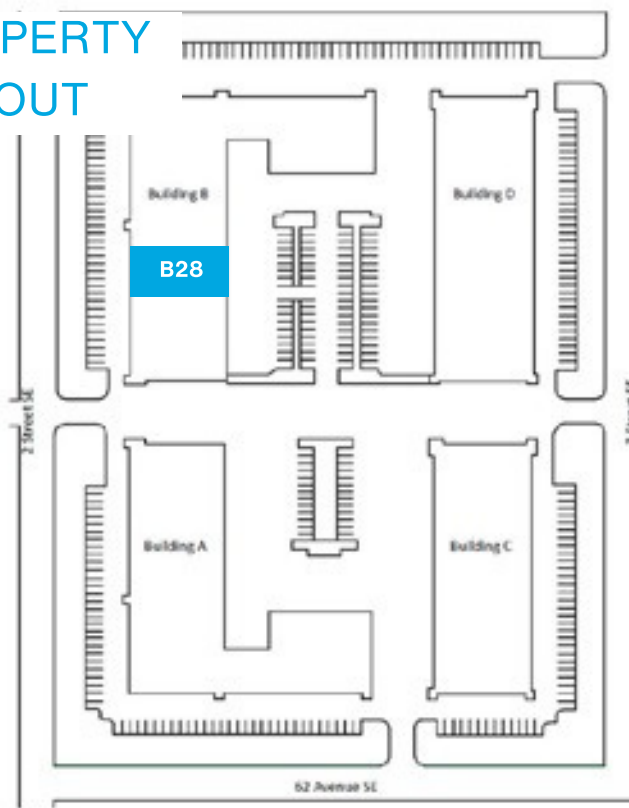
tarbuzov@pbaland.com

Office: (403) 777-2739

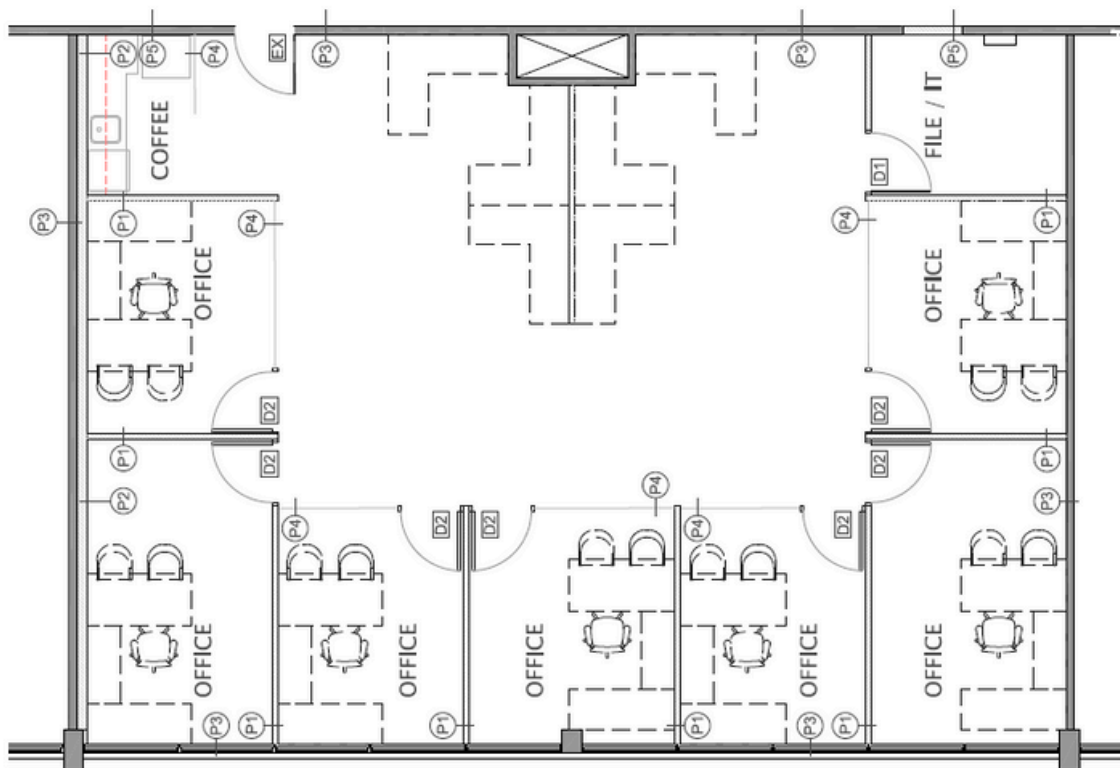
Mobile: (587) 973-3616

LAYOUT - UNIT B28

PROPERTY LAYOUT



UNIT LAYOUT - 2,163 SQ. FT.



FOR LEASE - UNIT B28



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FOR LEASE - UNIT B28

Available with 1 month's notice, 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.

This beautifully designed suite features a smart and functional layout, including private offices, an open work area, a welcoming reception, a kitchen, and a dedicated storage/server room.

Enjoy comfort and convenience with independent climate control, newly modernized common areas and elevator, and all utilities included in operating expenses. Furniture is included at no extra cost and can be removed if not required.

Tenants and visitors benefit from ample complimentary surface parking and excellent access via Blackfoot Trail, Glenmore Trail, and Macleod Trail, just a five-minute walk from Chinook Centre.

Whether you're expanding or looking to upgrade, this professional and efficient workspace is ready to welcome your team. for seamless city access.

PROPERTY AMENITIES



Available 1 month's notice



Op Cost \$10.97



Unit Area - 2,163 sq. ft.



Ceiling Height - 9'



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