



**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



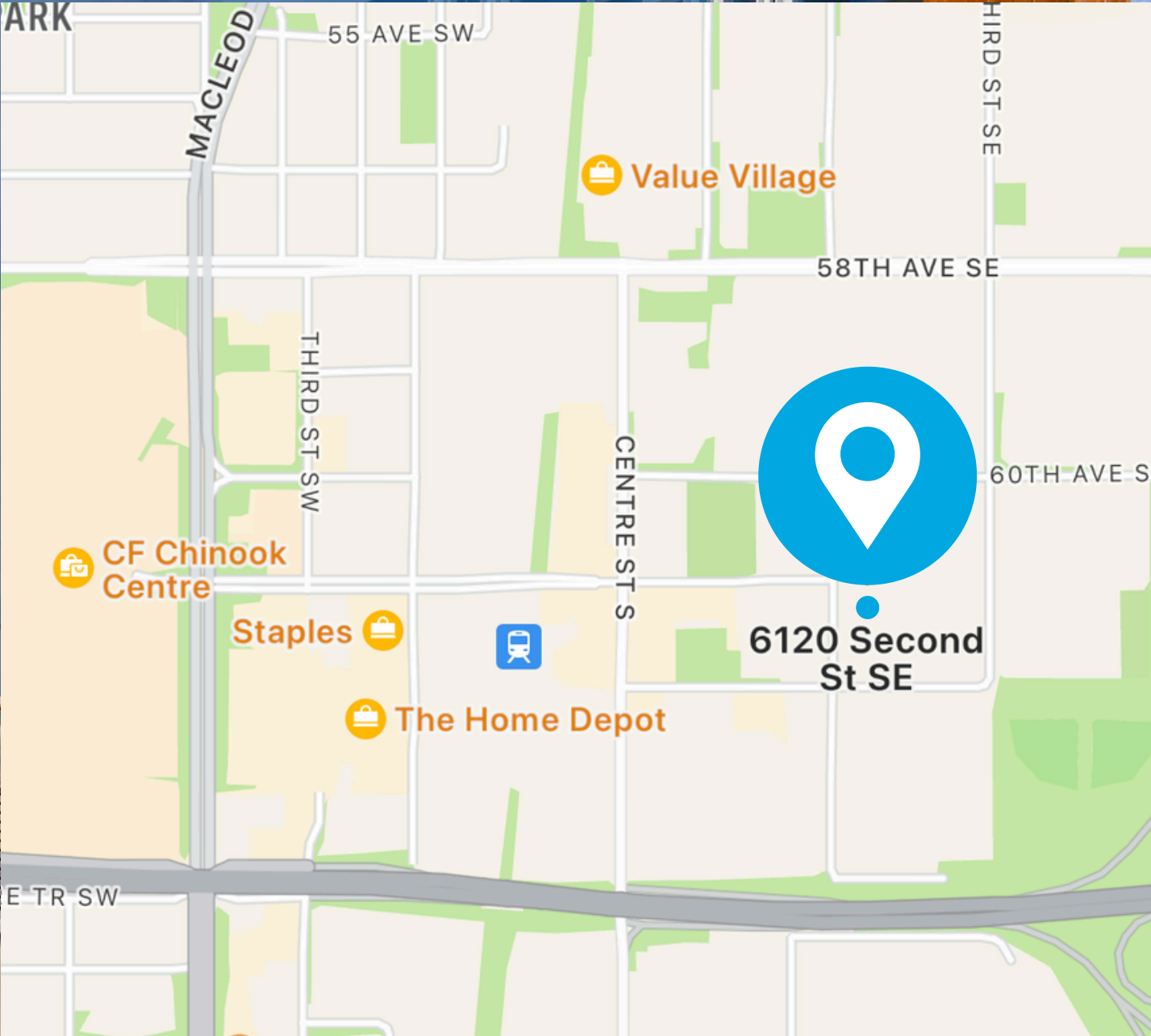
PARKING SURFACE



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# PHILLIPS PARK





# 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

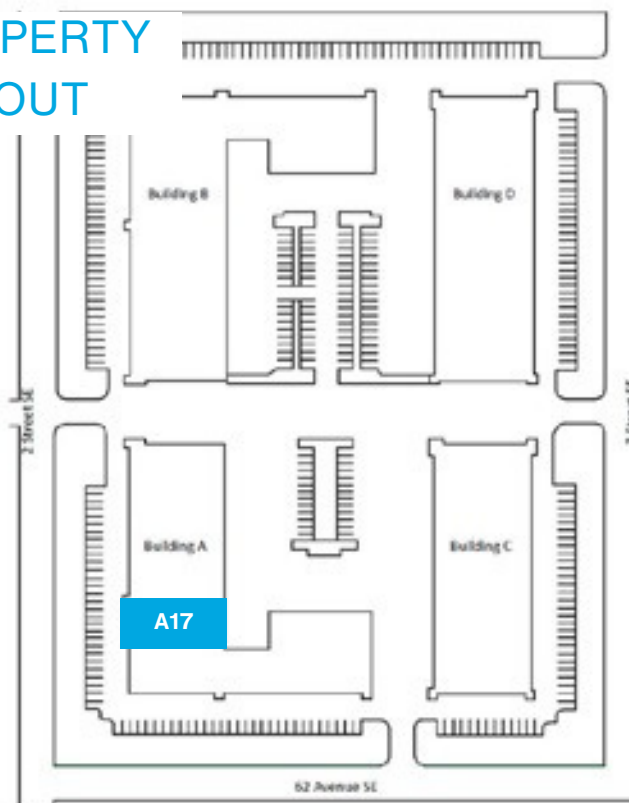


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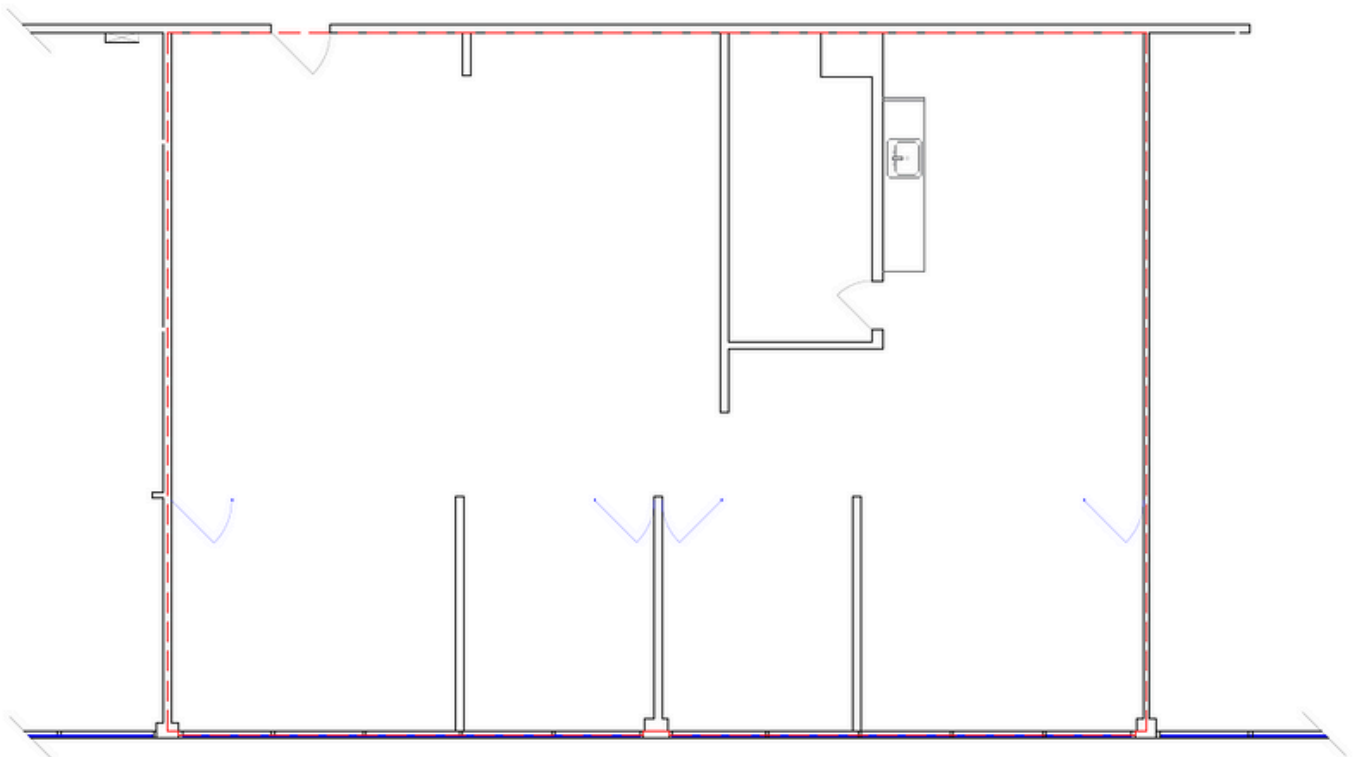


# LAYOUT - UNIT A17

## 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



Ample Parking



Unit Area - 2,159 sq. ft.



Ceiling Height - 16'



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Have a question? Contact us.

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FOR LEASE - UNIT B10/11

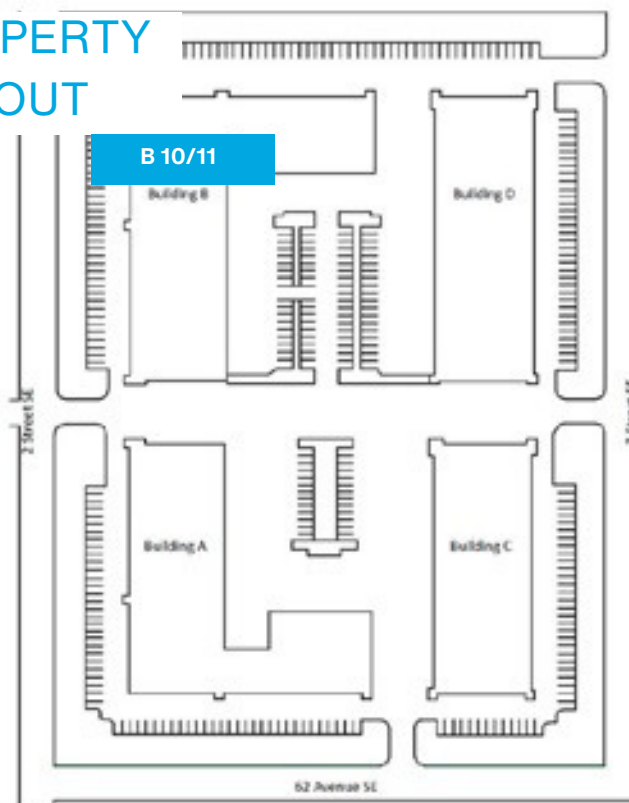


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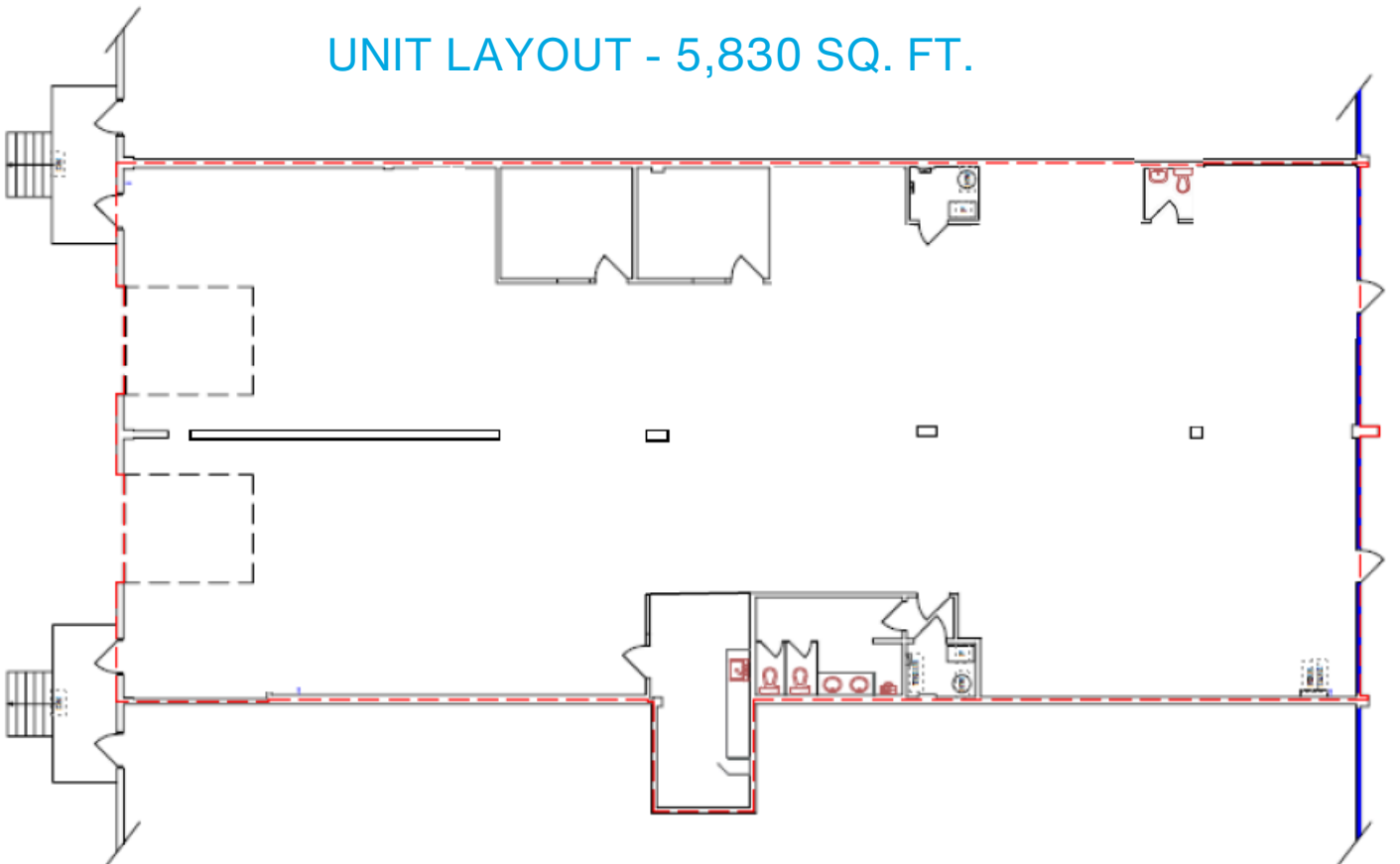


# LAYOUT - UNIT B10/11

## PROPERTY LAYOUT



## UNIT LAYOUT - 5,830 SQ. FT.





# FOR LEASE - UNIT B10/11

Available Immediately: Unit B10/11 presents a versatile 5,830 sq. ft. industrial space, ideally suited for a variety of uses, including warehouse operations, production activities and more.

The unit features a kitchenette, generous storage options, and energy-efficient LED lighting. Two dock bays (12' x 10') ensure seamless loading and unloading, while the 200 Amp/400 V/3-phase electrical capacity supports robust operational needs.

Whether you require a well-appointed industrial facility or a functional warehouse solution, Unit B10/11 delivers the flexibility and modern amenities to meet your business's demands.

## PROPERTY AMENITIES



Available immediately



Ample Parking



Unit Area - 5,830 sq. ft.



Ceiling Height - 16'



Comb Office & Warehouse



LED lights throughout



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