



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

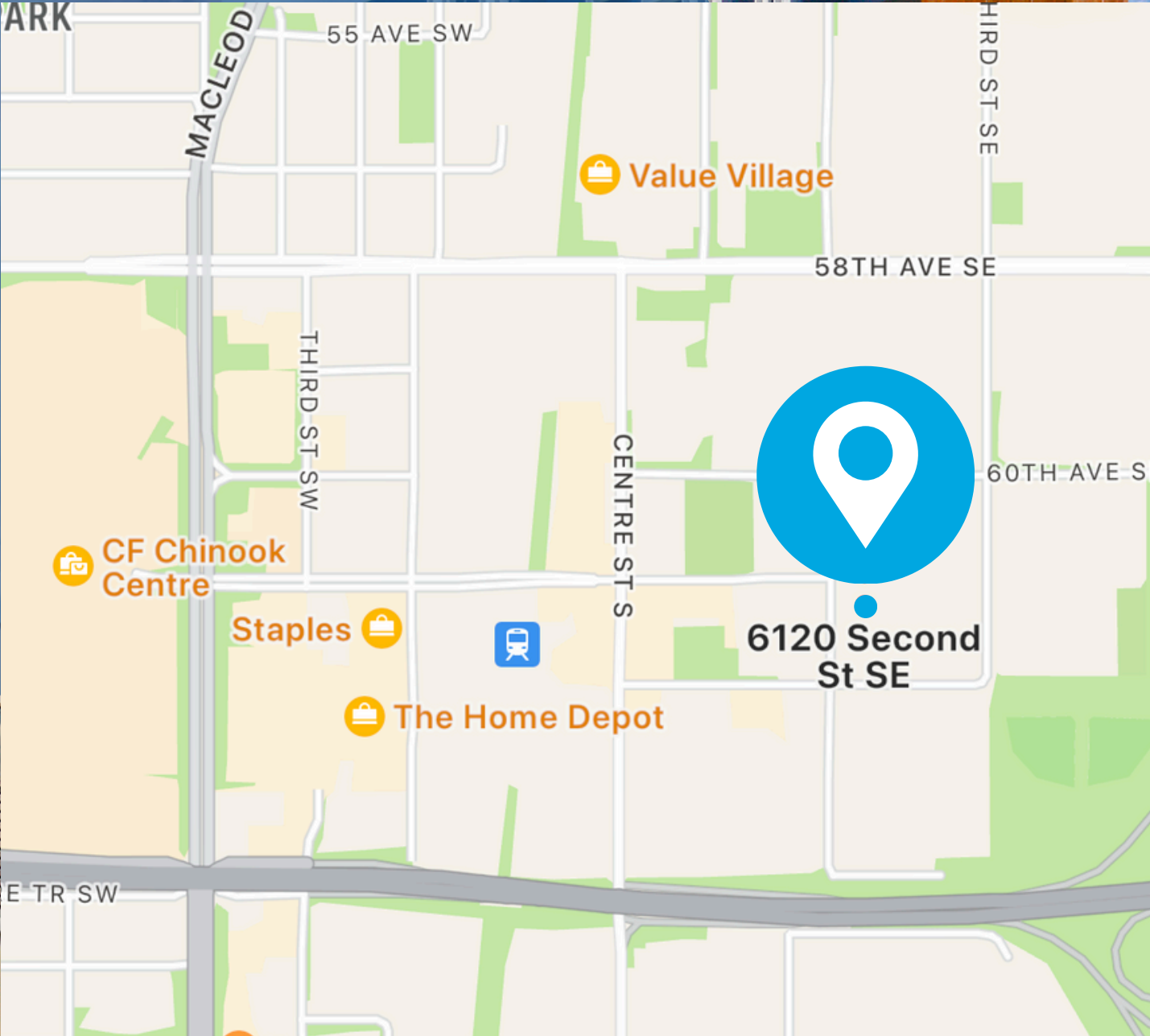


OP COST & PTAX \$7.23 - 7.28



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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.

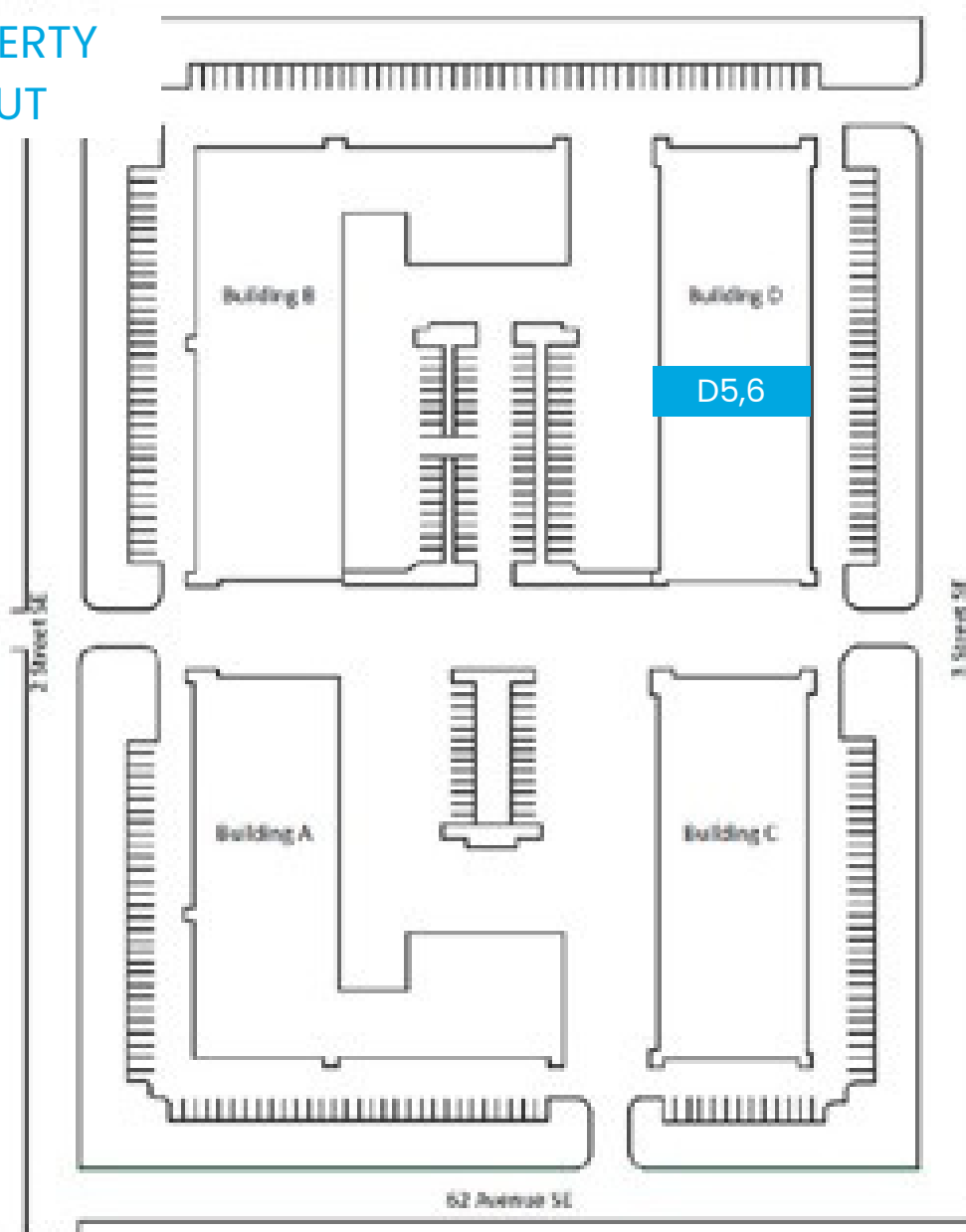
The tenant base at Phillips Park is a mix of office, industrial, and retail users, many of whom have been in the complex for over three decades.



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LAYOUT - UNIT D9

PROPERTY LAYOUT



FOR LEASE - UNIT D5,6

Available November 1, 2025, Unit D5,6 at Phillips Park, located at 6115 2nd Street SE, offers 6,003 square feet of prime industrial space. The unit features two 10' x 12' drive-in bays and has the flexibility to be subdivided into two approximately 3,000 sq ft units.

This adaptable space is well-suited for light manufacturing, warehousing, storage, or a range of other industrial purposes. It offers an excellent balance of functionality and visibility in a desirable central location.

Tenants and visitors will appreciate the ample complimentary parking. The property is easily accessible, just a five-minute walk from the Chinook C-Train Station, and conveniently located near Blackfoot Trail, Glenmore Trail, and Macleod Trail.

PROPERTY AMENITIES



Available Nov. 1, 2025



Ample Parking



Unit Area - 6,003 sq. ft.



Ceiling Height - 18'



Industrial Unit



Two drive in bays 10' x 12'



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Have a question? Contact us.

THEODOR ARBUZOV

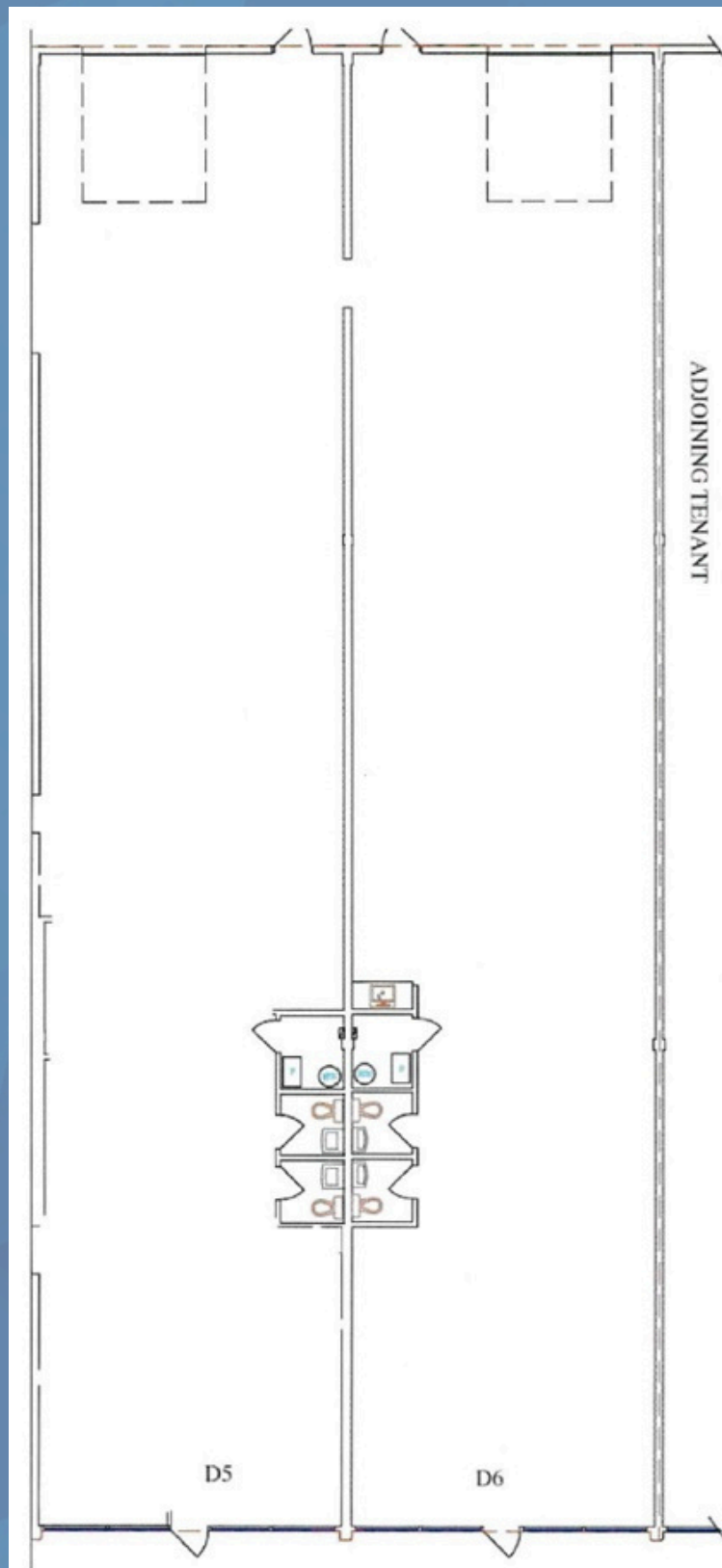
Leasing Director

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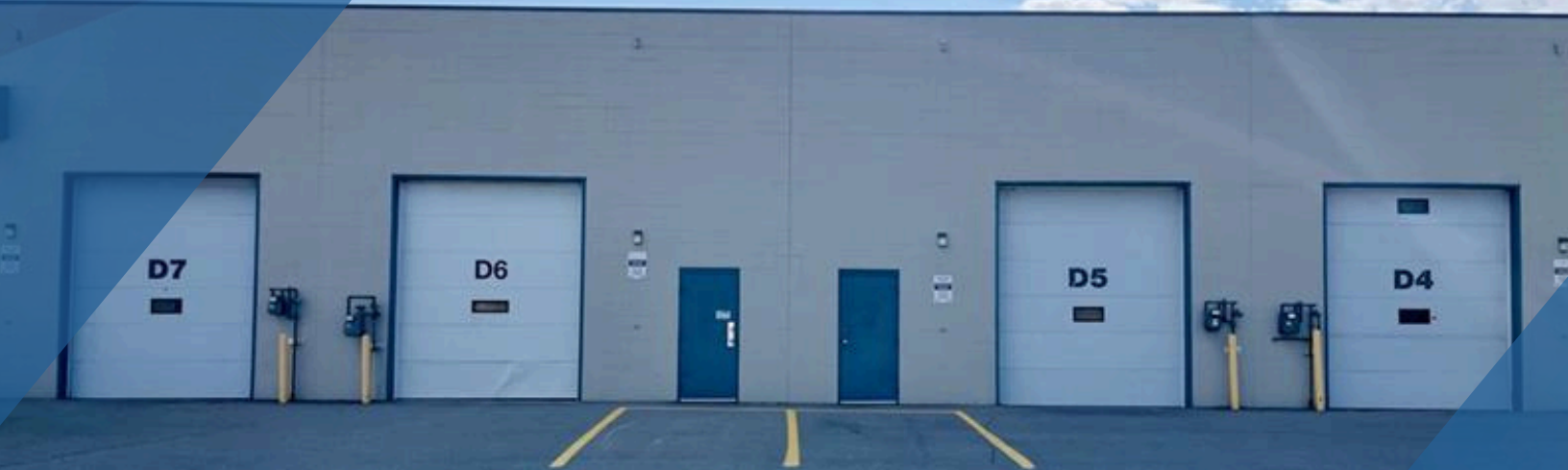
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LAYOUT - UNIT D5,6



FOR LEASE - UNIT D5,6



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