



PHILLIPS PARK

6215, 3RD ST SE



DETAILS

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.

UNIT C2

Unit C2 is a 2,987 sq. ft. move-in ready, this versatile unit is well suited for retail, showroom, recreational, office, or light industrial uses. Features include a modern façade with an independent entrance, LED lighting, full climate control, a front lounge with a kitchen, four private offices, two washrooms, and a large open area. Available December 1, 2026.



YEAR BUILT
1977



TOTAL
BUILDING SQ FT
193,953



OPERATING COSTS
INC. PTAX
\$725



ZONING
INDUST./COMM.



CEILING
HEIGHT
18 ft



PARKING
Complimentary
Surface



UNIT AREA
C2 - 2,987 sq ft



LAYOUT
Shell



SPRINKLERS
N/A



HEATERS/AC
Yes

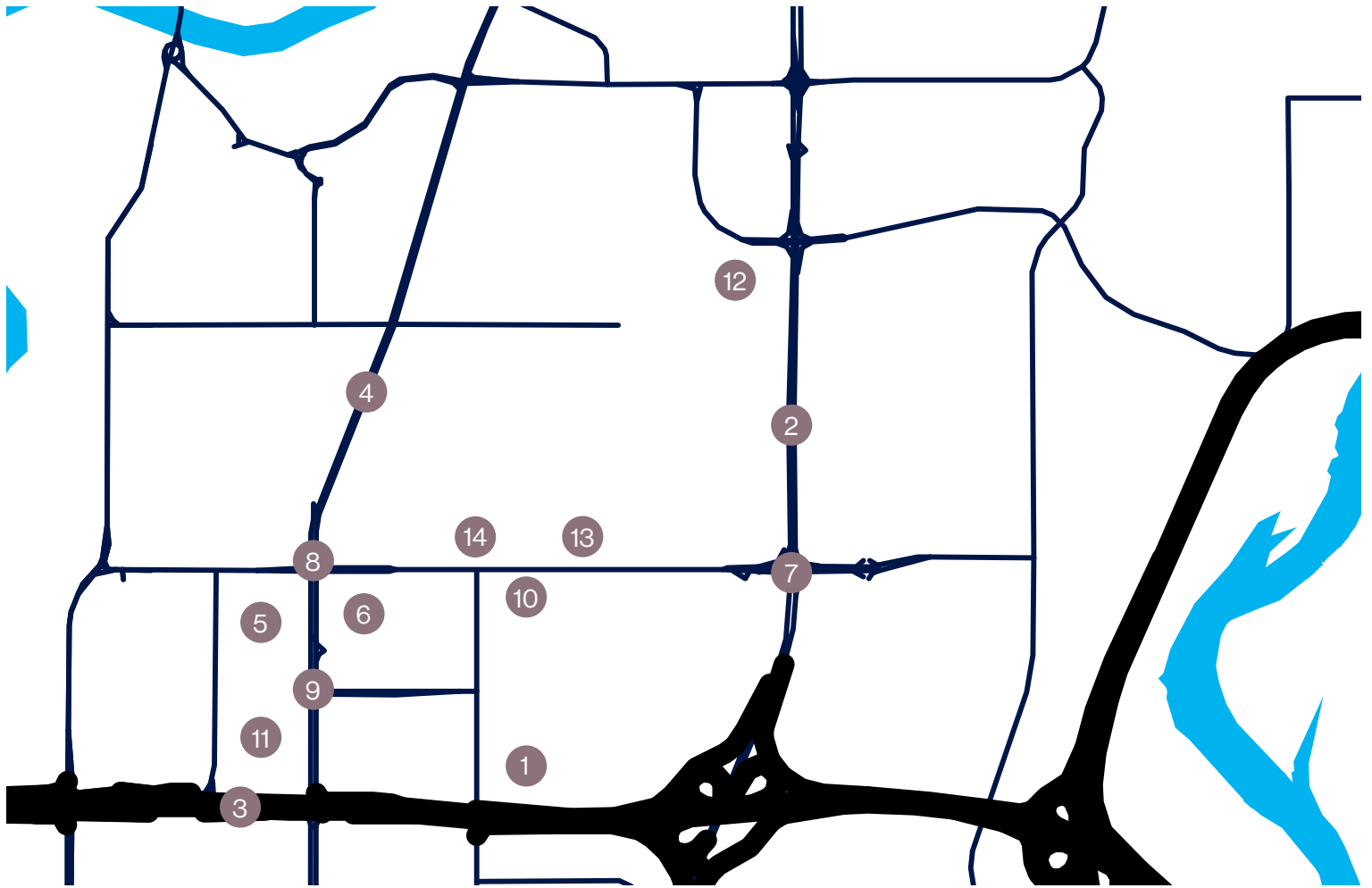


LEASE
December 1, 2026

PHILLIPS PARK
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EMAIL: INFO@THEPBAGROUP.COM
WEB: THEPBAGROUP.COM



LOCATION AND LEGEND



1. Phillips Park
2. Blackfoot Trail
3. Glenmore Trail
4. Macleod Trail
5. CF Chinook Centre & Cinook LRT
6. 10-min. walk to Chinook LRT
7. 10-min drive from Blackfoot & 58th
8. 5-min drive from Macleod & 58th
9. 5-min drive from Macleod & 61st
10. Prairie Dog Brewing
11. Joeys
12. Calgary Italian Bakery
13. Reds Diner
14. Tim Horton's

FLOOR PLAN

UNIT C2



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PROPERTY PHOTOS



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