



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 C1

Unit C1 is a 4,785 sq. ft. small-bay industrial unit featuring one 10' x 10' drive-in door and a well-appointed front office comprising four private rooms, kitchen, and open area (office demising walls can be adjusted as part of lease negotiation if required). The unit offers 18' clear height, fully air-conditioned and heated office space, and a gas-heated warehouse. This well-maintained corner unit is in excellent condition and may be combined with Unit C2 to provide a total of 7,574 sq. ft. of contiguous industrial space. The property is zoned industrial-commercial. Available since April 1, 2027.



YEAR BUILT
1977



TOTAL INDUSTRIAL
SQ FT
193,953



OPERATING COSTS
INC. PTAX
\$725



ZONING
INDUST./COMM.



CEILING
HEIGHT
18 ft



PARKING
Complimentary
Surface



UNIT AREA
C1 - 4,785 sq ft



LAYOUT
SHELL



SPRINKLERS
N/A



HEATERS/AC
YES

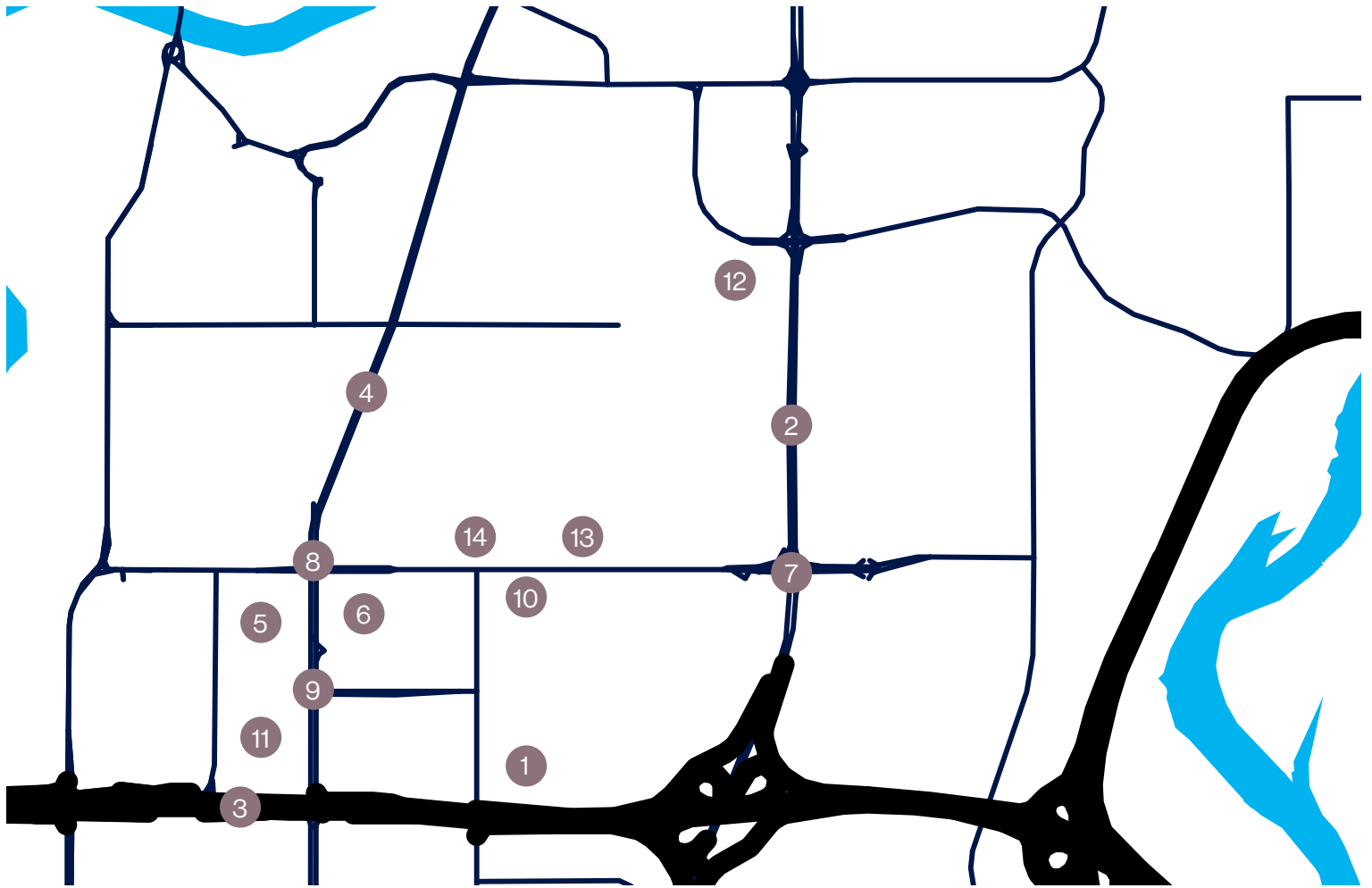


LEASE
April 1, 2027



pba
GROUP OF COMPANIES

LOCATION AND LEGEND



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

PROPERTY PHOTOS



CONTACT US

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