



**pba**  
GROUP OF COMPANIES

## PHILLIPS PARK

6115 - 3 Street SE



YEAR BUILT 1977



BUILDING SQ. FT. 193,953



ZONING INDUST. / COMM.



CEILING HEIGHT 16 FT

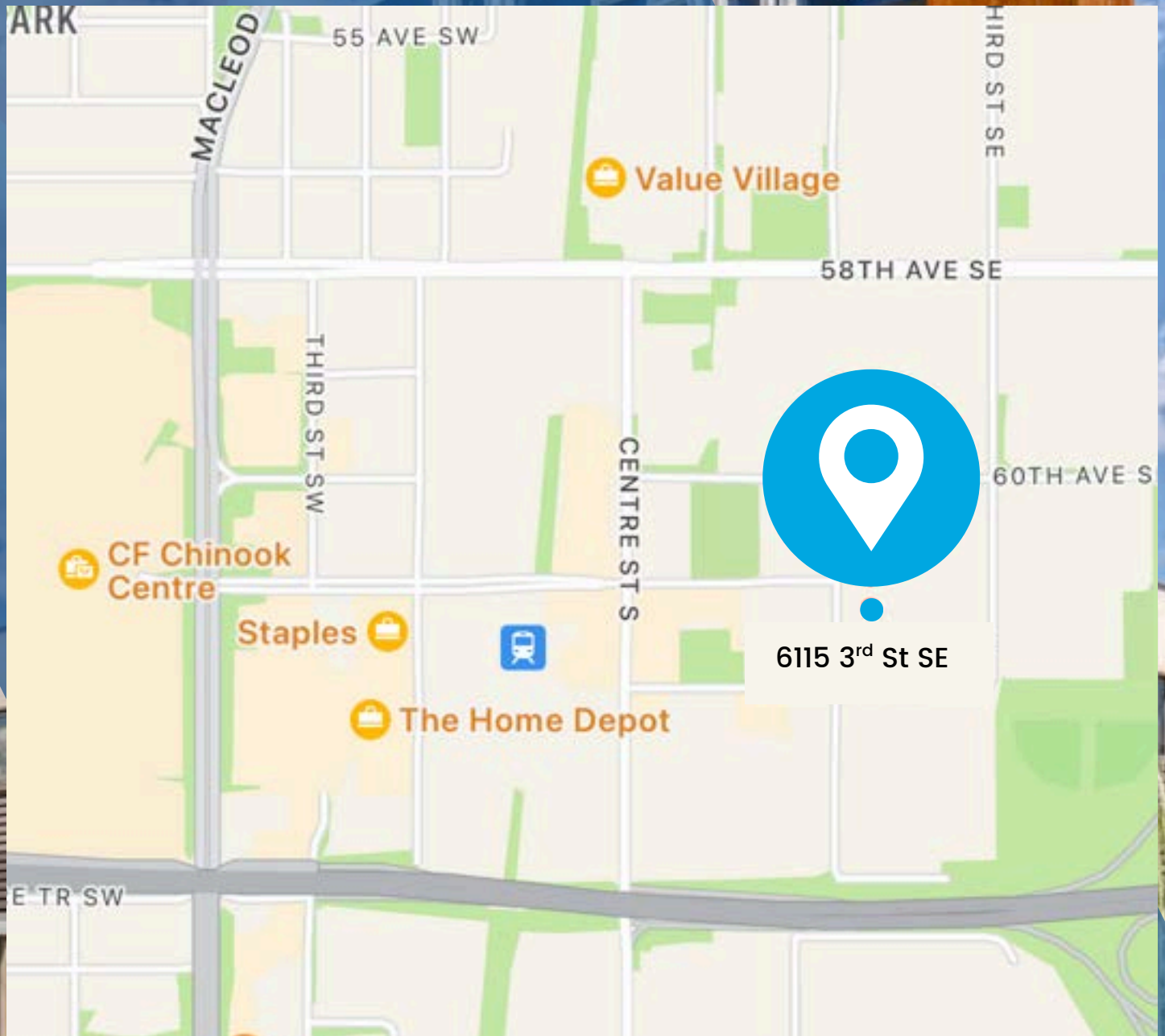


PARKING SURFACE



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# PHILLIPS PARK



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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.

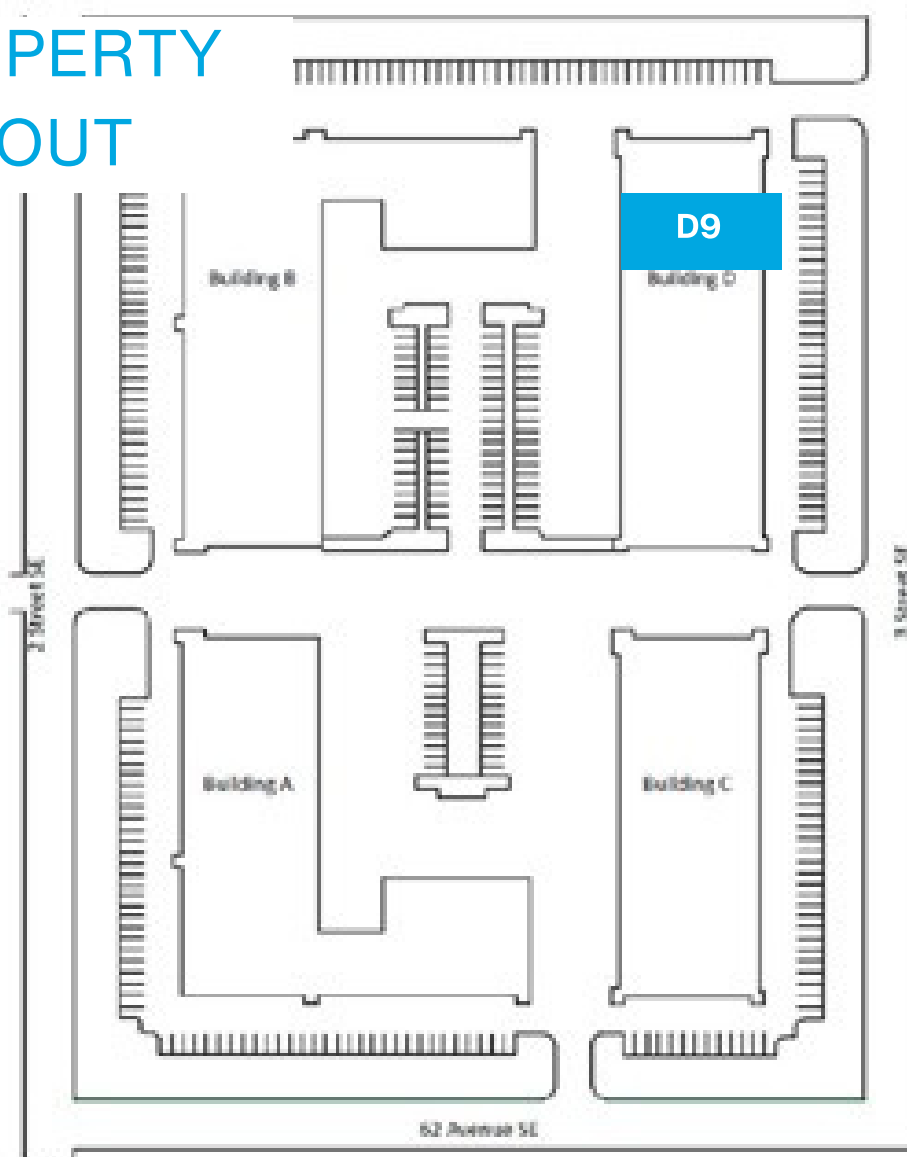
The tenant base at Phillips Park is a mix of office, industrial, and retail users, many of whom have been in the complex for over three decades.



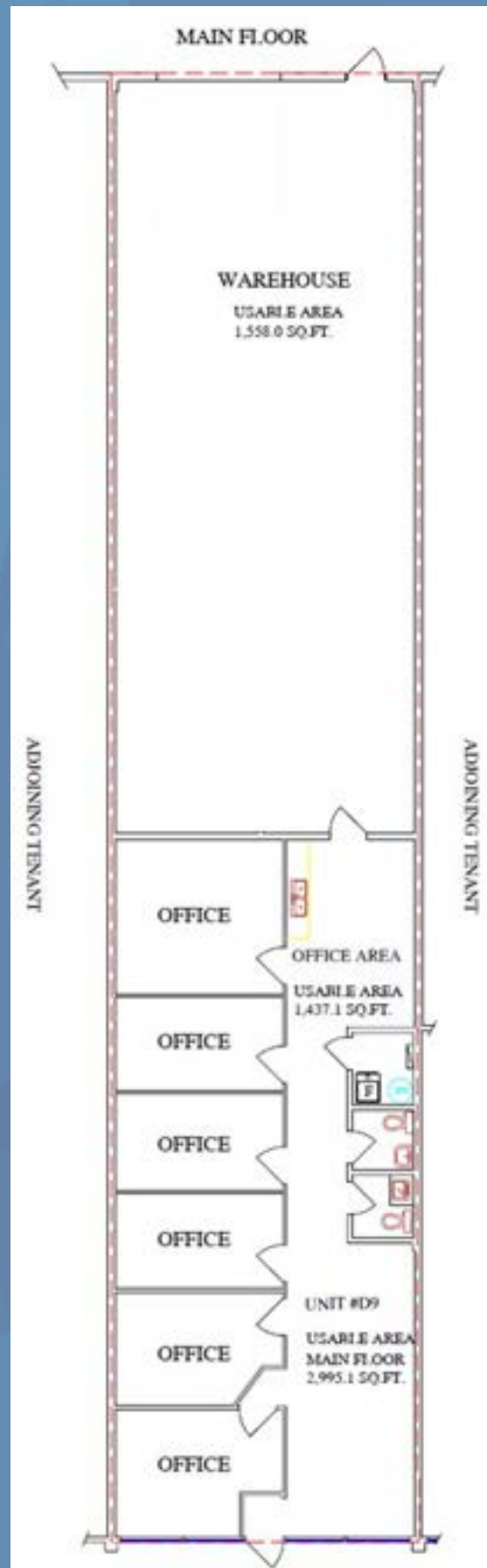
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# LAYOUT - UNIT D9

## PROPERTY LAYOUT



# LAYOUT - UNIT D9





# FOR LEASE - UNIT D9

Available September 1, 2025, Unit D9 at Phillips Park (6115 3rd Street SE) is a well-appointed 2,995 sq. ft. industrial/office space with a modern layout suited to a variety of professional and light industrial uses. The unit includes 1,558 sq. ft. of warehouse space with 16-foot ceilings and a convenient drive-in bay, as well as 1,437 sq. ft. of climate-controlled office space featuring five private offices, a dedicated boardroom, a reception/showroom area, a kitchenette, and two washrooms. Tenants and visitors benefit from ample complimentary parking, and the location offers excellent accessibility, just a five-minute walk to Chinook C-Train Station and close to Blackfoot Trail, Glenmore Trail, and Macleod Trail.

## PROPERTY AMENITIES



Available Sept. 1, 2025



Unit Area - 2,995 sq. ft.



Comb Office & Warehouse



Ample Parking



Ceiling Height - 16'



Kitchenette



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Have a question? Contact us.

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FOR LEASE - UNIT D9



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