



pba
GROUP OF COMPANIES

PHILLIPS PARK

PHILLIPS PARK

6120 - 2 Street SE



YEAR BUILT 1977



BUILDING SQ. FT. 193,953



ZONING INDUST. / COMM.



CEILING HEIGHT 16 FT

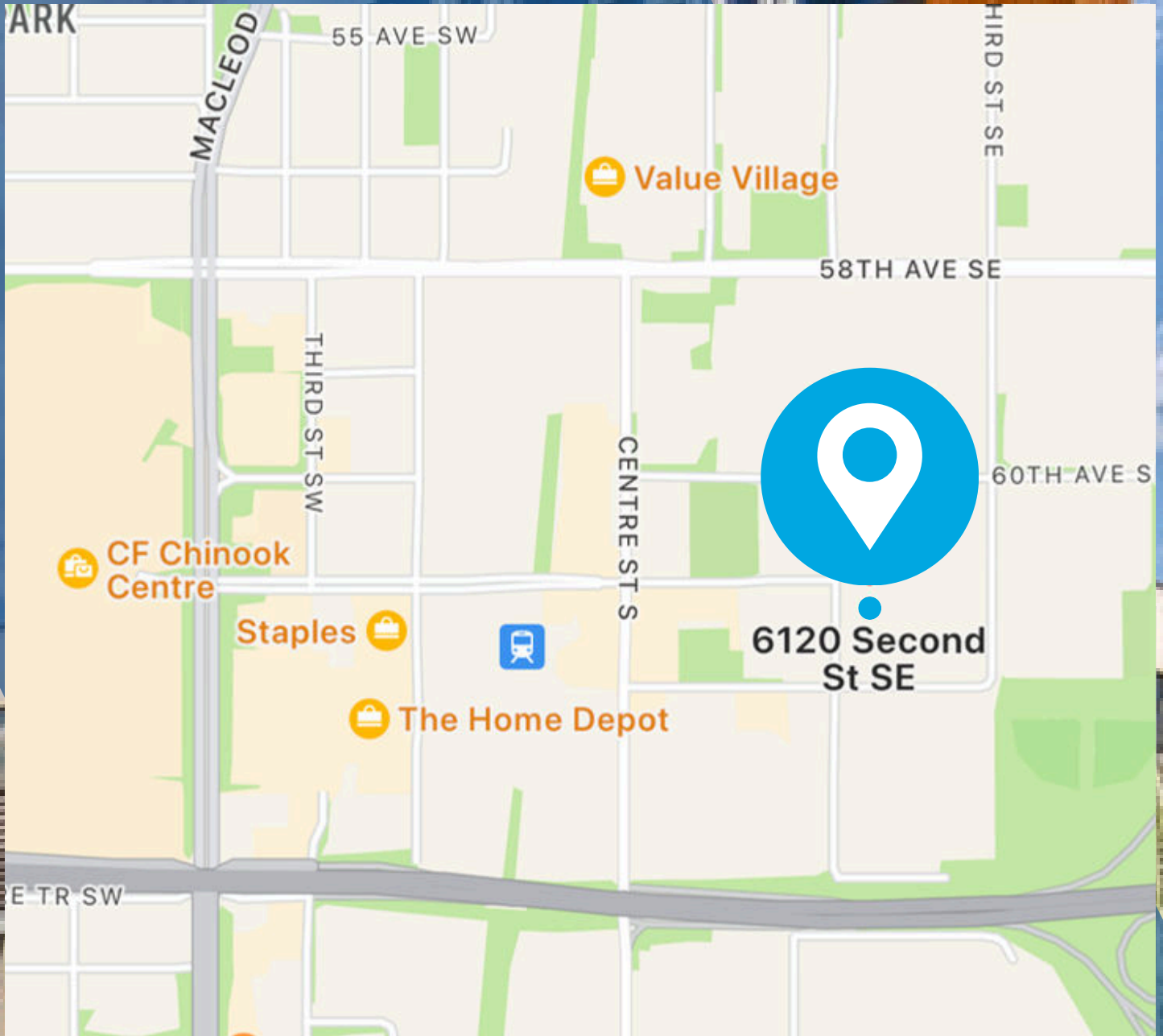


OP COST & PTAX \$7.23 - 7.28



PBALAND.COM

PHILLIPS PARK



PBALAND.COM

FEATURE PROPERTY

PHILLIPS PARK

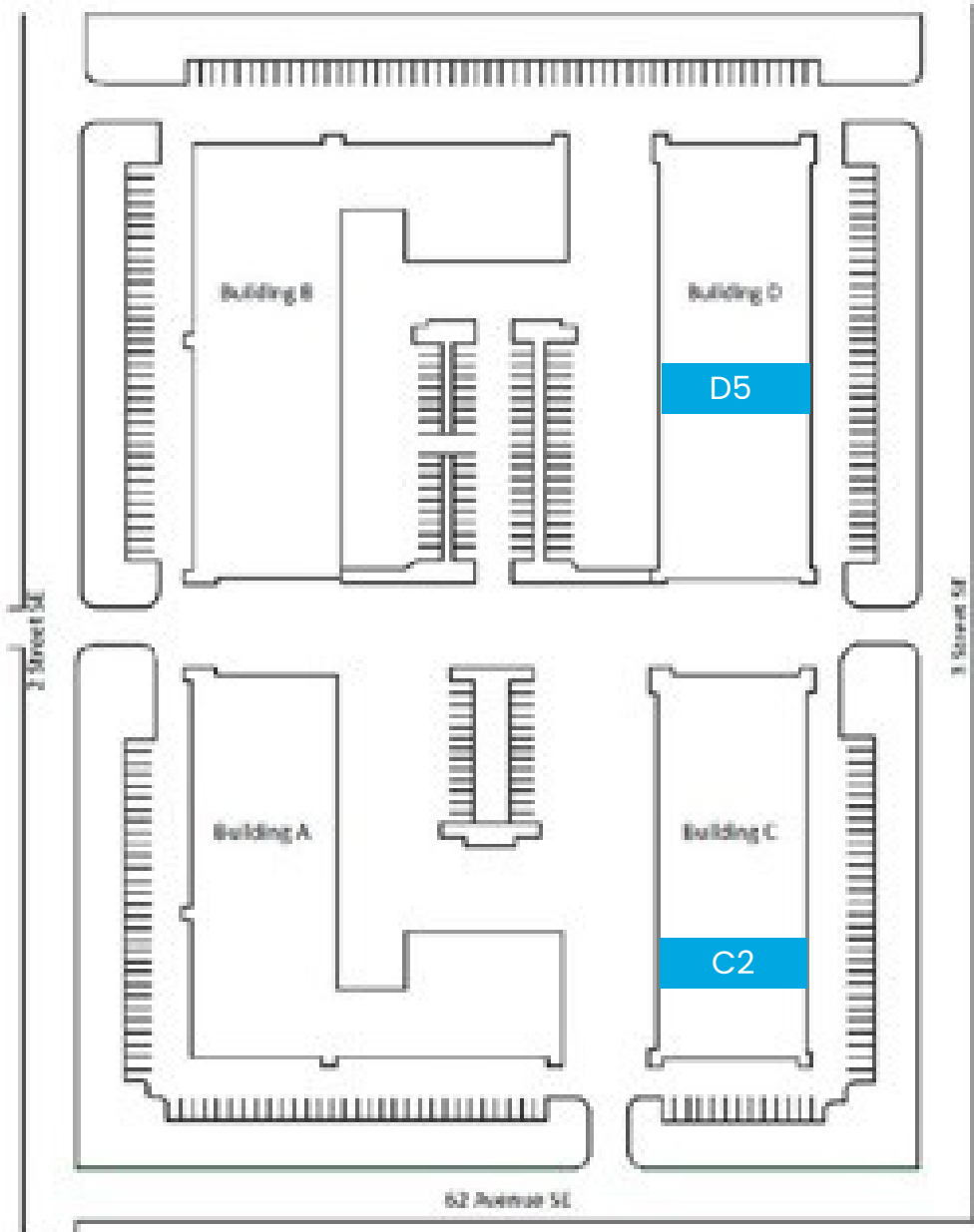
Built in 1978, this cornerstone property in the PBA portfolio underwent a substantial interior and exterior upgrade in 2019 and as a result, it remains a stand-out property. The use of corten steel creates a unique and unified look across all four buildings that make up this property.

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.



PBALAND.COM

PROPERTY LAYOUT



FOR LEASE - UNIT D5

Available immediately, Unit D5 at Phillips Park, located at 6115 2nd Street SE, offers 3,002 square feet of prime industrial space with a 10' x 12' drive-in bay.

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 immediately



Op Cost & PTax \$7.27



Unit Area - 3,002 sq. ft.



Ceiling Height - 18'



Industrial Unit



Two drive in bays 10' x 12'



PBALAND.COM



Have a question? Contact us.

THEODOR ARBUZOV

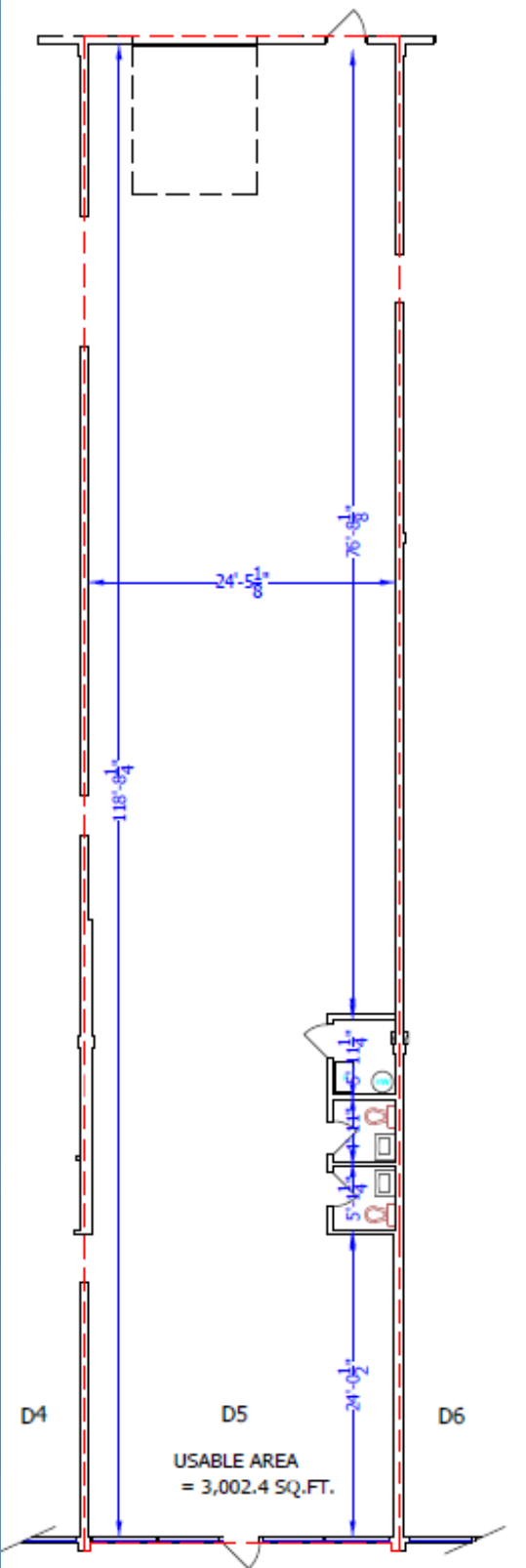
Leasing Director

tarbuzov@pbaland.com

Office: (403) 777-2739

Mobile: (587) 973-3616

LAYOUT - UNIT D5



FOR LEASE - UNIT D5



PBALAND.COM

FOR LEASE - UNIT C2

Available immediately, Unit C2 at Phillips Park, 6215 3rd Street SE, offers 2,987 SF of prime industrial-commercial space.

Fully built-out and 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.

Ideally located minutes from Chinook C-Train Station with convenient access to Blackfoot Trail, Glenmore Trail, and Macleod Trail.

PROPERTY AMENITIES



Available immediately



Op Cost & P Tax \$7.25



Unit Area - 2,987 sq. ft.



Ceiling Height - 12' - 18'



Industrial Unit



One drive in door 10' x 14'



PBALAND.COM



Have a question? Contact us.

THEODOR ARBUZOV

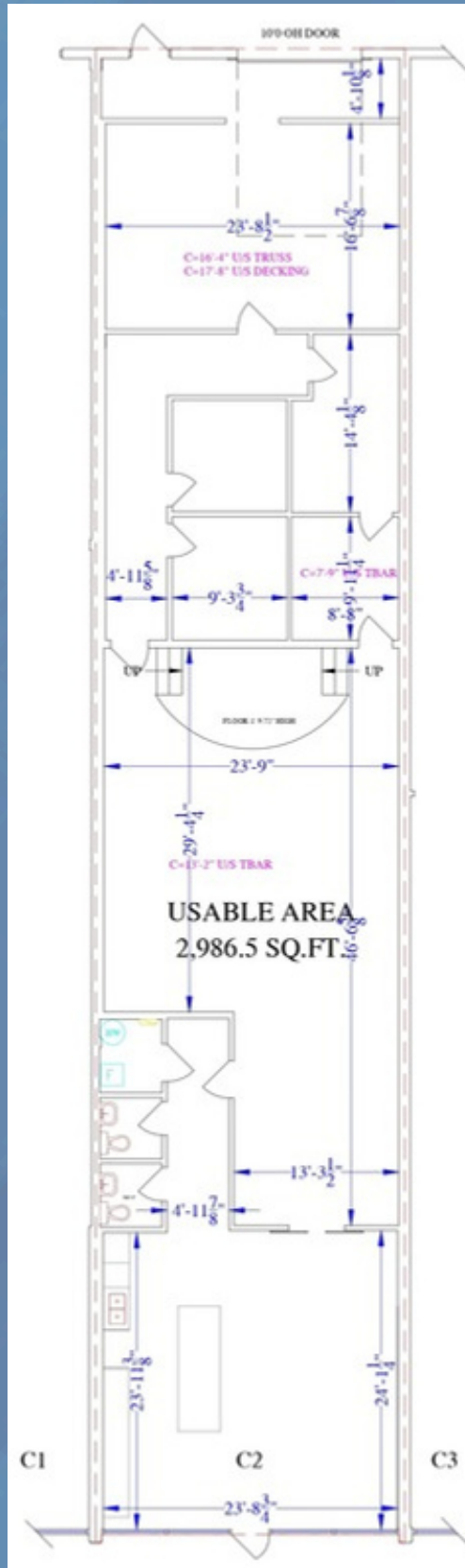
Leasing Director

tarbuzov@pbaland.com

Office: (403) 777-2739

Mobile: (587) 973-3616

LAYOUT - UNIT C2



FOR LEASE - UNIT C2



PBALAND.COM