



PHILLIPS PARK OFFICE

6020, 2ND 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 A16B

This 4,436 sq. ft. turnkey office at Phillips Park presents an exceptional opportunity to lease a move-in-ready workspace thoughtfully designed to support both collaboration and privacy.

KEY FEATURES

- Available Immediately
- 4,436 sq. ft.
- Well-planned workspace designed to accommodate up to 40 employees comfortably
- 10 private offices, boardroom & open work area
- Lounge / kitchen, IT room, and storage
- Sound masking system installed to support comfortable working environment for the whole team.
- Complimentary surface parking
- Recently upgraded common areas, including a new elevator and refreshed building exteriors, lobbies, and corridors



YEAR BUILT
1977



TOTAL BUILDING
SQ. FT.
66,719



OPERATING COSTS
INC. PTAX
\$7.72



ZONING
INDUST./COMM.



CEILING
HEIGHT
9 ft



PARKING
Complimentary
Surface



LAYOUT
SHELL



UNIT AREA
4,436 sq ft



OP COST & PTAX
\$10.70



HEATERS/AC
YES



LEASE
Immediately



DETAILS

UNIT A21

Redefine where your team works. This exceptional corner suite at 6120 2nd Street SE, delivers the kind of workspace that makes an impression. With Rocky Mountain views and bathed in natural light, it's a rare opportunity to put your business in a setting that truly performs.

Spanning 3,709 square feet across a thoughtfully designed floor plan, Unit A21 balances privacy and collaboration with ease. Seven private offices and a dedicated boardroom provide focused, professional settings for leadership and client meetings, while an open work area supports a dynamic team environment. A welcoming reception, comfortable lounge and kitchen, IT room, and storage round out a suite built for day-to-day efficiency. Two separate entrances add flexibility for staff and visitors alike.

**Unit is unfurnished*



YEAR BUILT
1977



TOTAL OFFICE
SQ FT
66,719



OPERATING COSTS
INC. PTAX
\$10.69



ZONING
INDUST./COMM.



CEILING
HEIGHT
14 ft



PARKING
Complimentary
Surface



UNIT AREA
3,709 sq ft



LAYOUT
SHELL



SPRINKLERS
N/A

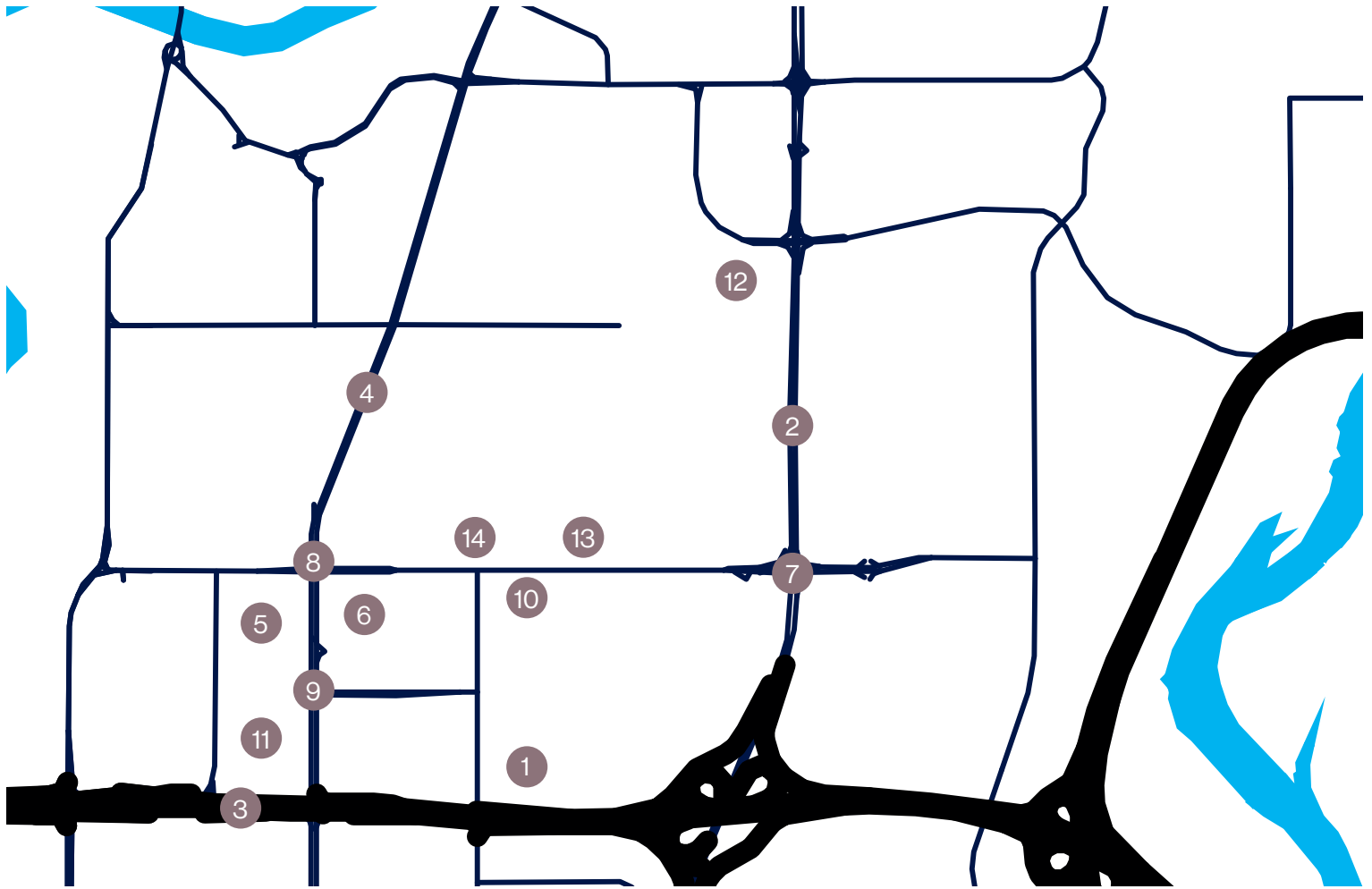


HEATERS/AC
YES



LEASE
November 1, 2026

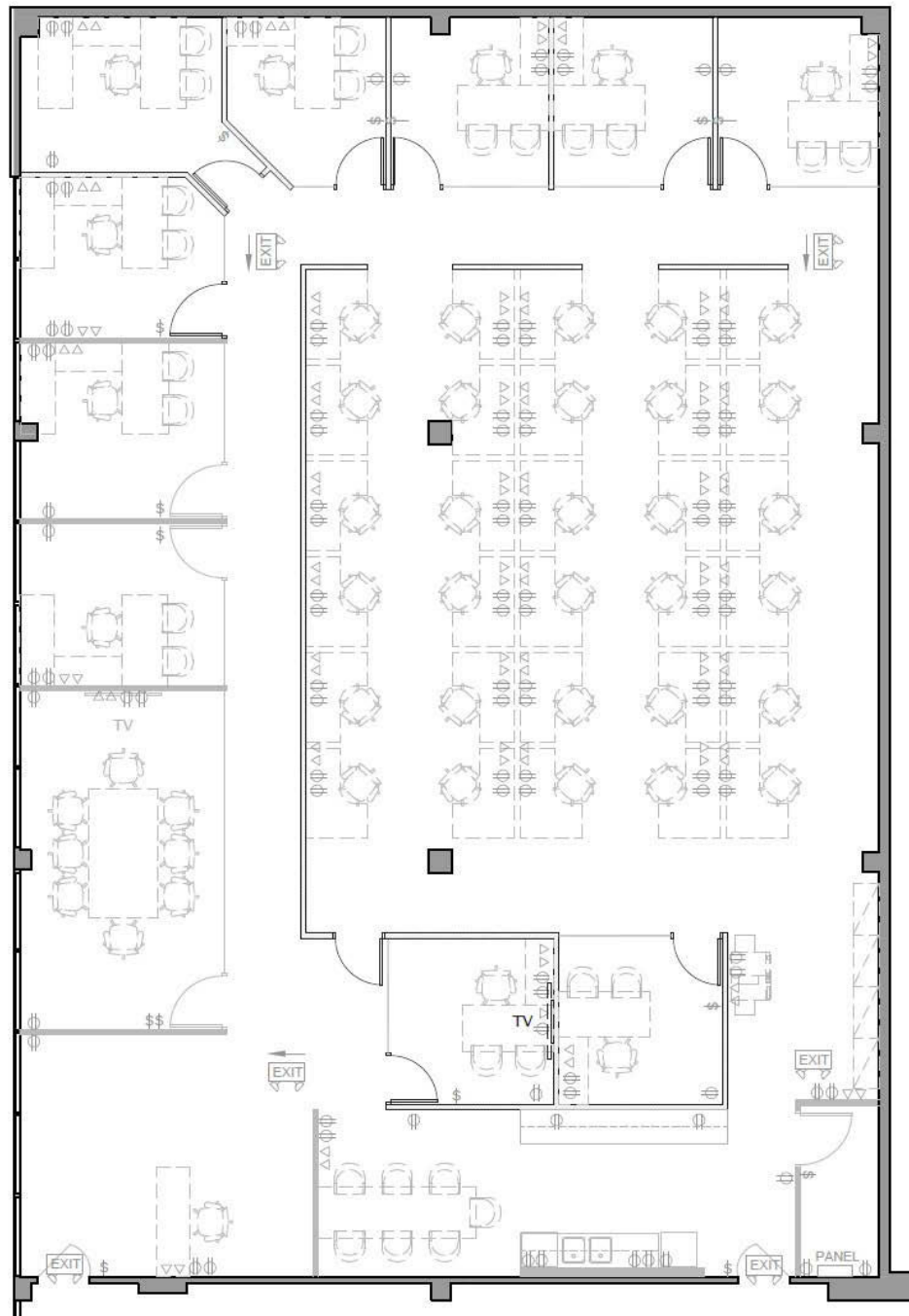
LOCATION AND LEGEND



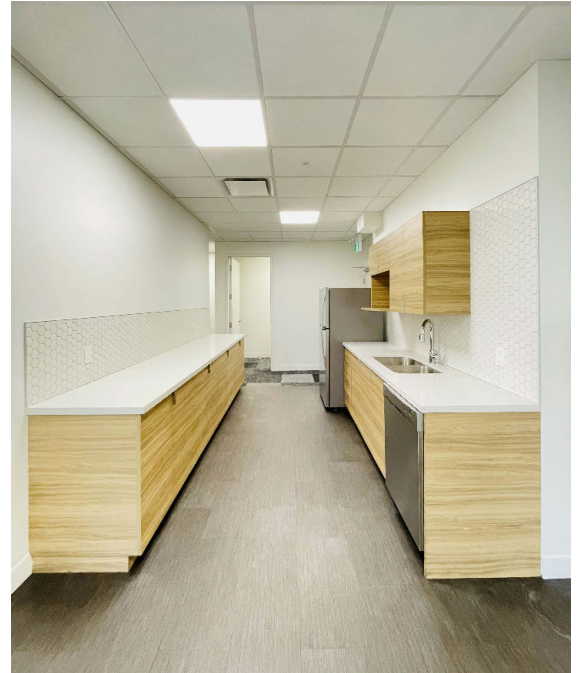
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|---------------------------------------|------------------------------------|
| 1. Phillips Park | 8. 5-min drive from Macleod & 58th |
| 2. Blackfoot Trail | 9. 5-min drive from Macleod & 61st |
| 3. Glenmore Trail | 10. Prairie Dog Brewing |
| 4. 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 |

PHOTOS

UNIT A16B

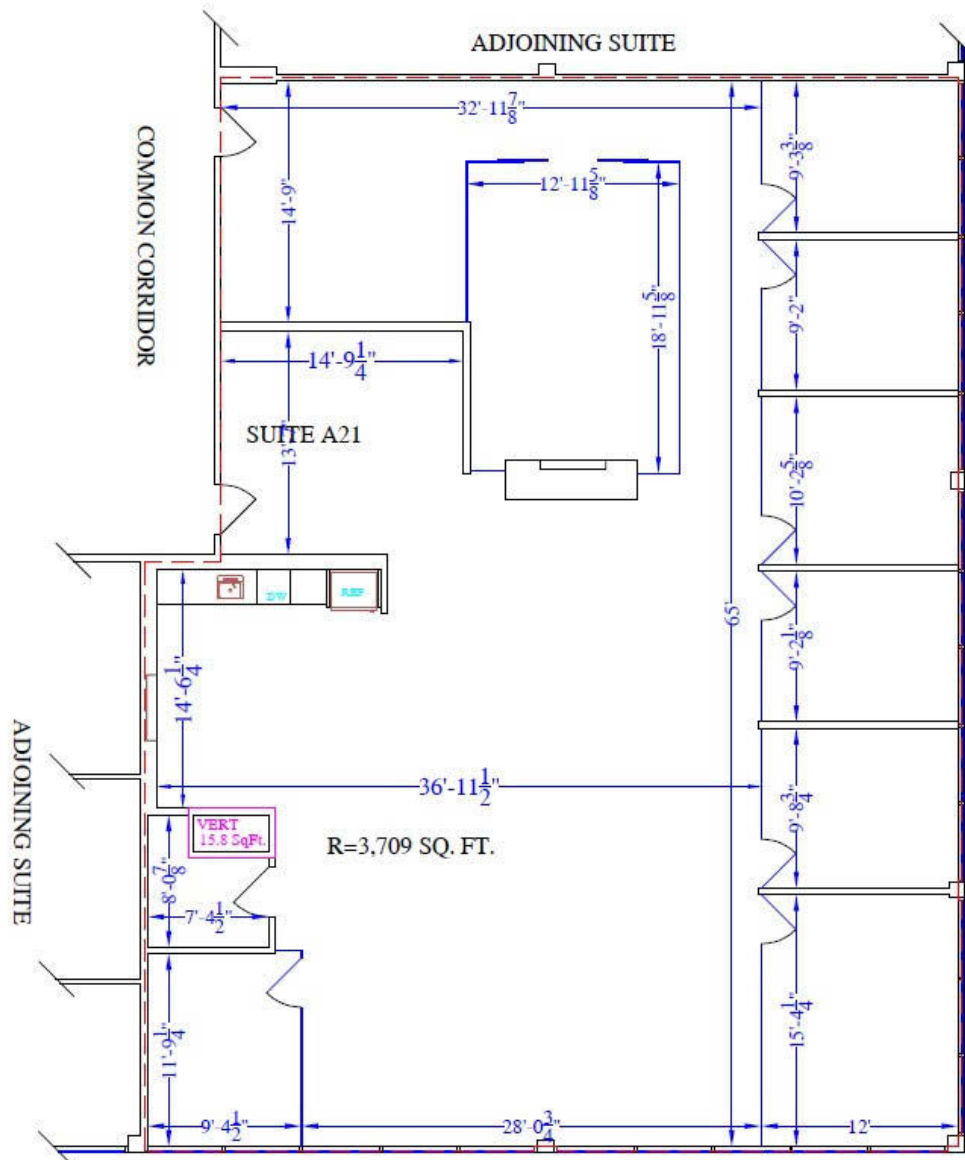


PHOTOS UNIT A16B



FLOOR PLAN

UNIT A21



PHOTOS UNIT A21



PROPERTY PHOTOS



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