



## PHILLIPS PARK FOR LEASE BUILDINGS A, B, C & D



<b>Location</b>	6120 – 2 Street S.E. (Building A) 6020 – 2 Street S.E. (Building B) 6215 – 3 Street S.E. (Building C) 6115 – 3 Street S.E. (Building D)
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<b>Available</b>	Immediately
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<b>Office or Warehouse</b>	Office/Warehouse
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<b>Area</b>	2,532 – 5,879 SF
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<b>Rate</b>	Market
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<b>Operating Costs inc. Ptax</b>	\$5.69 PSF/YR (2021)
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<b>Comments</b>	<ul style="list-style-type: none"><li>• Vanilla shell program</li><li>• Dock and Drive-in opportunities</li><li>• Ample parking</li></ul>
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### PHILLIPS PARK LEASING CONTACT INFORMATION

PBA Group of Companies  
Dahlya Molina  
Director, Leasing

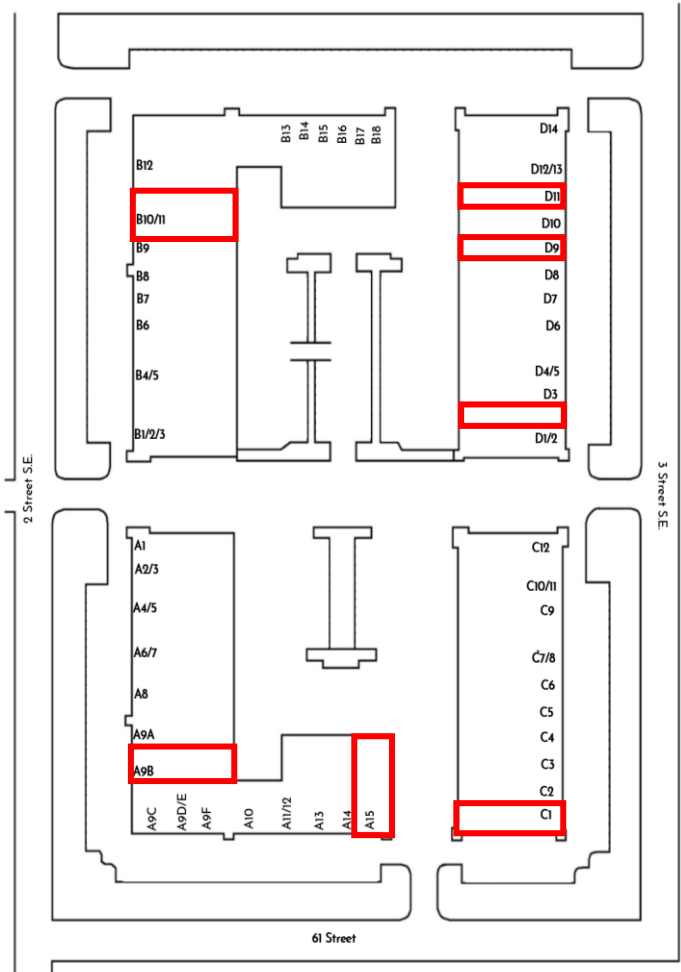
403.777.2712  
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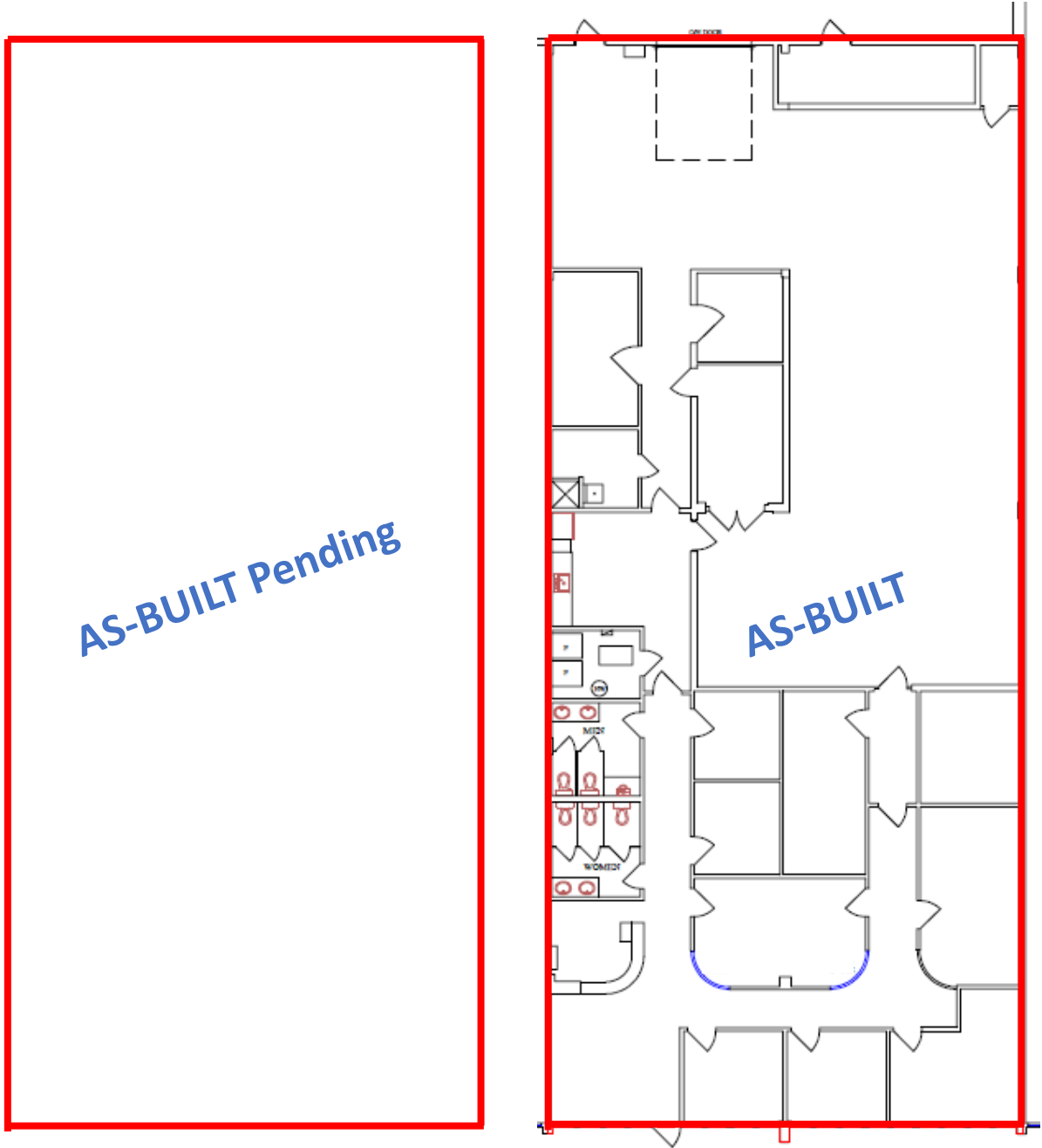


Address	Area	Loading	Available	Comments
A15, 6120 2 Street SE	2,365 SF	10'x12' Drive-in	May 1, 2021	
A9B, 6120 2 Street SE	5,768 SF	10'x12' Drive-in	February 1, 2021	
B10 & 11, 6020 - 2 Street SE	5,879 SF	10'x12' Dock	Immediately	Office build out with minimal warehouse, open plan layout.
C1, 6215 - 3 Street SE	4,785 SF	10'x12' Drive-in	Immediately	
D2, 6115 - 3 Street SE	3,016 SF	10'x12' Drive-in	Immediately	Open plan layout with warehouse
D9, 6115 - 3 Street SE	2,995 SF	10'x12' Drive-in	30 days' notice	Great mix of office and warehouse; 6 offices
D11, 6115 - 3 Street SE	3,000 SF	10' x12' Drive-in	February 1, 2021	

**Building Specifications**

District: Fairview  
 Zoning: I-C  
 (Industrial Commercial)  
 Ceiling Ht: 16'  
 Power: 100 amp, 110/208 volt



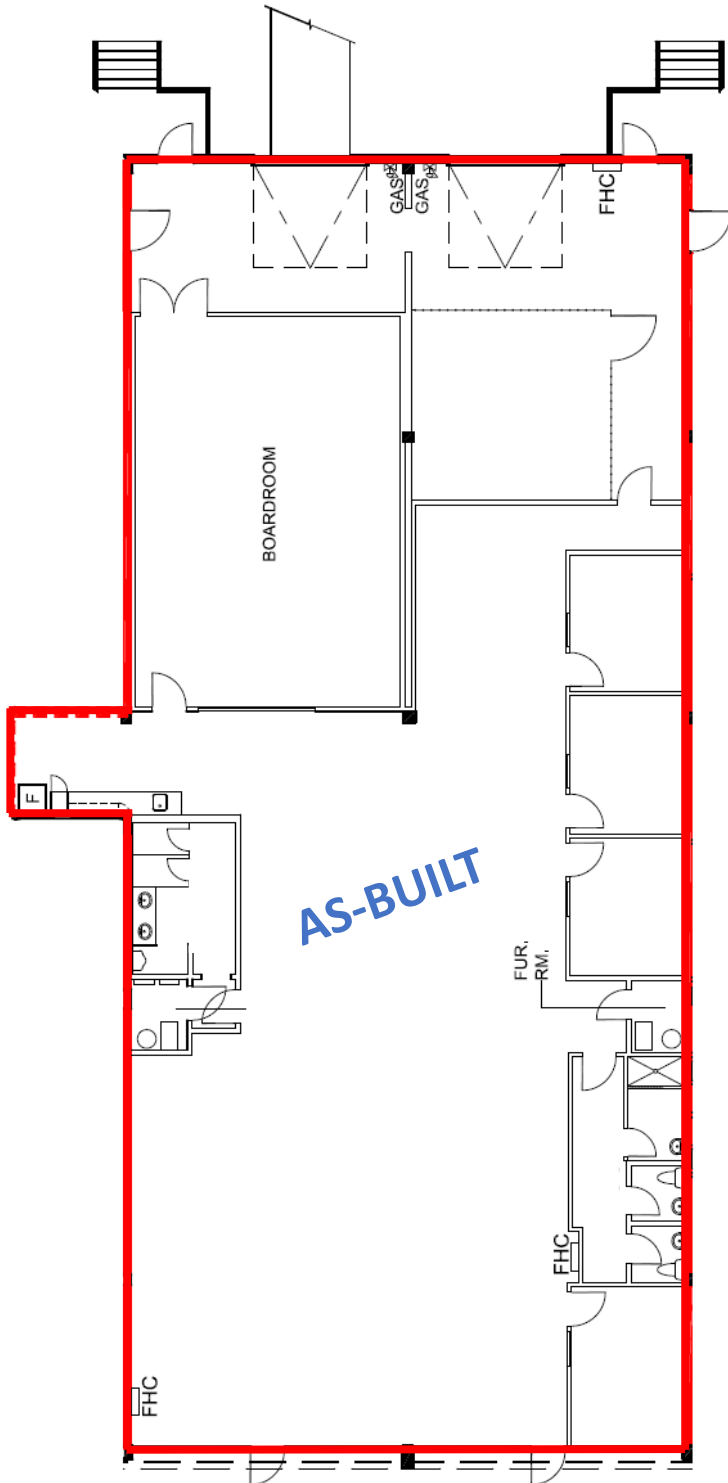


AS-BUILT Pending

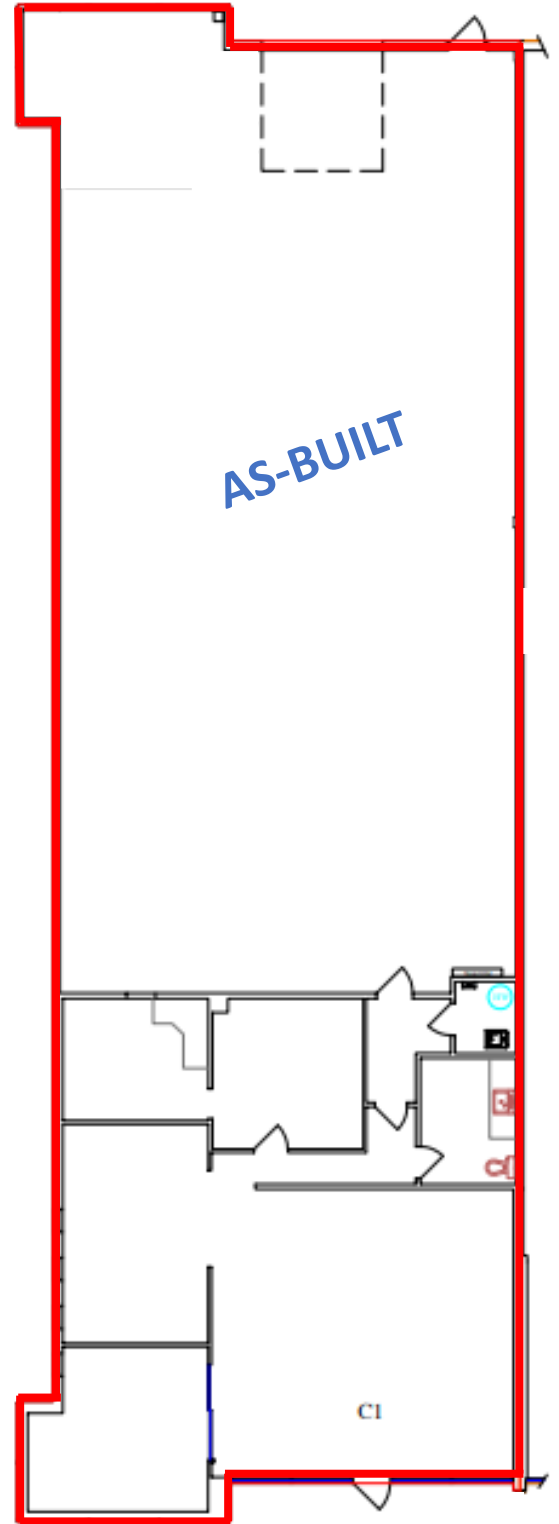
AS-BUILT

**A15**  
2,365 SF

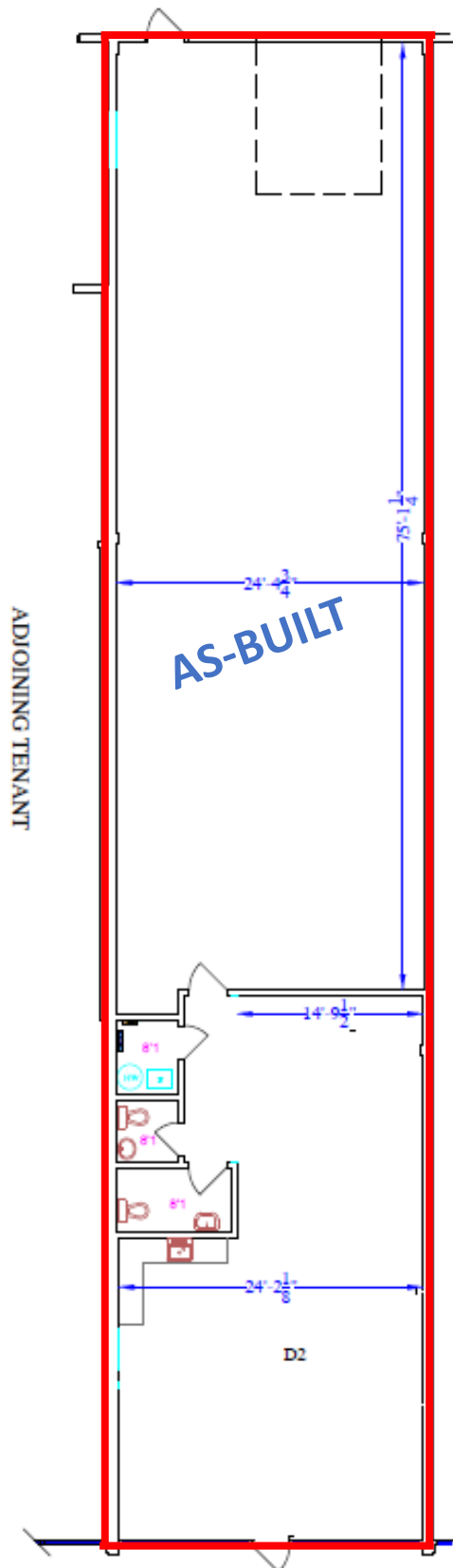
**A9B**  
5,768 SF



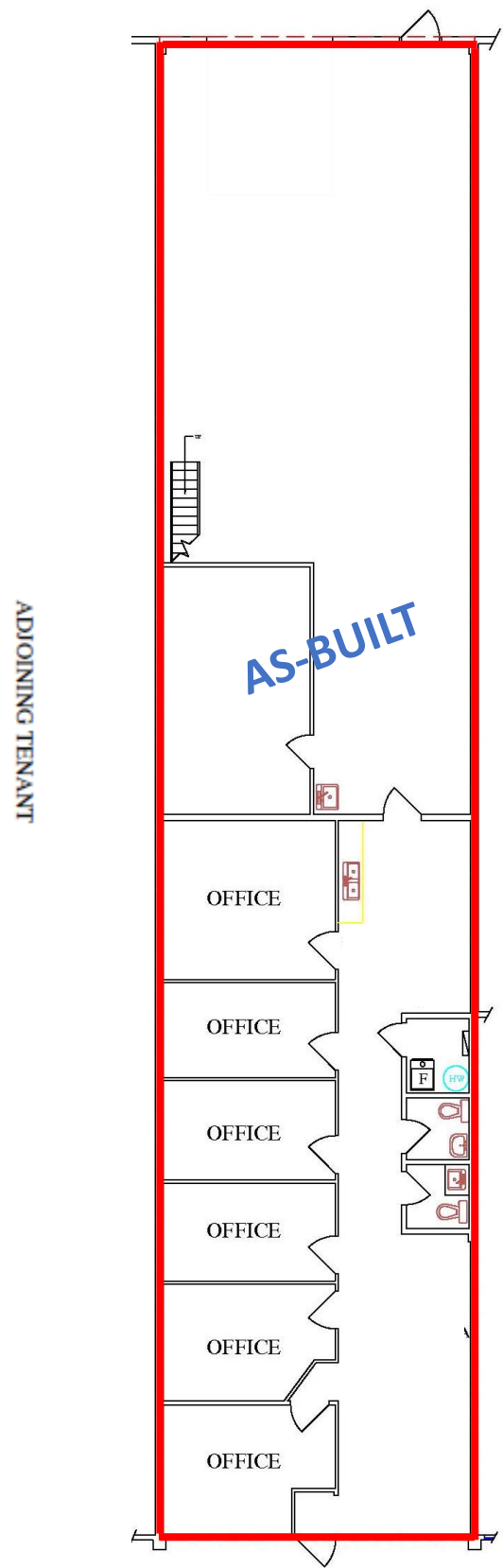
**BIO - 11**  
5,879 SF



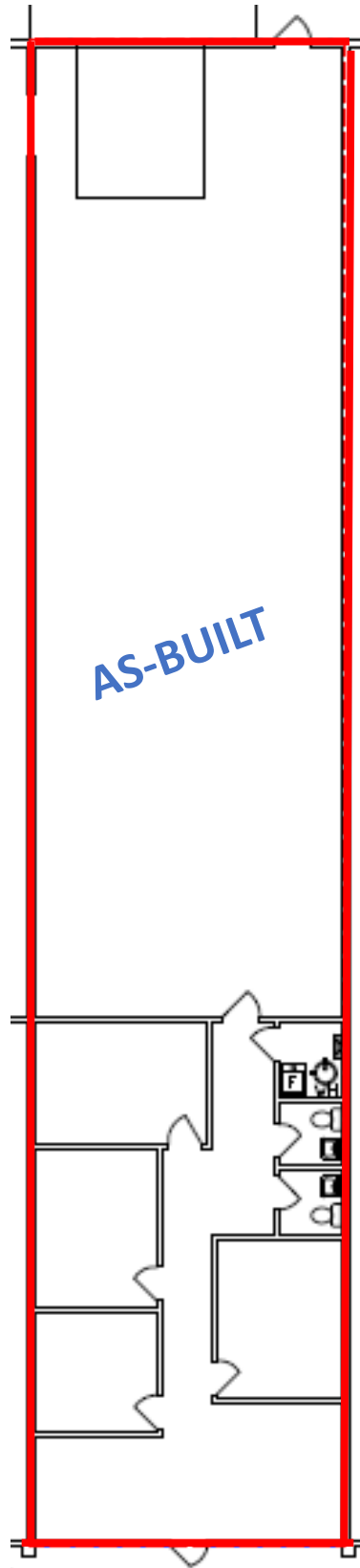
**C1**  
4,785 SF



**D2**  
3,016 SF



**D9**  
2,995 SF



D11  
3,000 SF