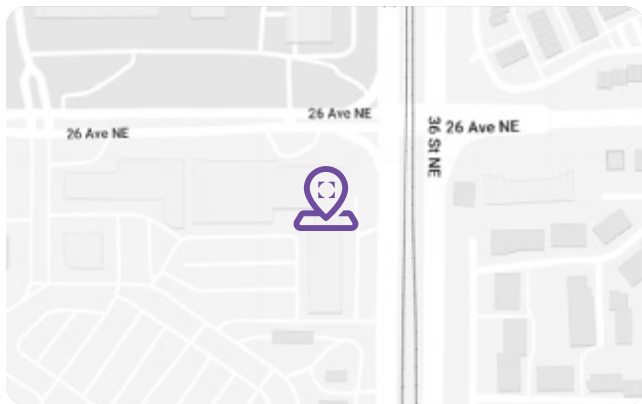




Sunridge Professional Centre Office

2675 36th Street NE, Calgary, Alberta



Leasing Inquiries



German Contreras
Leasing Manager

C +1 587 439 6386
E german.contreras@nwhreit.com
W nwhproperties.com

Location Highlights



Major Intersection

36th Street and 26th Avenue NE



Nearest Hospital

0.2 km Peter Lougheed Centre



Public Transit Access

Rundle LRT Station
Bus 19, 32, 33, 34, 43, 48 via
36th St and Bus 19 via 26th Ave



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Property Description

Sunridge Professional Centre is a five-storey, 134,568-square-foot medical outpatient building and retail complex situated in northeast Calgary, conveniently located adjacent to the Peter Lougheed Centre with direct access to the Calgary LRT system. The building is tenanted by a diversified mix of healthcare service providers including a walk-in clinic, diagnostic imaging centre, a wide range of medical specialists, a pharmacy and a laboratory. The extended ground-floor footprint includes retail amenities that complement the medical tenancies. On-site surface parking is available for tenants and visitors.

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Property Highlights

Building Size	134,568 sq.ft.
Floors	5
Asking Rent	Market
Additional Rent (2025 est.)	
Operating Costs	\$15.28
Realty Taxes	\$4.63
In Suite Cleaning Costs	\$3.71
Total	\$23.62 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
WiredScore	Silver