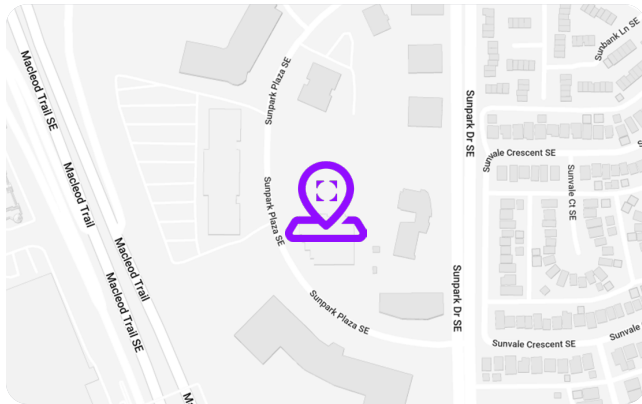




Sunpark Plaza

40 Sunpark Plaza SE, 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

Macloed Trail and Sun Valley Blvd SE



Nearest Hospital

< 1 km South Calgary Health Centre
11.8 km South Health Campus



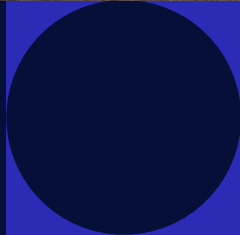
Public Transit Access

Somerset-Bridlewood LRT Station
Bus 14 via Sun Valley Blvd.



Sunpark Plaza

40 Sunpark Plaza SE, Calgary, Alberta



Property Description

Sunpark Plaza is a three-story, 67,470 square foot medical office building located in close proximity to the South Calgary Hospital and conveniently situated in the rapidly-developing suburban Calgary market. This Class “A” building provides a full range of healthcare services including a large walk-in family practice, pharmacy, diagnostic imaging centre, and a wide variety of specialists. The building features a modernized lobby, attractive architecture, and an updated underground parkade for tenants. The property also provides free visitor parking on the surface lot.

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Property Highlights

Building Size	67,470 sq.ft.
Floors	3
Asking Rent (starting at)	\$16.00
Additional Rent (2024 est.)	
Operating Costs	\$16.94
Realty Taxes	\$5.85
In Suite Cleaning Costs	N/A
Total	\$22.79 psf
Bike Storage	Outdoor
Parking	Surface and Underground
Electric Vehicle Chargers	No
Wired Score	Certified

NOTE: Asking Rent listed above is based on a standard medical office. Additional Rent listed above is an estimate and is subject to change.