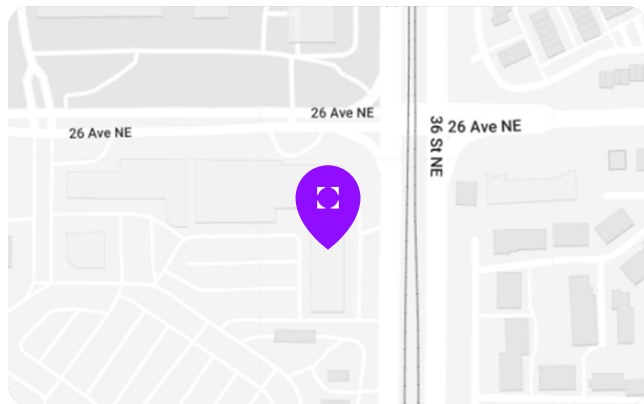




# Sunridge Professional Centre Office

2675 36th Street NE, Calgary, Alberta



## Leasing Inquiries



**German Contreras**  
Leasing Manager

C +1 587 439 6386  
E [german.contreras@nwhreit.com](mailto:german.contreras@nwhreit.com)  
W [nwhleasing.com](http://nwhleasing.com)

## Location Highlights



### Major Intersection

36th Street and 26th Avenue NE



### Nearest Hospital

200 m Peter Lougheed Centre



### Public Transit Access

Rundle C-Train Station & Bus 19, 32, 33, 34, 43, 48 via 36th St and 19 via 26th Ave



# Sunridge Professional Centre Office

2675 36th Street NE, Calgary, Alberta



## Property Description

Sunridge Professional Centre is a five-storey, 134,568 sq ft medical office building and retail complex situated in northeast Calgary, conveniently located adjacent to the Peter Lougheed Centre and Sunridge Mall, providing direct access to the Calgary LRT system on 36th Street. The building provides a diversified tenant mix of medical professionals and specialists, alongside ancillary services including a pharmacy and laboratory. The extended ground-floor footprint dedicated to retail uses that complement medical tenancies make the building an ideal location for medical professionals and healthcare service providers.

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## Property Highlights

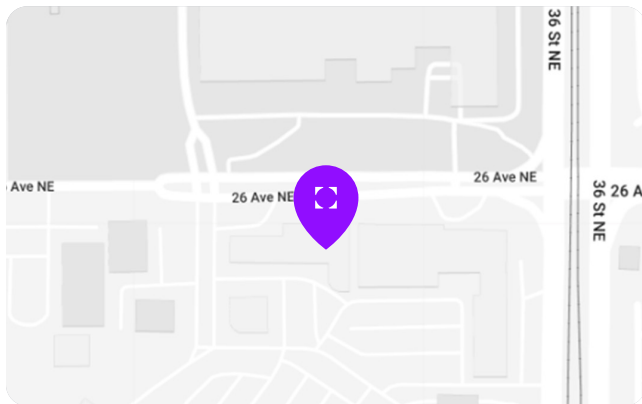
<b>Building Size</b>	134,568 sq.ft.
<b>Floors</b>	5
<b>Asking Rent Starting At</b>	\$19.00
<b>Additional Rent (est. 2023)</b>	
Operating Costs	\$15.32
Realty Taxes	\$4.00
In Suite Cleaning Costs	\$3.21
<b>Total</b>	<b>\$22.53 psf</b>
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	No
<b>Wired Score</b>	Silver

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



# Sunridge Professional Centre Retail

3431 – 3475 26th Avenue NE, Calgary, Alberta



## Location Highlights



### Major Intersection

36th Street and 26th Avenue NE



### Nearest Hospital

200 m Peter Lougheed Centre



### Public Transit Access

Rundle C-Train Station & Bus 19, 32, 33, 34, 43, 48 via 36th St and 19 via 26th Ave

## Leasing Inquiries



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# Sunridge Professional Centre Retail

3431 – 3475 26th Avenue NE, Calgary, Alberta



## Property Description

Sunridge Professional Centre is a five-storey, 134,568 sq ft medical office building and retail complex situated in northeast Calgary, conveniently located adjacent to the Peter Lougheed Centre and Sunridge Mall, providing direct access to the Calgary LRT system on 36th Street. The building provides a diversified tenant mix of medical professionals and specialists, alongside ancillary services including a pharmacy and laboratory. The extended ground-floor footprint dedicated to retail uses that complement medical tenancies make the building an ideal location for medical professionals and healthcare service providers.

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W [nwhleasing.com](http://nwhleasing.com)

## Property Highlights

<b>Building Size</b>	134,568 sq.ft.
<b>Floors</b>	1
<b>Asking Rent Starting At</b>	\$18.00
<b>Additional Rent (est. 2023)</b>	
Operating Costs	\$14.02
Realty Taxes	\$8.06
In Suite Cleaning Costs	N/A
<b>Total</b>	<b>\$22.08 psf</b>
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	No
<b>Wired Score</b>	Silver

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