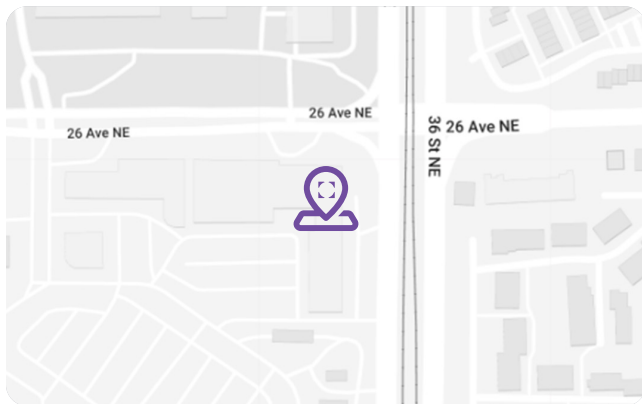




# Sunridge Professional Centre Office

2675 36th Street NE, Calgary, Alberta



## Location Highlights



### Major Intersection

36th Street and 26th Avenue NE



### Nearest Hospital

200 m 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

## Leasing Inquiries



**German Contreras**  
Leasing Manager

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



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## Property Description

Sunridge Professional Centre is a five-storey, 134,568 square foot medical office building and retail complex situated in northeast Calgary, conveniently located adjacent to the Peter Lougheed Centre and Sunridge Mall, with direct access to the Calgary LRT system on 36th Street. The building is tenanted by a diversified mix of medical professionals and specialists alongside ancillary services including a pharmacy and laboratory. With an extended ground-floor footprint dedicated to retail services that complement the medical tenancies, the building is an ideal location for healthcare users.

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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 (2024 est.)</b>	
Operating Costs	\$14.89
Realty Taxes	\$4.60
In Suite Cleaning Costs	\$3.56
<b>Total</b>	<b>\$23.05 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.