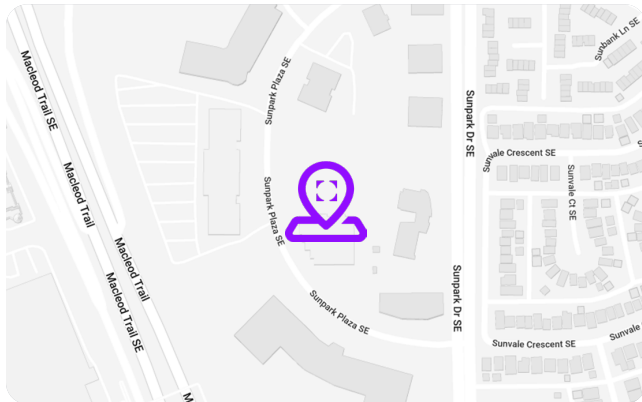




Sunpark Plaza

40 Sunpark Plaza SE, Calgary, Alberta



Leasing Inquiries



German Contreras
Leasing Manager

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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



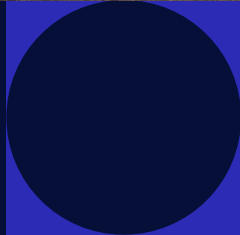
Public Transit Access

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	Market
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

General Information

Number of Floors	3
Year Built	2005
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2018: addition of universal barrier-free washroom
Building Size (sq. ft.)	67,470
Floor Plate (sq. ft.)	22,490
Additional Rent Total (p.s.f.)	\$22.79
Realty Taxes (p.s.f.)	\$5.85
Operating Costs (p.s.f.)	\$16.94
In-Suite Cleaning Costs (p.s.f.)	N/A
Building Access Points	3 (north, south, via parkade)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, AHU, MUA units, RTUs
HVAC Hours	Mon-Fri: 5:00 am - 9:00 am; Sat-Sun: 7:00 am - 5:00 pm
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Carrier Protection Services. 24/7 CCTV, nightly patrols, card-key access
Total Number of Public Washrooms	7 (6 multi-stall + one universal barrier-free)
Washrooms per Floor	2 (one male, one female + one universal on main floor)
Anchor Tenants	South Calgary Medical Centre, Mayfair Diagnostics, Shoppers Drug Mart, Lifemark Health
Fire & Life Safety Information	Honeywell Notifier NFS-320 fire panel; full building sprinkler system. AED in main floor lobby.
Building Automation System	Carrier Commercial

Electricity

General Information	600V, 1600A, 3-phase, 4-wire
Building Emergency Power	Battery packs for emergency lighting
Tenant Emergency Power	No
Base Building Lights	LED, T8, T12, CFL
Lighting Control	Timer control
Electrical Rooms	One per floor
Telecommunications Rooms	One per floor

Elevators

Number of Passenger Elevators	2
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	Traction
Elevator Speed	N/A
Passenger Cab Capacity	1,600 kg

Parking

Parking Ratio	2.83/1,000 sf
Total Number of Parking Stalls	191
Number of Accessible Stalls	6
Parking Lot Type	Underground & surface
Parking System	Free visitor parking (validation system)
Parking Stall Allocation	116 tenant, 75 visitor
Parkade (if applicable) - year built	2005
Number of Parkade Levels	1

Amenities

Fitness Centre	No
Bicycle Storage	Outdoor
Shipping & Receiving	Loading area (north)
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	No
Food Service / Café	No
Public Transit Information	Somerset-Bridlewood LRT Station; Bus Routes 11/12; 14/15, 52, 78, 153, 167/168, 178, 406
NWHP Online Service Request System	Yes
NWHP On-site Office	No

Environmental

Energy Savings Initiatives	Timer-controlled lights, LED lighting
Environmental & Sustainability Initiatives	Lighting control
Conservation & Carbon Footprint Initiatives	Bicycle storage provided
Recycling Programs	Single-stream recycling and composting Electronic equipment recycling
Electric Vehicle Charging Stations	No

Additional Information

Hospital Proximity	> 5 km
Hospital Name	South Health Campus
WiredScore Certification	Certified
Building Hours	Mon-Fri: 6:00 am - 9:00 pm Sat-Sun: 8:00 am - 5:00 pm