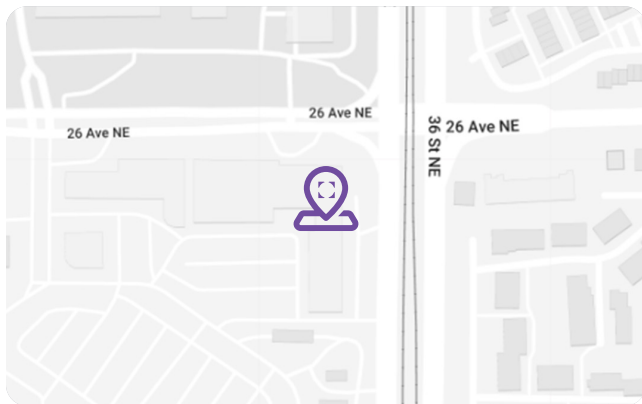




Sunridge Professional Centre Office

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

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



Sunridge Professional Centre Office

2675 36th Street NE, Calgary, Alberta



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

Building Size	134,568 sq.ft.
Floors	5
Asking Rent	Market
Additional Rent (2024 est.)	
Operating Costs	\$14.89
Realty Taxes	\$4.60
In Suite Cleaning Costs	\$3.56
Total	\$23.05 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
Wired Score	Silver

General Information

Number of Floors	5
Year Built	1985
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2018: lobby upgrades 2019: washroom renovations
Building Size (sq. ft.)	134,568 (Office: 108,712 + Retail: 25,856)
Floor Plate (sq. ft.)	12,360
Additional Rent Total (p.s.f.)	\$23.05
Realty Taxes (p.s.f.)	\$4.60
Operating Costs (p.s.f.)	\$14.89
In-Suite Cleaning Costs (p.s.f.)	\$3.56
Building Access Points	2 (NE, east) + individual tenant entrances in retail plaza
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, MUA units, AHUs, RTUs
HVAC Hours	Mon-Fri: 5:00 am - 7:15 pm; Sat: 7:00 am - 4:15 pm; Sun: Off
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Garda Security 24/7 CCTV, on-site security Mon-Fri: 6:00 am - 9:00pm + Sat: 9:00am - 4:00pm, mobile patrols Sundays & overnight, card-key access
Total Number of Public Washrooms	8 (multi-stall) in tower; tenant washrooms in retail plaza
Washrooms per Floor	2 (one male, one female) on 2nd through 5th floors
Anchor Tenants	Alberta Health Services, SantiMed Family & Walk-In Clinic, The Medicine Shoppe, Sunridge Vision Centre, Canada Diagnostic Centres
Fire & Life Safety Information	Simplex 4100 & Edwards 2280 fire panels; basement & main floor sprinklers. AED in main floor lobby.
Building Automation System	Siemens Insight & ESC enteliWEB

Electricity

General Information	347/600V, 2000A, 3-phase, 4-wire
Building Emergency Power	Backup generator (diesel)
Tenant Emergency Power	No
Base Building Lights	LED, T8, T12
Lighting Control	Standard switch, timer control, photocell
Electrical Rooms	One per floor (except main) in office tower; three in retail plaza
Telecommunications Rooms	One per floor (except main) in office tower; three in retail plaza

Elevators

Number of Passenger Elevators	2
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	Traction
Elevator Speed	250 FPM
Passenger Cab Capacity	1,133 kg

Parking

Parking Ratio	2.04/1,000 sf
Total Number of Parking Stalls	375
Number of Accessible Stalls	15
Parking Lot Type	Surface
Parking System	Pay-by-plate
Parking Stall Allocation	200 tenant, 175 visitor
Parkade (if applicable) - year built	N/A
Number of Parkade Levels	N/A

Amenities

Fitness Centre	No
Bicycle Storage	Outdoor
Shipping & Receiving	Yes (3 loading areas)
Common Area Meeting Room	Waves Coffee House meeting room
Meeting Room Cost	Free for tenants
Shared Social Space	Waves Coffee House meeting room
Food Service / Café	Waves Coffee House
Public Transit Information	Rundle LRT Station; Bus Routes 19, 32, 33, 34, 38, 43, 48, 303, 872
NWHP Online Service Request System	Yes
NWHP On-site Office	No

Environmental

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

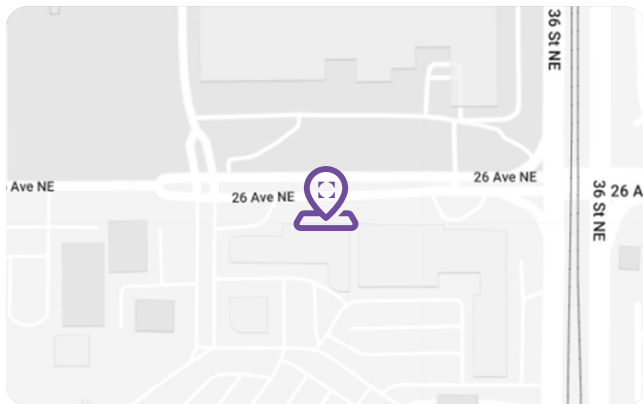
Additional Information

Hospital Proximity	< 1 km
Hospital Name	Peter Lougheed Centre
WiredScore Certification	Silver
Building Hours	Mon-Fri: 6:45am - 7:15pm (Front Door); 7:00am - 7:00pm (Back Door) Sat: 7:00am - 4:00pm (Front and Back Doors) Sun: Closed



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

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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 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.

Leasing Inquiries



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Property Highlights

Building Size	134,568 sq.ft.
Floors	1
Asking Rent	Market
Additional Rent (2024 est.)	
Operating Costs	\$15.01
Realty Taxes	\$8.91
In Suite Cleaning Costs	N/A
Total	\$23.92 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
Wired Score	Silver

General Information

Number of Floors	1
Year Built	1985
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	N/A
Building Size (sq. ft.)	134,568 (Office: 108,712 + Retail: 25,856)
Floor Plate (sq. ft.)	25,856
Additional Rent Total (p.s.f.)	\$23.92
Realty Taxes (p.s.f.)	\$8.91
Operating Costs (p.s.f.)	\$15.01
In-Suite Cleaning Costs (p.s.f.)	N/A
Building Access Points	Individual tenant entrances
Heating, Ventilation & Air Conditioning (HVAC)	RTUs
HVAC Hours	Tenant-controlled
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Garda Security 24/7 CCTV, on-site security Mon-Fri: 6:00 am - 9:00pm + Sat: 9:00am - 4:00pm, mobile patrols Sundays & overnight, card-key access
Total Number of Public Washrooms	Varies by tenant
Washrooms per Floor	Varies by tenant
Anchor Tenants	Alberta Health Services, SantiMed Family & Walk-In Clinic, The Medicine Shoppe, Sunridge Vision Centre, Canada Diagnostic Centres
Fire & Life Safety Information	Simplex 4100 & Edwards 2280 fire panels; basement & main floor sprinklers. AED in office tower main floor lobby.
Building Automation System	Siemens Insight & ESC enteliWEB

Electricity

General Information	347/600V, 2000A, 3-phase, 4-wire
Building Emergency Power	Backup generator (diesel)
Tenant Emergency Power	No
Base Building Lights	LED, T8, T12
Lighting Control	Timer control, photocell, standard switch
Electrical Rooms	One per floor (except main) in office tower; three in retail plaza
Telecommunications Rooms	One per floor (except main) in office tower; three in retail plaza

Elevators

Number of Passenger Elevators	0
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	N/A
Elevator Speed	N/A
Passenger Cab Capacity	N/A

Parking

Parking Ratio	2.04/1,000 sf
Total Number of Parking Stalls	375
Number of Accessible Stalls	15
Parking Lot Type	Surface
Parking System	Pay-by-plate
Parking Stall Allocation	200 tenant, 175 visitor
Parkade (if applicable) - year built	N/A
Number of Parkade Levels	N/A

Amenities

Fitness Centre	No
Bicycle Storage	Outdoor
Shipping & Receiving	Yes (3 loading areas)
Common Area Meeting Room	Waves Coffee House meeting room
Meeting Room Cost	Free for tenants
Shared Social Space	Waves Coffee House meeting room
Food Service / Café	Waves Coffee House
Public Transit Information	Rundle LRT Station; Bus Routes 19, 32, 33, 34, 38, 43, 48, 303, 872
NWHP Online Service Request System	Yes
NWHP On-site Office	No

Environmental

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

Additional Information

Hospital Proximity	< 1 km
Hospital Name	Peter Lougheed Centre
WiredScore Certification	Silver
Building Hours	<p>Retail Building: Hours vary by tenant</p> <p>Office Tower: Mon-Fri: 6:45am - 7:15pm (Front Door); 7:00am - 7:00pm (Back Door) Sat: 7:00am - 4:00pm Sun: Closed</p>