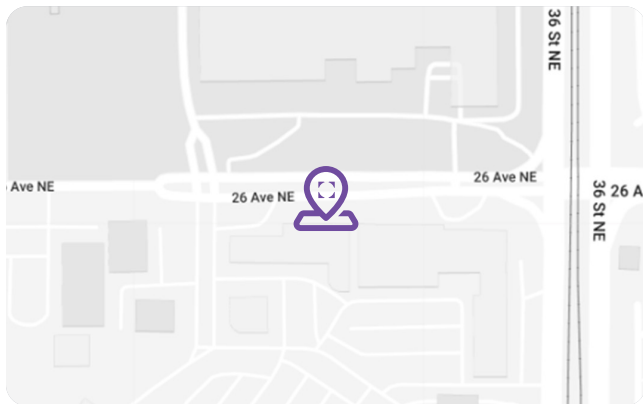




# Sunridge Professional Centre Retail

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

## Leasing Inquiries



**German Contreras**  
Leasing Manager

C +1 587 439 6386  
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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.

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## Property Highlights

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