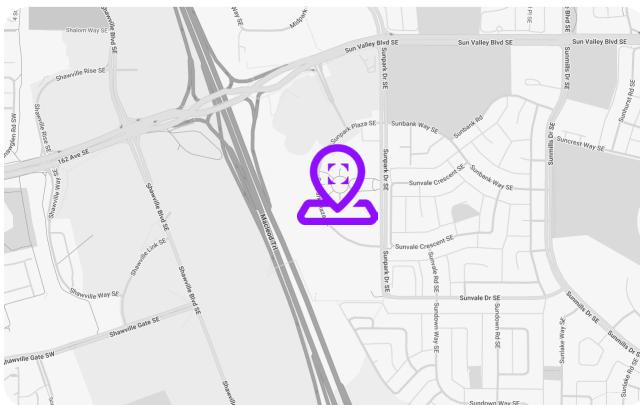


Sunpark Plaza

40 Sunpark Plaza SE, Calgary, Alberta



Leasing Inquiries



Alexandra Sciore

Leasing Manager

C +1 403 680 3821

E alexandra.sciore@nwhreit.com

W nwhproperties.com

Location Highlights



Major Intersection

Macleod 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 outpatient building conveniently situated in close proximity to the South Calgary Health Centre in the rapidly-developing suburban Calgary market. This Class A building provides a full range of healthcare and ancillary services including a large walk-in family practice, diagnostic imaging centre, a wide variety of medical specialists, a pharmacy, and a daycare centre. The building features an open-concept lobby design with attractive architectural flourishes, and an underground parkade exclusively for tenant use. Free visitor parking is available on the surface lot.

Leasing Inquiries

Alexandra Sciore

Leasing Manager

C +1 403 680 3821

E alexandra.sciore@nwhreit.com

W nwhproperties.com



Property Highlights

| | |
|------------------------------------|-------------------------|
| Building Size | 67,470 sq.ft. |
| Floors | 3 |
| Asking Rent | Market |
| Additional Rent (2026 est.) | |
| Operating Costs | \$16.72 |
| Realty Taxes | \$5.17 |
| In Suite Cleaning Costs | N/A |
| Total | |
| Total | \$21.89 psf |
| Bike Storage | |
| Bike Storage | Outdoor |
| Parking | |
| Parking | Surface and Underground |