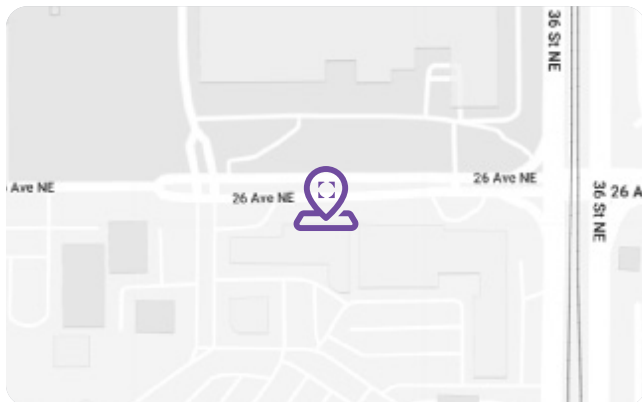




# Sunridge Professional Centre Retail

3431 – 3475 26th Avenue NE, Calgary, Alberta



## Leasing Inquiries



**German Contreras**  
Leasing Manager

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

## Location Highlights



### Major Intersection

36th Street and 26th Avenue NE



### Nearest Hospital

0.2 km 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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## Property Description

Sunridge Professional Centre is a five-storey, 134,568-square-foot medical outpatient building and retail complex situated in northeast Calgary, conveniently located adjacent to the Peter Lougheed Centre with direct access to the Calgary LRT system. The building is tenanted by a diversified mix of healthcare service providers including a walk-in clinic, diagnostic imaging centre, a wide range of medical specialists, a pharmacy and a laboratory. The extended ground-floor footprint includes retail amenities that complement the medical tenancies. On-site surface parking is available for tenants and visitors.

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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 (2025 est.)</b>	
Operating Costs	\$15.91
Realty Taxes	\$10.48
In Suite Cleaning Costs	N/A
<b>Total</b>	\$26.39 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	No
<b>WiredScore</b>	Silver