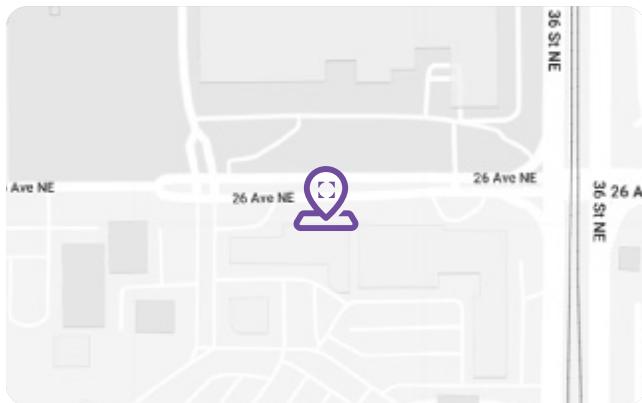




Sunridge Professional Centre Retail

3431 – 3475 26th Avenue NE, Calgary, Alberta



Leasing Inquiries



Alexandra Sciore

Leasing Manager

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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

Building Size	134,568 sq.ft.
Floors	1
Asking Rent	Market
Additional Rent (2026 est.)	
Operating Costs	\$14.98
Realty Taxes	\$9.11
In Suite Cleaning Costs	N/A
Total	
Total	\$24.09 psf
Bike Storage	
Bike Storage	Outdoor
Parking	
Parking	Surface