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Size Available	BUILDING A
	Unit 111: 6,536 SF C/L Unit 123: 2,397 SF
	BUILDING B
	Unit 102: 2,491 SF LEASED
	Unit 108: 2,742 SF Unit 210: 2,452 SF

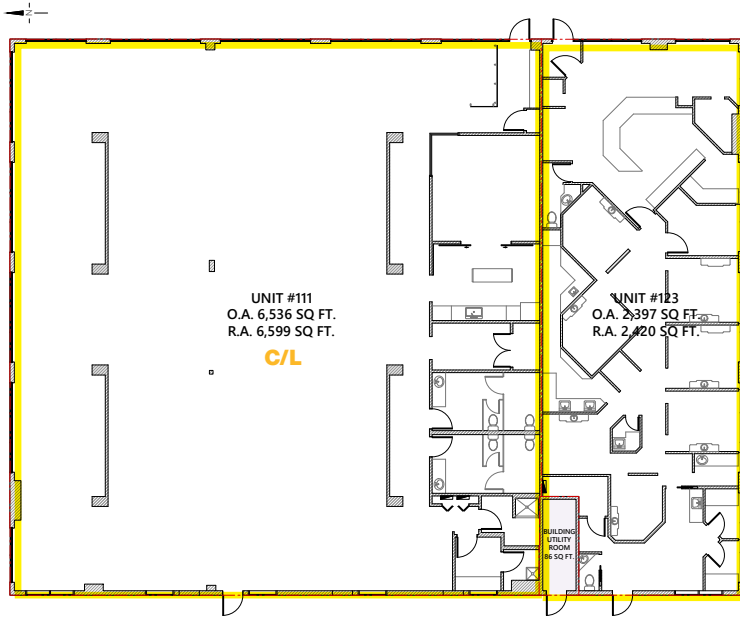
Availability	Immediately
Net Rate	Market
Op Costs	\$10.38 PSF (Est. 2026)
Property Taxes	\$8.12 PSF
Zoning	C-R3f2.8h18
Parking	62 Surface Stalls

- **Unmatched Retail Positioning** – Directly adjacent to Sunridge Mall with shared access to NE Calgary's premier shopping destination.
- **Premier Shopping Node** – Located within the greater Sunridge retail hub and steps from the high-traffic 32 Avenue/36 Street corridors.
- **Surrounded by National Anchors** – Immediate proximity to Costco, RONA, Cineplex, and Best Buy.
- **Healthcare Traffic Driver** – Minutes from Peter Lougheed Centre, NE Calgary's major hospital and employment hub.
- **Transit-Oriented Convenience** – Easy walk to Rundle station (C-Train access).
- **Exceptional Connectivity** – Quick access to 16 Ave / Hwy 1, Barlow Trail, Deerfoot Trail, 32 Avenue & 36 Street NE.
- **Ample On-Site Parking** – Designed for convenience with generous customer parking.

Building A

3385 26 Avenue NE

Parking



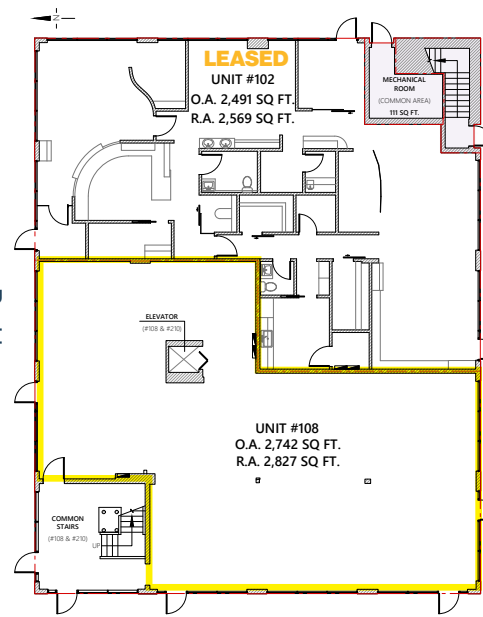
BUILDING 3385			
SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA
UNIT 111	6,536 SQ. FT.	6,599 SQ. FT.	-
UNIT 123	2,397 SQ. FT.	2,420 SQ. FT.	-
BUILDING SERVICES	-	-	86 SQ. FT.



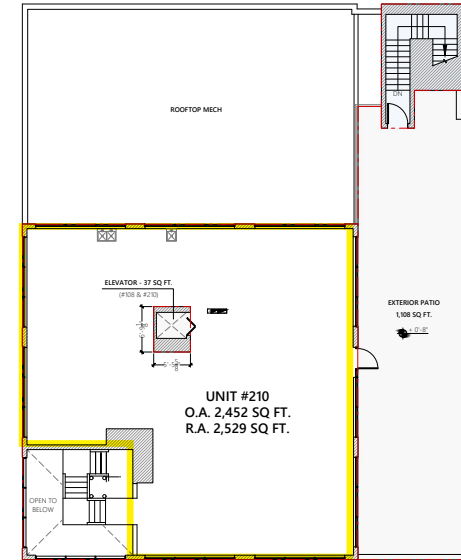
Building B

3393 26 Avenue NE

Parking



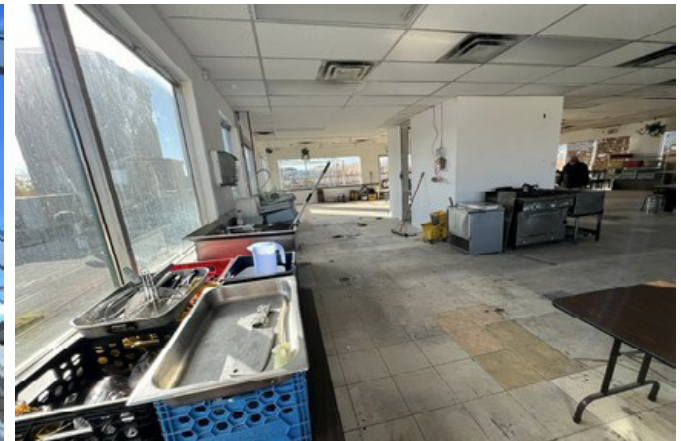
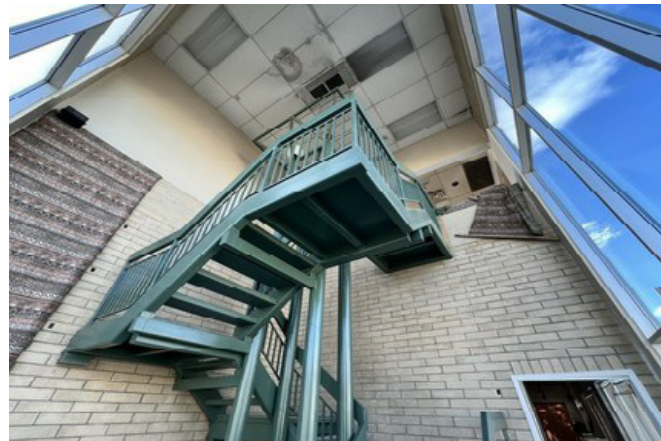
BUILDING 3393 (MAIN LEVEL)			
SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA
UNIT 102	2,491 SQ. FT.	2,569 SQ. FT.	-
UNIT 108	2,742 SQ. FT.	2,827 SQ. FT.	-
BUILDING SERVICES	-	-	241 SQ. FT.



BUILDING 3393 (SECOND LEVEL)				
SPACE ID	OCCUPANT AREA	RENTABLE AREA	NON-ALLOCATED AREA	RENTABLE EXCLUSION
UNIT 210	2,452 SQ. FT.	2,529 SQ. FT.	-	-
NON-ALLOCATED AREA	-	-	1,145 SQ. FT.	-
RENTABLE EXCLUSION	-	-	-	194 SQ. FT.

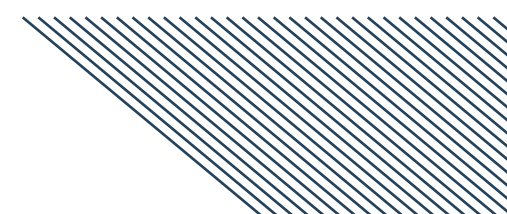
Parking





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 **NEIGHBORHOOD**
Sunridge

 **POPULATION**
3KM
55,978

 **MEDIAN AGE**
38.6

 **HOUSEHOLD INCOME**
\$71,888

 **TRAFFIC COUNT**
12,000 VPD | 26 Ave & 36 ST NE
20,000 VPD | 34 ST & 32 Ave NE

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Thank you for your Interest



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