



**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

3385 & 3393 26 Avenue NE | Calgary Alberta  
**NE Calgary's Premier Retail Hub**



## Sunridge Landing

**Alberta Health Services**  
Peter Lougheed Centre  
100m

**SUNRIDGE**

Sunridge Mall 200m

SUNRIDGE MALL PARKING ENTRANCE

26 AVENUE NE

**Sunridge Professional Centre**

**Mahmud Rahman** *Principal / Associate*

P 403.681.8830

E mrahman@blackstonecommercial.com

**Randy Wiens** *Senior Associate*

P 403.519.5062

E rwiens@blackstonecommercial.com



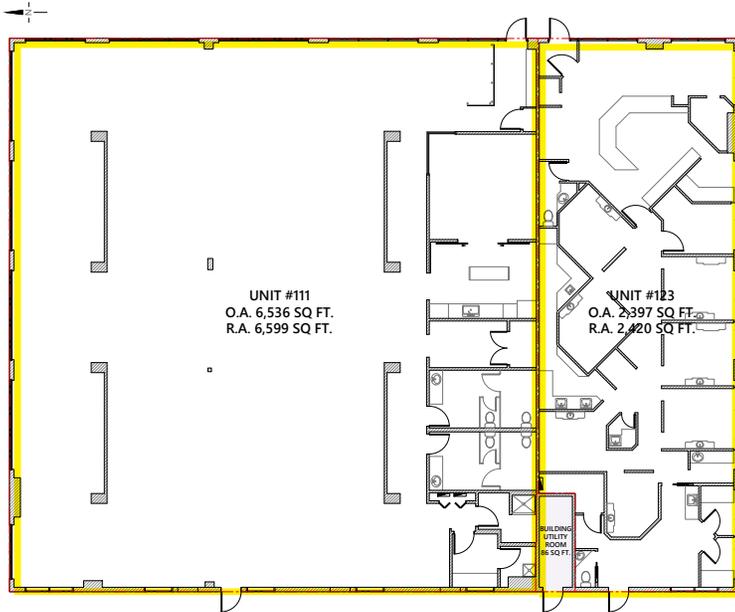
<b>Size Available</b>	<b>BUILDING A</b>
	<b>Unit 111:</b> 6,536 SF
	<b>Unit 123:</b> 2,397 SF
<b>Availability</b>	<b>BUILDING B</b>
	<b>Unit 102:</b> 2,491 SF
	<b>Unit 108:</b> 2,742 SF
	<b>Unit 210:</b> 2,452 SF
<b>Net Rate</b>	Immediately
<b>Op Costs</b>	Market
<b>Property Taxes</b>	\$10.38 PSF (Est. 2026)
<b>Zoning</b>	\$8.12 PSF
<b>Parking</b>	C-R3f2.8h18
	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



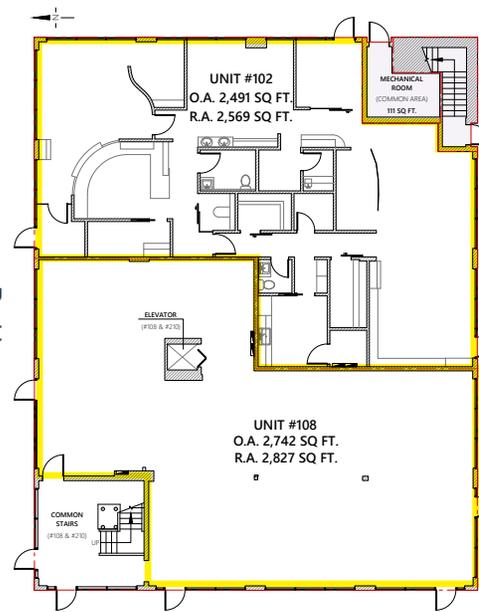
BUILDING 3385			
SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA
UNIT 111	6,536 SQ FT.	6,599 SQ FT.	-
UNIT 123	2,397 SQ FT.	2,420 SQ FT.	-
BUILDING SERVICES	-	-	86 SQ FT.

Parking

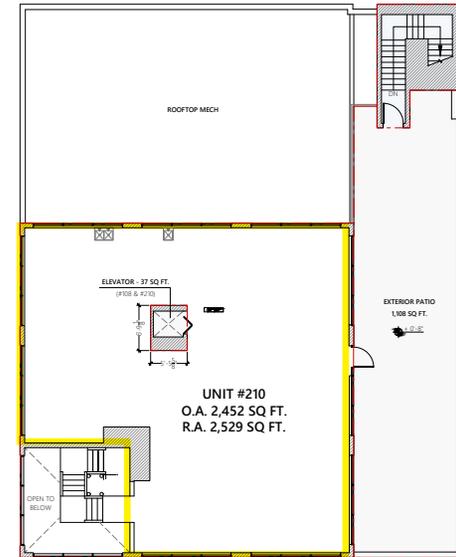
# Building B

3393 26 Avenue NE

Parking

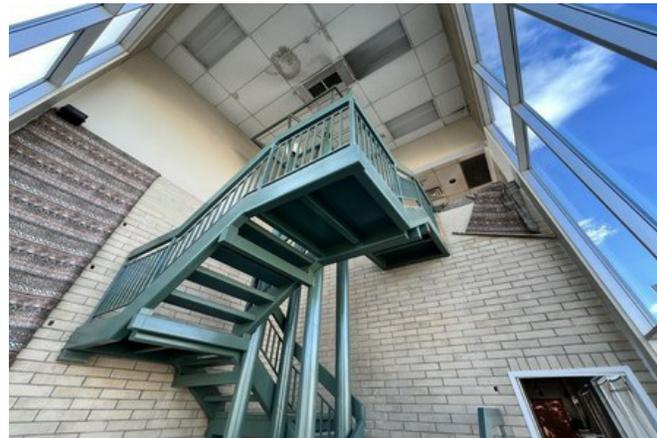
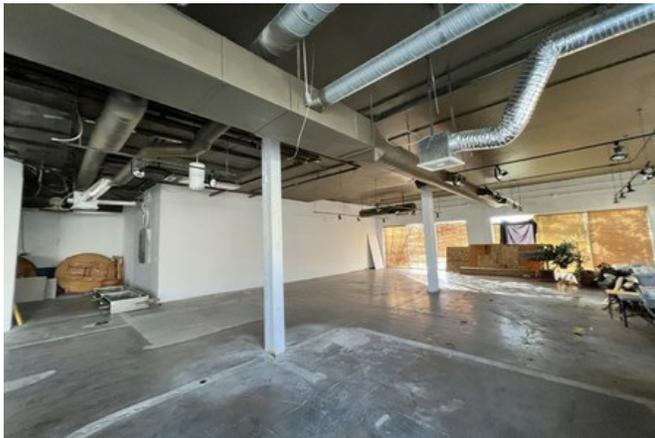


BUILDING 3393 (MAIN LEVEL)			
SPACE ID	OCCUPANT AREA	RENTABLE AREA	BUILDING SERVICE AREA
UNIT 102	2,491 SQ FT.	2,569 SQ FT.	-
UNIT 108	2,742 SQ FT.	2,827 SQ FT.	-
BUILDING SERVICES	-	-	241 SQ FT.



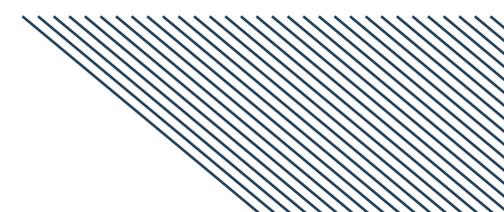
BUILDING 3393 (SECOND LEVEL)				
SPACE ID	OCCUPANT AREA	RENTABLE AREA	NON-ALLOCATED AREA	RENTABLE EXCLUSION
UNIT 210	2,452 SQ FT.	2,529 SQ FT.	-	-
NON-ALLOCATED AREA	-	-	1,145 SQ FT.	-
RENTABLE EXCLUSION	-	-	-	194 SQ FT.

Parking



**Mahmud Rahman** *Principal /Associate*  
P 403.681.8830  
E mrahman@blackstonecommercial.com

**Randy Wiens** *Senior Associate*  
P 403.519.5062  
E rwiens@blackstonecommercial.com





BARLOW TRAIL NE

32 STREET NE

26 AVENUE

36 STREET NE

32 AVENUE NE

FOUR POINTS  
BY SHERATON

Days Inn

TOYOTA

Ford

Husky

SHERATON  
EST. 1937

Comfort  
INN & SUITES

McDonald's

CHIPOTLE  
MEXICAN GRILL

9  
goodwill

CINEPLEX

planet  
fitness

CIBC

RONA

COSTCO  
WHOLESALE

MAZDA

Staples

BMO

East Side  
MARIOS

ATB

SECOND CUP  
COFFEE CO.

BEST BUY

edo  
Japan

PartSource

AGW

KFC

KALTIRE

WINNERS

SPORTCHEK

SUNRIDGE  
Sunridge Mall

Sunridge  
Professional Centre

Alberta Health  
Services

Peter Lougheed  
Centre

Scotiabank

Starbucks

TD

LONDON  
DRUGS

Rundle LRT  
Station

PETRO-CANADA

K

DQ

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

**Mahmud Rahman** *Principal / Associate*  
P 403.681.8830  
E mrahman@blackstonecommercial.com

**Randy Wiens** *Senior Associate*  
P 403.519.5062  
E rwiens@blackstonecommercial.com

# Thank you for your Interest



Unit A210, 9705 Horton Road SW, Calgary, Alberta, T2V 2X5  
P (403) 214-2344

**BlackstoneCommercial.com**



This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and/or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



**Mahmud Rahman** *Principal /Associate*  
P 403.681.8830  
E mrahman@blackstonecommercial.com



**Randy Wiens** *Senior Associate*  
P 403.519.5062  
E rwiens@blackstonecommercial.com