



Phillips Court
421 Forge Road SE | Calgary, AB

PROPERTY HIGHLIGHTS

- Small flex bay in Phillips Court owned and managed by PBA.
- Located in the south-central market offering excellent connectivity with easy access to major roadways, including Glenmore Trail and Deerfoot Trail and direct Exposure to Blackfoot Trail SE.
- Part of a bustling central market area, close to various amenities and conveniences, including Deerfoot Meadows shopping centre and Chinook Mall.
- Ideal for businesses seeking a versatile space, this location provides a strategic advantage in a dynamic commercial district.

PROPERTY DETAILS

Office / Showroom	1,020 SF
Warehouse	480 SF
Total	1500 SF
Submarket	Fairview
Zoning	I-C
Operating Costs	\$7.64 PSF
Sublease Rate	\$13.25 PSF (until Jan 31, 2026)
Sublease Rate	\$14.00 PSF (Feb 2026 - Jan 2028)
Sublease Term	Ending Jan 31, 2028
Parking	Ample
Loading	Dock loading
Available	Immediately

FOR SUBLEASE

1,500 SF

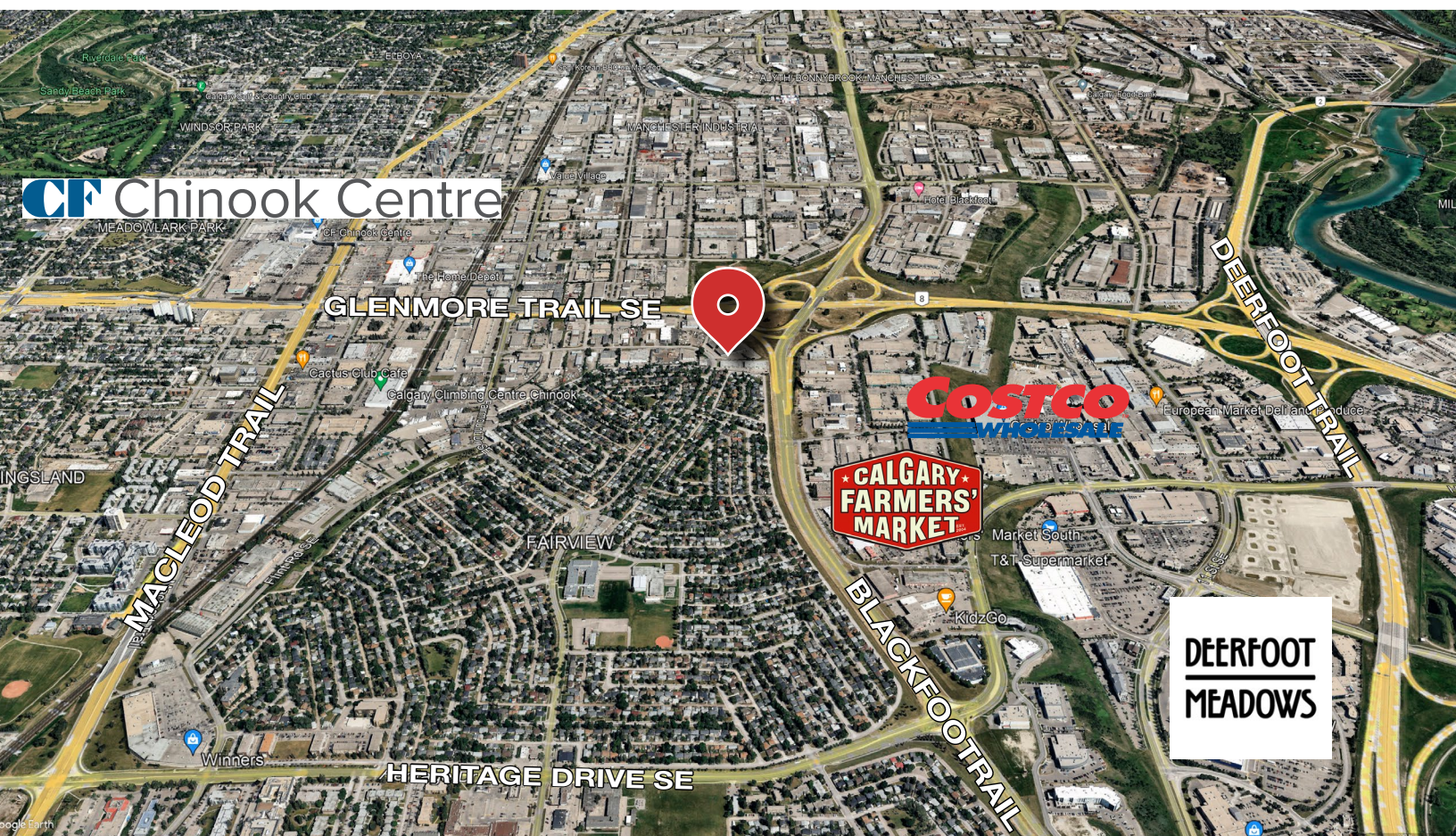
Small Flex Bay



FOR SUBLEASE

1,500 SF

Small Flex Bay

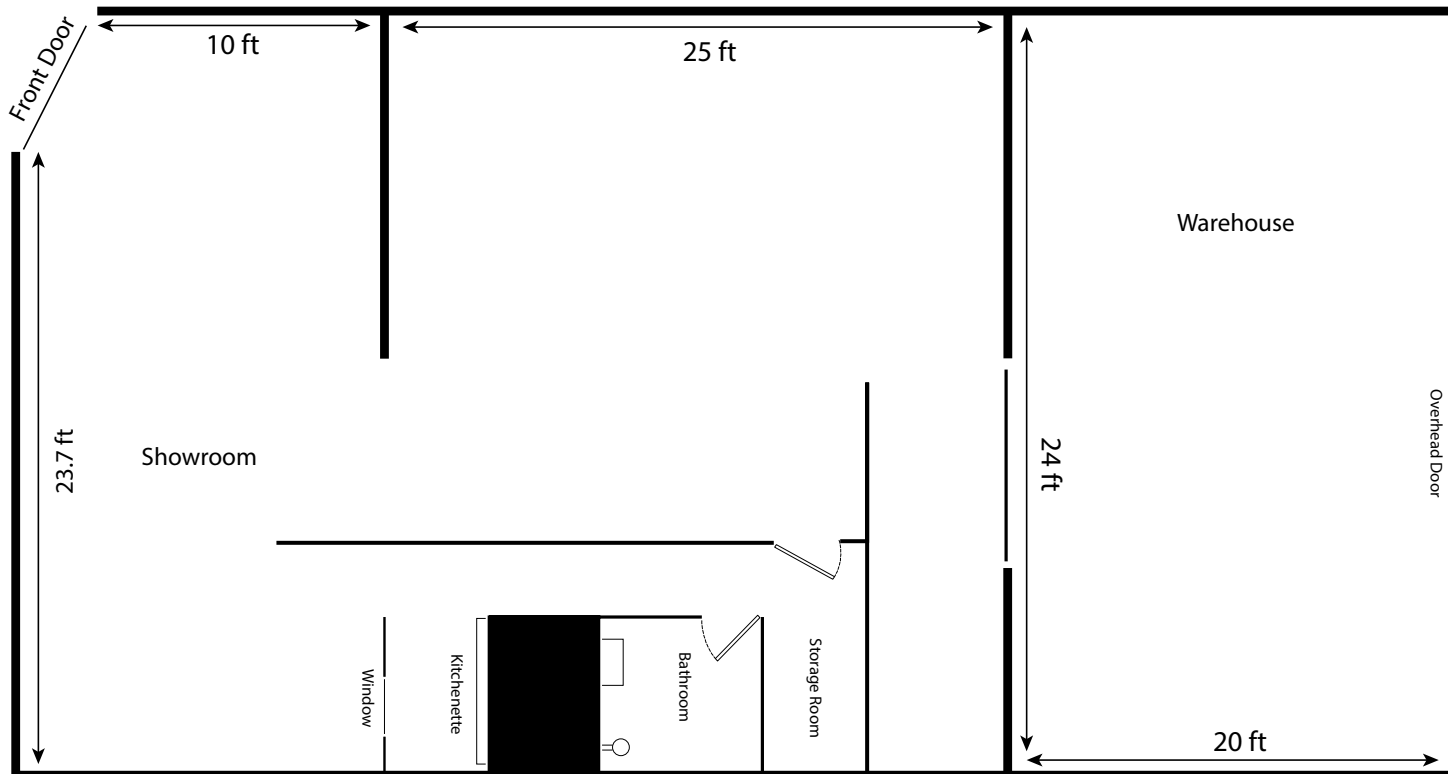


FOR SUBLEASE

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NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

Floor Plan



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