

GLENMORE BUSINESS PARK



550 - 71 AVENUE SE & 610 - 70 AVENUE SE
CALGARY, AB

ABOUT THE PROPERTY

Welcome to **Glenmore Business Park**, a modern business hub strategically located off the intersection of Blackfoot Trail and Glenmore Trail. Surrounding amenities include Chinook Mall, Deerfoot Meadows, Calgary Farmers' Market South, and so much more. The site is equipped with top-notch infrastructure including high-speed fibre internet and ample parking, as well as easy access to transit stops. Flexible leasing options are available to accommodate businesses of all sizes and industries, from short-term leases to long-term commitments.

HIGHLIGHTS

- Exterior upgrades to all buildings
- 52,000 vehicles per day along Blackfoot Trail
- 12 minutes to Downtown Calgary and 20 minutes to the Calgary International Airport
- I-G zoning allowing for a wide variety of uses
- Surface and underground parking available at 550 71 Ave SE and surface parking available at 610 70 Avenue SE
- Surrounded by excellent amenities
- Warehouse opportunities available in the park ranging from 2,700 sf to 24,497 sf
- 24/7 HVAC
- Furniture available

ABOUT THE LANDLORD

Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.

PROPERTY FEATURES

550 - 71 Avenue SE



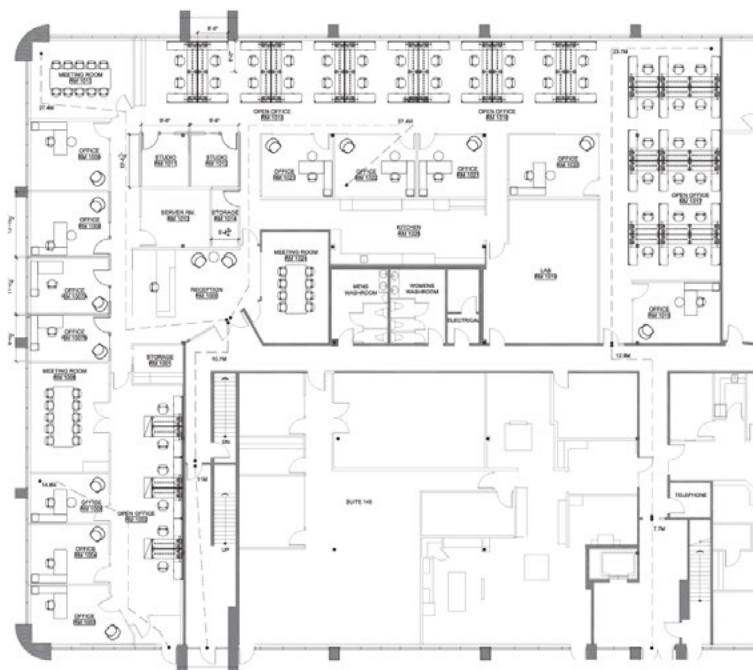
Space Available:	Suite 150: 11,046 sf Suite 220: 4,875 sf Suite 230: 7,060 sf
Availability:	Immediately
Parking:	1 per 436 sf Underground: \$75/stall/month
Rates:	Market
Op Costs:	\$15.50 psf (2025)
Zoning	I-G (Rezoning underway to accommodate medical uses)

610 - 70 Avenue SE

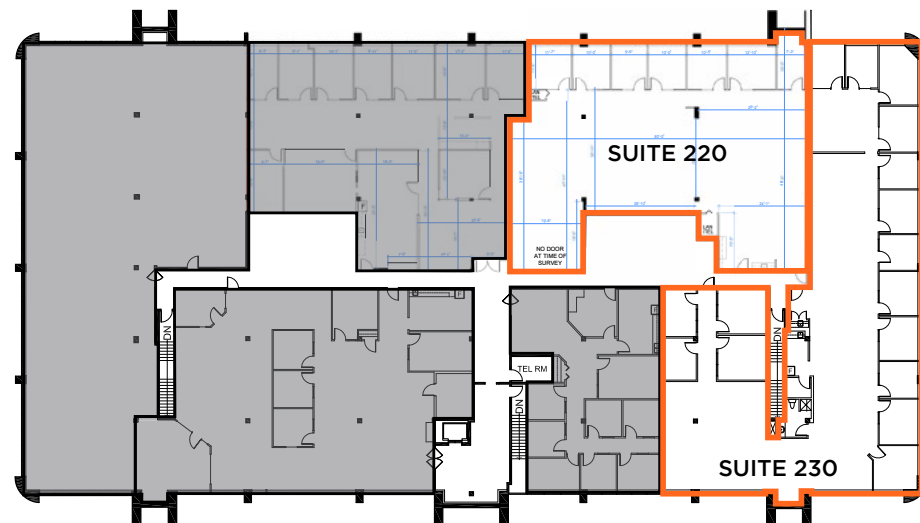


Space Available:	Suite 206-210: 7,802 sf
Availability:	Immediately
Parking:	1 per 350 sf
Rates:	Market
Op Costs:	\$11.27 psf (2025) *Includes utilities
Zoning	I-G

FLOOR PLANS



SUITE 150: 11,046 SF
DEMISABLE TO 2,500 SF

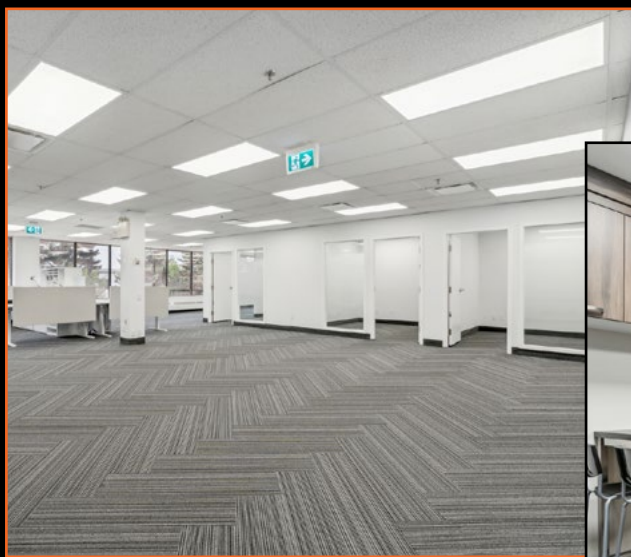


SECOND FLOOR

360° SUITE 220: 4,875 SF } CONTIGUOUS TO 11,935 SF AND
360° SUITE 230: 7,060 SF } DEMISABLE FROM 1,500 SF

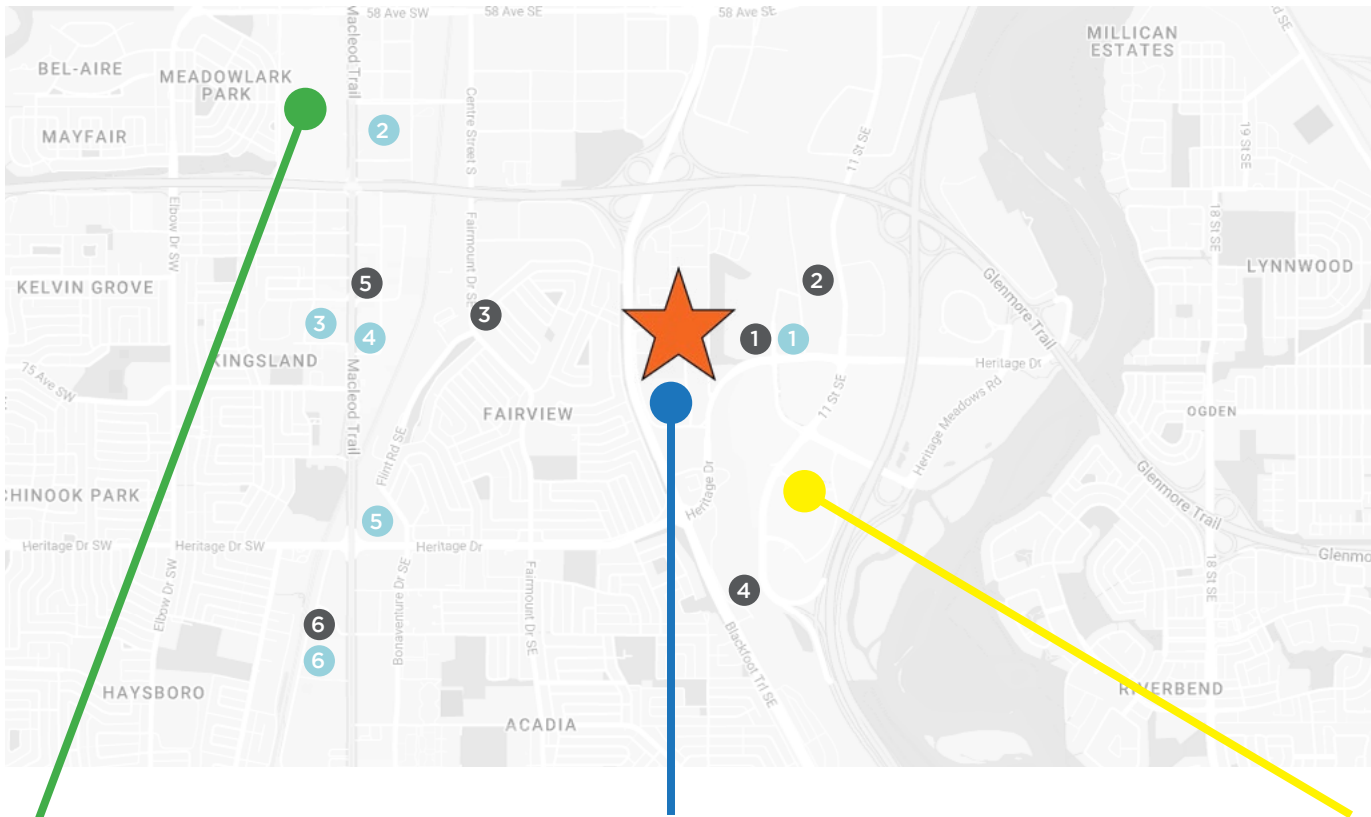
550-71 AVENUE SE

- Recently painted building exterior and common area upgrades
- Suite 150 comes fully furnished, Suites 220 and 230 are partially furnished
- Heated underground parking available
- Building offers handicap accessible ramp and convenient bike storage
- Short term leasing available



AMENITY MAP

- 1 Tim Hortons, Boston Pizza, Noodle Box
- 2 Benny's Breakfast Bar, European Market Deli
- 3 Pita Queen, Beirut Street Food
- 4 Starbucks, Les Moulins La Fayette
- 5 Cactus Club, The Keg Steakhouse, Fat Burger
- 6 Tim Hortons, Big Catch Sushi Bar, Padmanadi



- 1 Costco, Costco Gas, Dollarama, Ashley HomeStore
- 2 The Home Depot, BMO, Staples, PetSmart
- 3 Marshalls, Supplement World, Sally Beauty
- 4 A Mart, Dollarama, Kalyna European Food and Deli
- 5 Winners, HomeSense, Dollar Tree
- 6 Calgary Co-op, Scotiabank, connectFirst

CF Chinook Centre



Calgary Farmer's Market



Deerfoot Meadows





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