

GLENMORE BUSINESS PARK



550 - 71 AVENUE SE, 7710 - 5 STREET 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 (except for 610 70 Avenue SE, only surface available)
- 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)

7710 - 5 Street SE



Space Available: Suite 210: 3,688 sf

Availability: December 1, 2025

Parking: 1 per 377 sf
Underground: \$75/
stall/month

Rates: Market

Op Costs: \$15.06 psf (2025)

Zoning I-G

610 - 70 Avenue SE



Space Available: Suite 206-210: 7,802 sf

Availability: Immediately

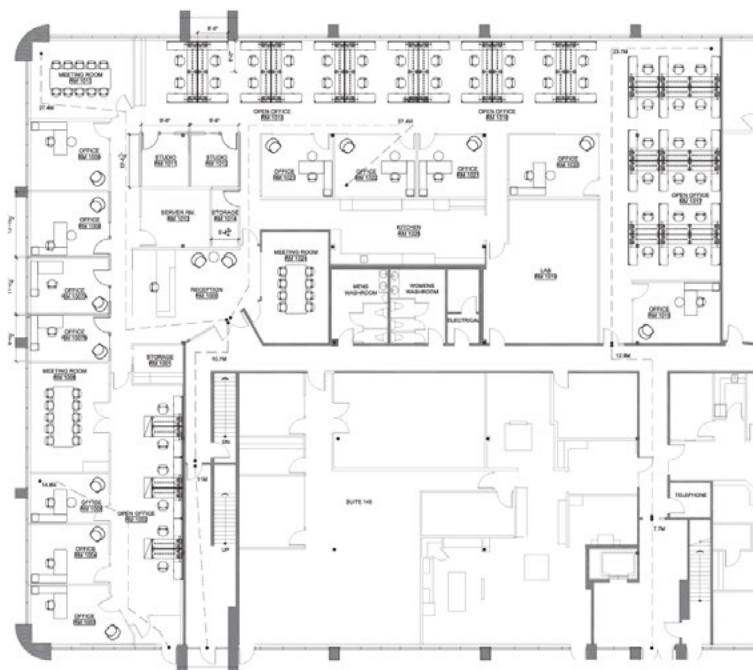
Parking: 1 per 350 sf

Rates: Market

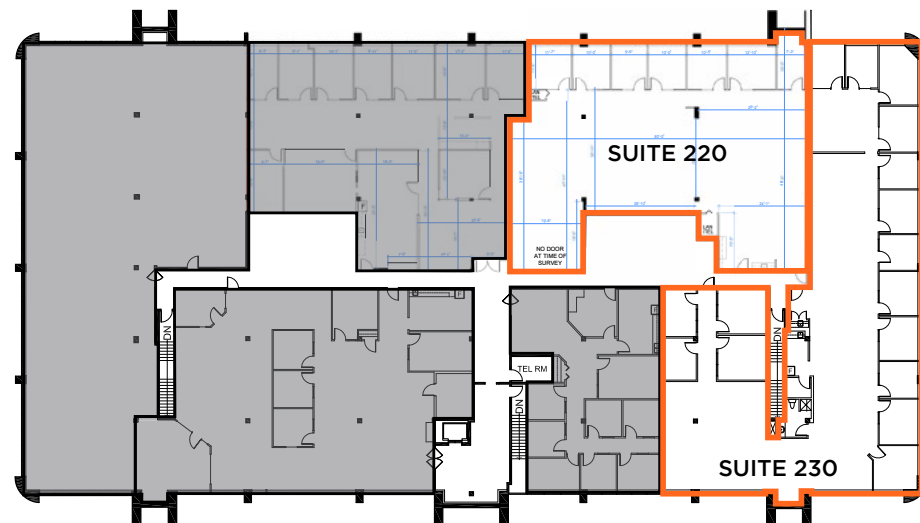
Op Costs: \$11.27 psf (2025)
*Includes utilities

Zoning I-G

FLOOR PLANS



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

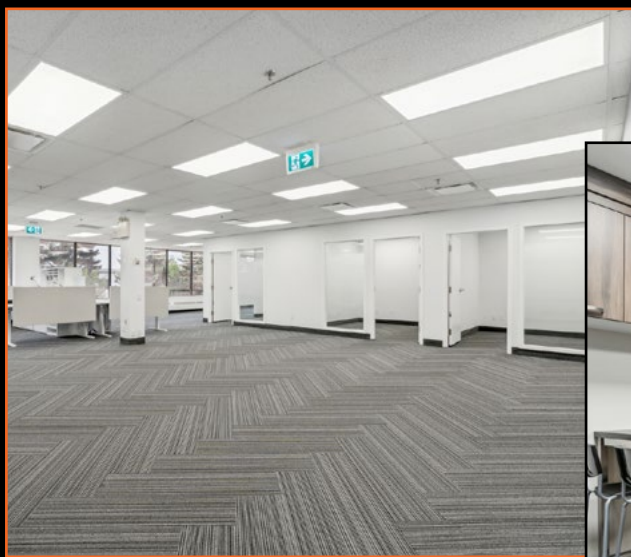


SECOND FLOOR

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

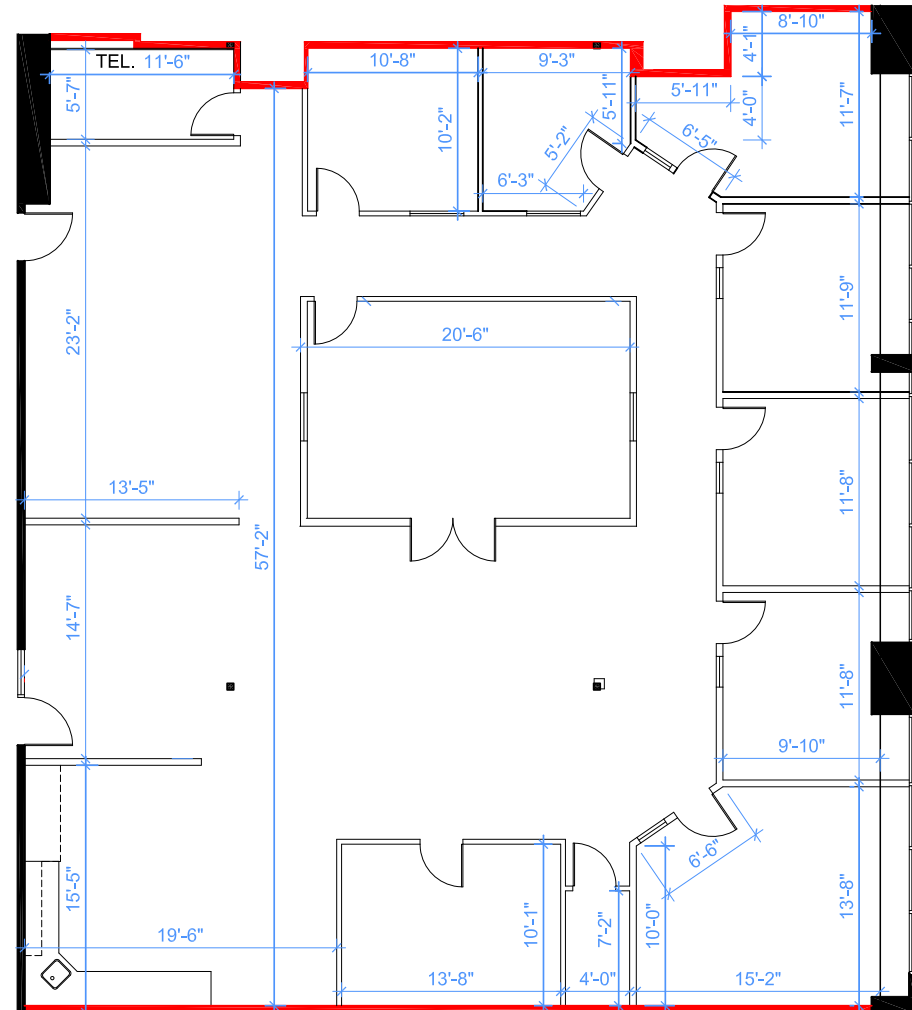
- Recently painted building exterior and common area upgrades
- Suite 150 comes fully furnished, Suites 220 and 230 are partially furnished
- Heated underground parking available
- Building offers handicap accessible ramp and convenient bike storage
- Short term leasing available



7710 - 5 STREET SE

- Major exterior building upgrade completed
- Short-term leasing available
- One year free underground parking with 5 year term

FLOOR PLANS



SUITE 210: 3,688 SF

610-70 AVENUE SE

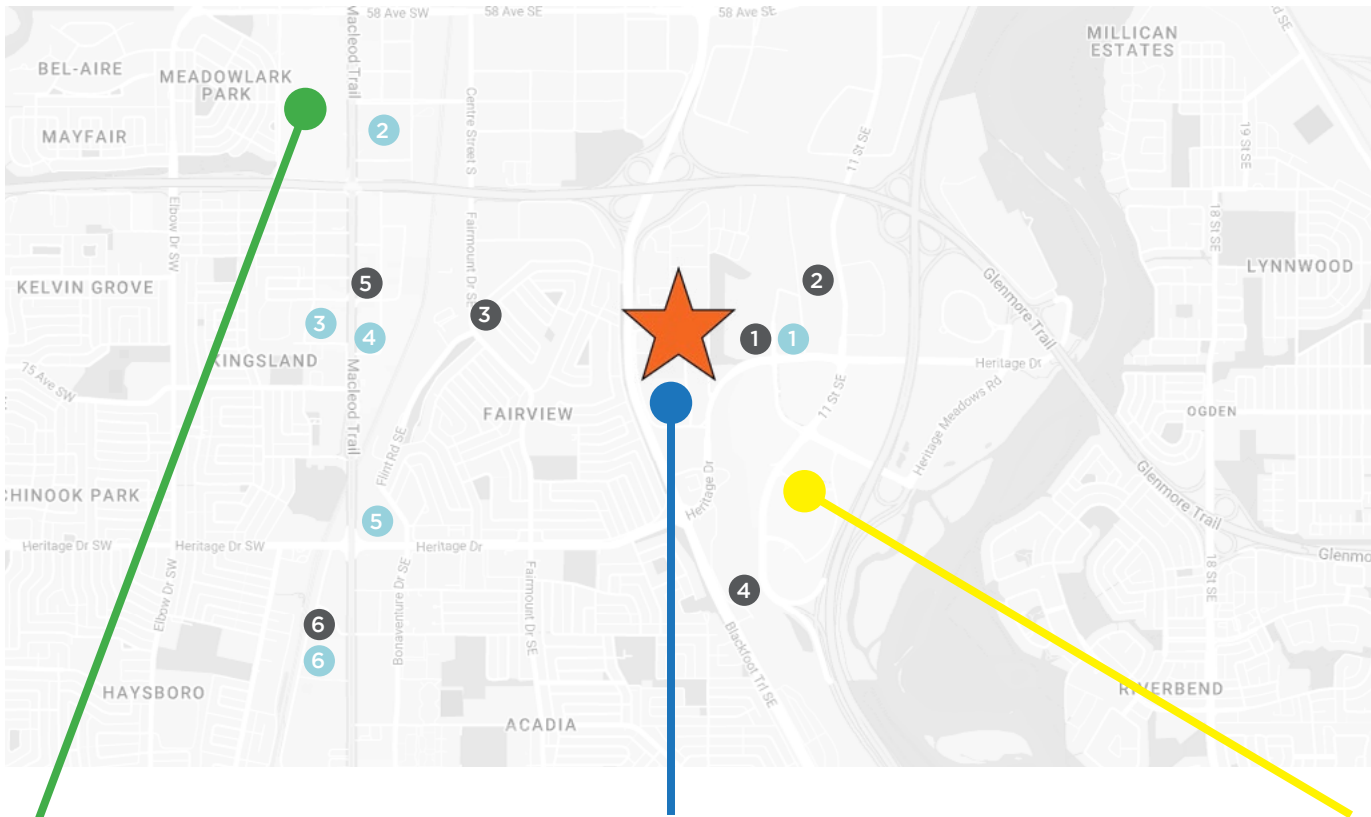
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- Architectural floor plan of the second floor. The plan shows a large central hall (43'-5" x 93'-1") with various rooms and corridors. Key areas include a LAN/TEL room (21'-0" x 18'-2"), a staircase (11'-7" x 8'-4"), and several smaller rooms (e.g., 15'-11" x 11'-8", 13'-11" x 15'-4"). Dimensions are provided for all major spaces and corridors.

 SUITE 206-210: 7,802 SF
*DEMISABLE



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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