

GLENMORE BUSINESS PARK



550 - 71 AVENUE SE, 7710 - 5 STREET SE, 610 - 70 AVENUE SE, CALGARY, AB

\$18.00 PSF OF INDUCEMENTS FOR DEALS AT SUITE 206-210, 610 - 70 AVENUE SE

*ONLY APPLICABLE TO DEALS ON THE FULL SPACE, CAN BE APPLIED TO RENT, MOVE ALLOWANCE, IMPROVEMENTS, ETC. IS AVAILABLE ON A 5 YEAR TERM WITH A \$10.00 PSF RENTAL RATE.

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
- 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
Demisable down to 2,110 sf

Availability: Immediately

Parking: 1 per 436 sf
Underground: \$75/
stall/month

Rates: Market

Op Costs: \$15.55 psf (2026)

Zoning DC (Now accepting
medical uses, financial
institutions, health care
services, and more)

7710 - 5 Street SE



Space Available: Suite 102: 2,194 sf
Suite 103: 977 sf
Suite 104: 679 sf
Suite 200: 2,766 sf
Suite 212: 2,419 sf **LEASED**

Availability:

Suite 102: June 1, 2026
Suite 103: May 1, 2026
Suite 104: Apr 1, 2026
Suite 200: Aug 1, 2026

Parking:

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

Rates: Market

Op Costs: \$14.86 psf (2026)

Zoning

I-G

610 - 70 Avenue SE



Space Available: Suite 206-210: 7,802 sf
Demisable down to 3,649 sf

Availability: Immediately

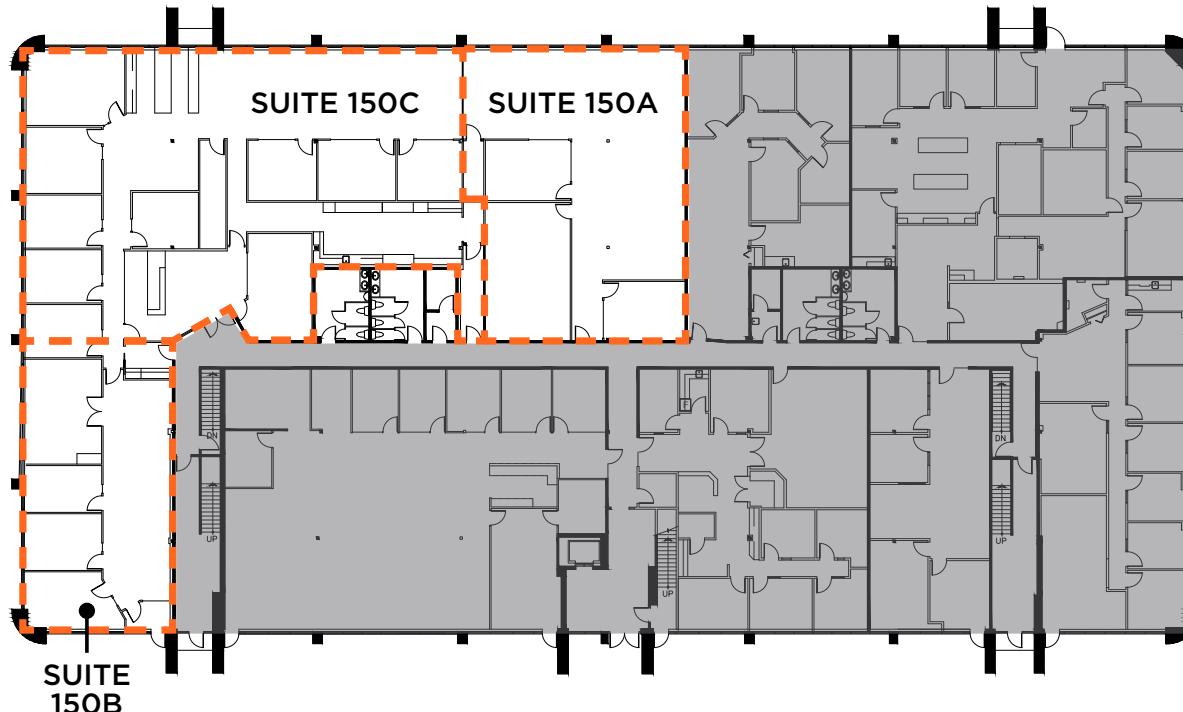
Parking: 1 per 350 sf

Rates: Market

Op Costs: \$10.58 psf (2026)
*Includes utilities

Zoning I-G

FLOOR PLANS



SUITE 150: 11,046 SF
DEMISABLE TO
SUITE 150A: 3,040 SF
SUITE 150B: 2,110 SF
SUITE 150C: 5,896 SF
SUITE 150A/C: 8,936 SF
SUITE 150B/C: 8,006 SF

550-71 AVENUE SE

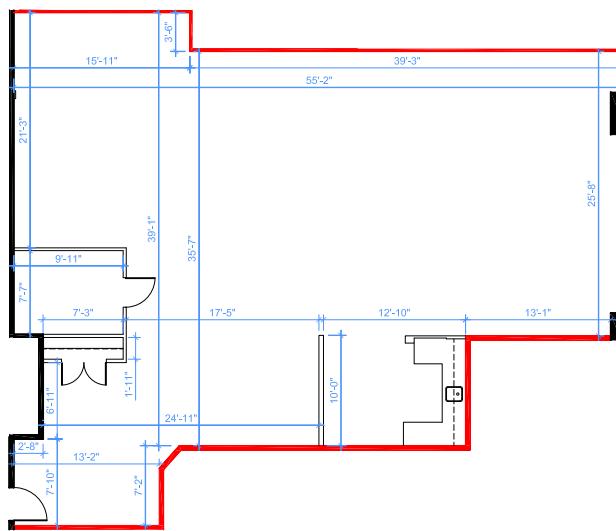
- Recently painted building exterior and common area upgrades
- Fully furnished
- Heated underground parking available
- Building offers handicap accessible ramp and convenient bike storage
- Short term leasing available



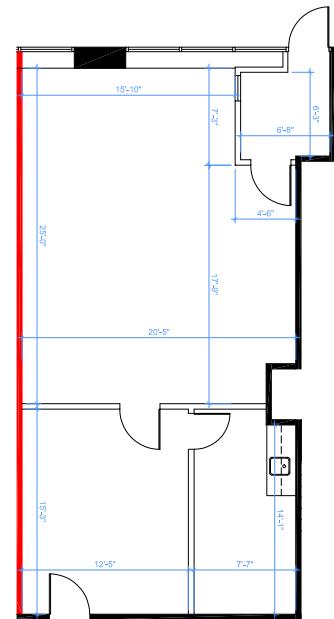
FLOOR PLANS

7710 - 5 STREET SE

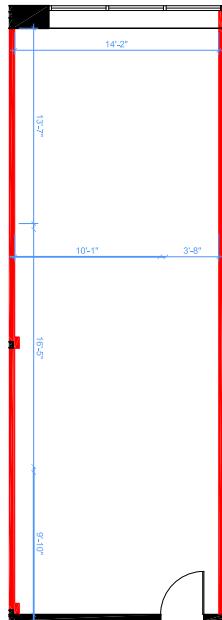
- Major exterior building upgrade completed
- One year free underground parking with 5 year term



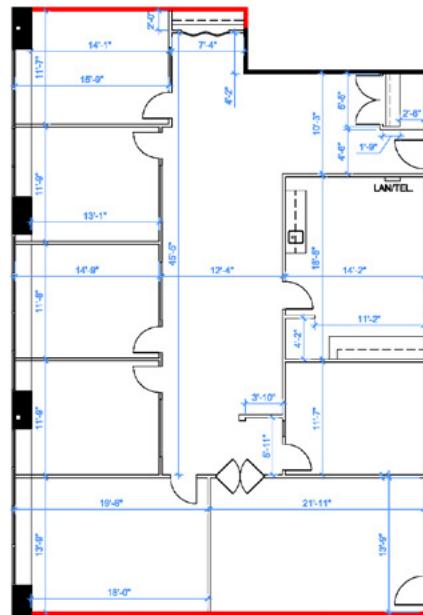
SUITE 102: 2,194 SF



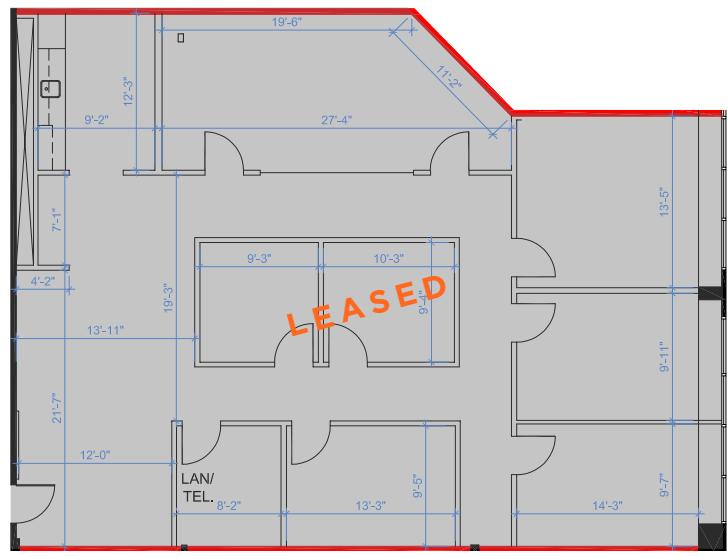
SUITE 103: 977 SF



SUITE 104: 679 SF

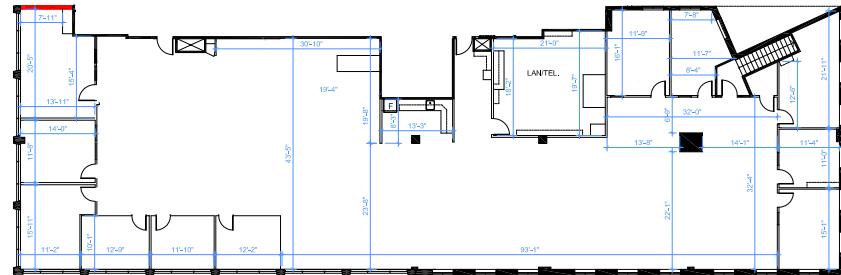


SUITE 200: 2,766 SF

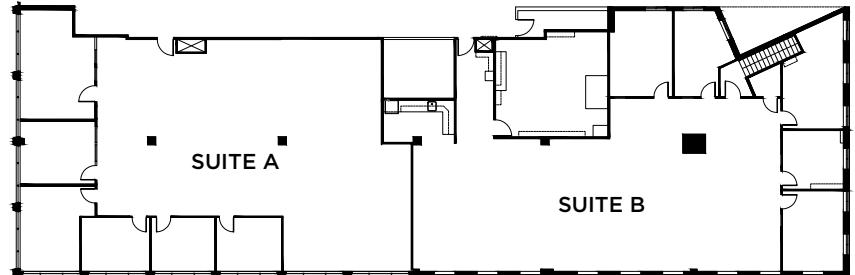


SUITE 212: 2,419 SF LEASED

FLOOR PLANS



360° SUITE 206-210: 7,802 SF



SUITE 206-210 DEMISING OPTIONS

SUITE A: 3,649 SF
SUITE B: 4,153 SF

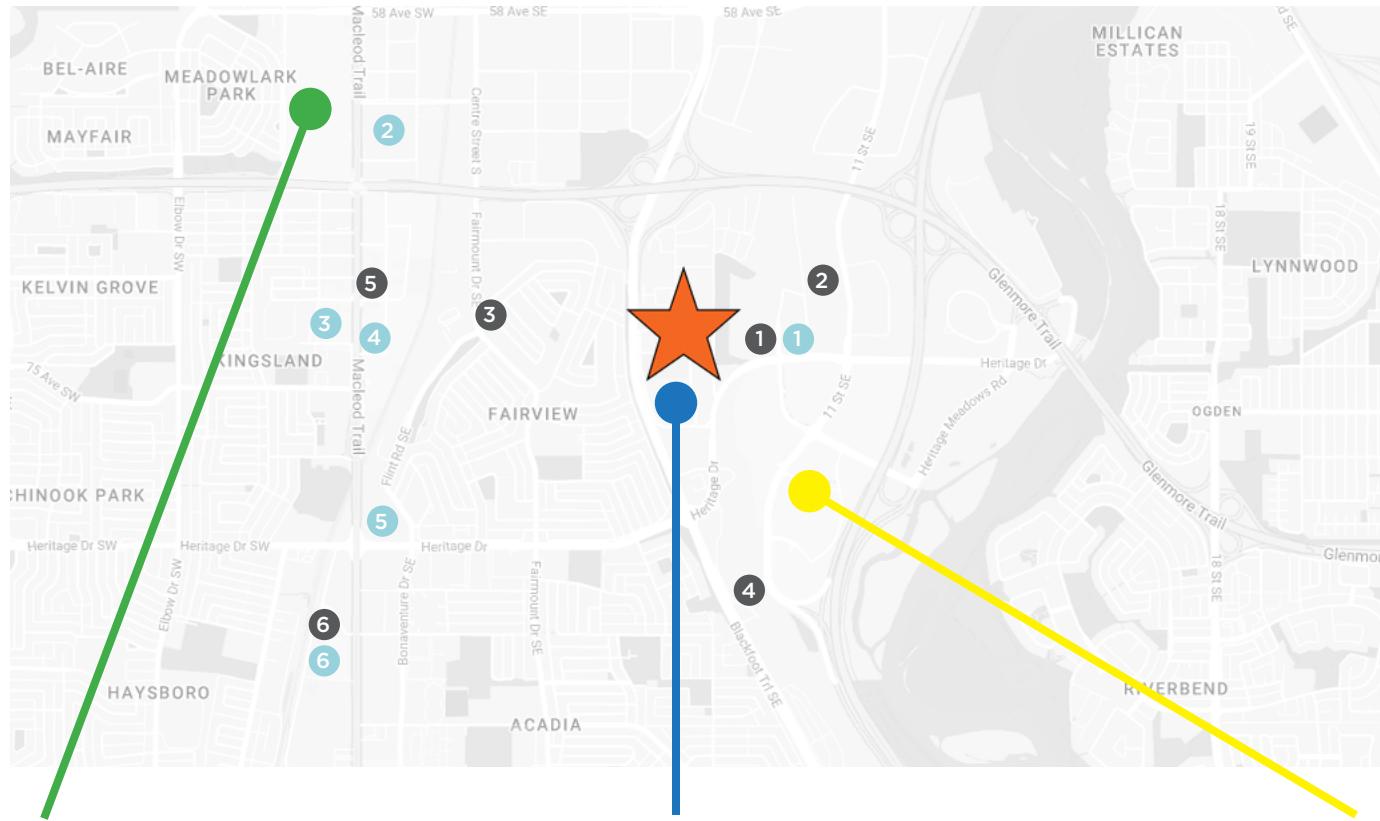
610-70 AVENUE SE

- Recent exterior and common area renovations
- Surface parking available, free of charge
- New carpet, paint, and lights
- Short term leasing available
- \$18.00 PSF OF INDUCEMENTS FOR DEALS AT UNIT 206-210** - Only applicable to deals on the full space, can be applied to rent, move allowance, improvements, etc. is available on a 5 year term with a \$10.00 psf rental rate



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



CF Chinook Centre

JOEY RESTAURANTS

Chapters

SHOPPERS DRUG MART

SPORTCHEK



Tim Hortons

Calgary Farmer's Market



Deerfoot Meadows

Walmart

IKEA

T&T

Starbucks

crumbl cookies

BEST BUY

REAL CANADIAN SUPERSTORE

McDonald's

- 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



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