

# 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    7710 - 5 Street SE    610 - 70 Avenue SE**



**Space Available:** Suite 150: 11,046 sf  
Demisable down to 2,110 sf

**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**

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

**Availability:** Immediately

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

**Availability:** Immediately

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

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

**Parking:** 1 per 350 sf

**Rates:** Market

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**Op Costs:** \$15.55 psf (2026)

**Op Costs:** \$14.86 psf (2026)

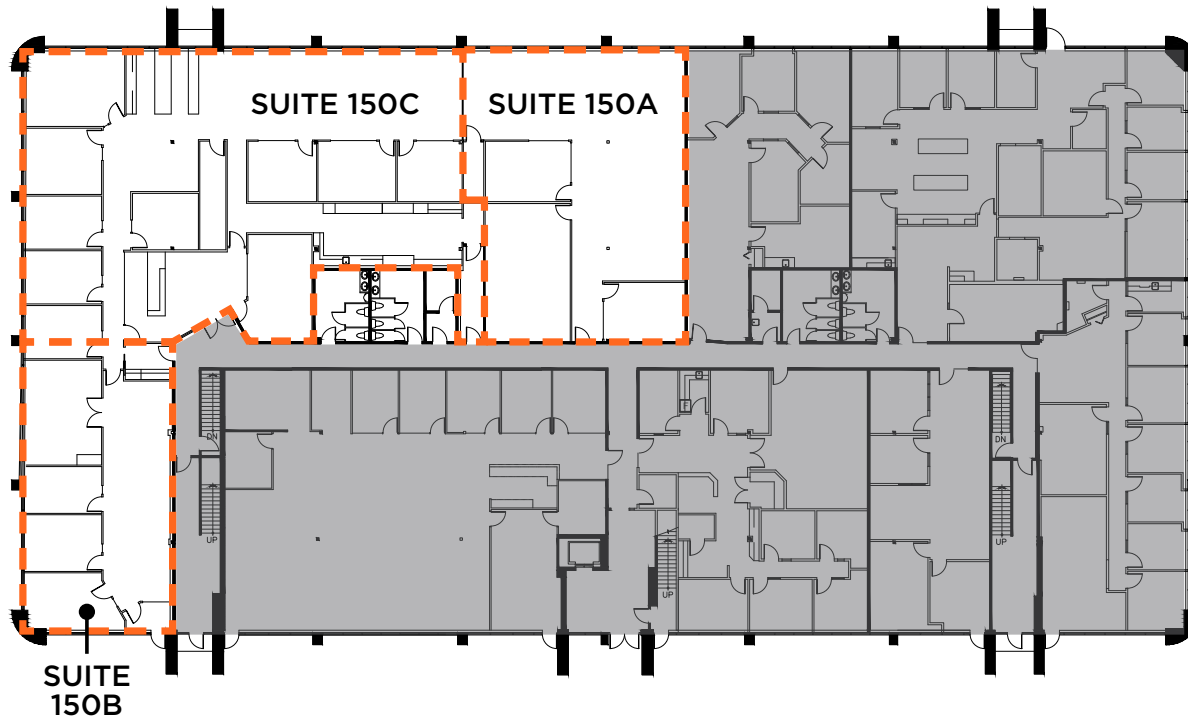
**Op Costs:** \$10.58 psf (2026)  
\*Includes utilities

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

**Zoning** I-G

**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

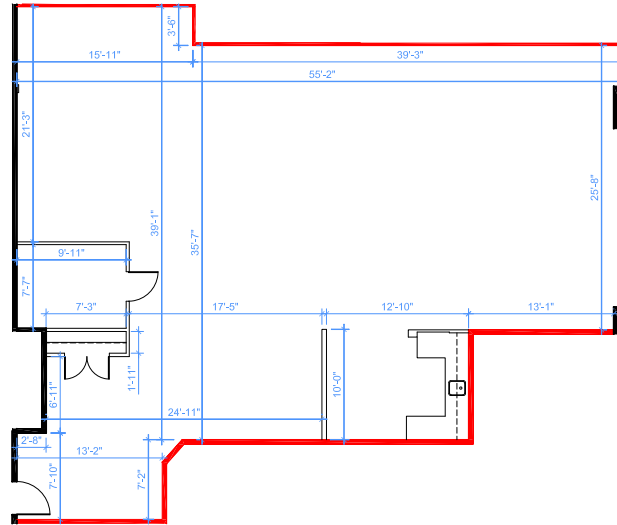
- Recently painted building exterior and common area upgrades
- Fully furnished
- Heated underground parking available
- Building offers handicap accessible ramp and convenient bike storage
- Short term leasing available



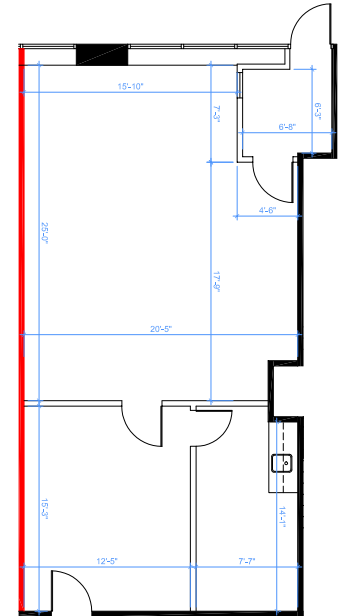
# 7710 - 5 STREET SE

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

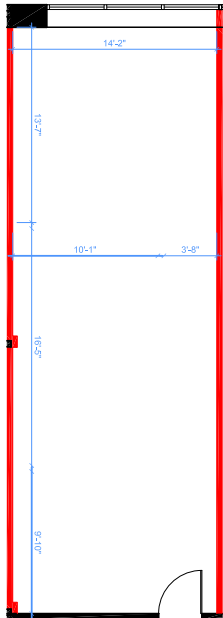
## FLOOR PLANS



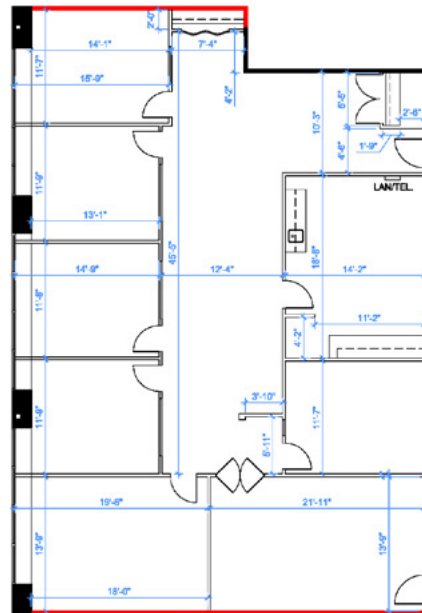
SUITE 102: 2,194 SF



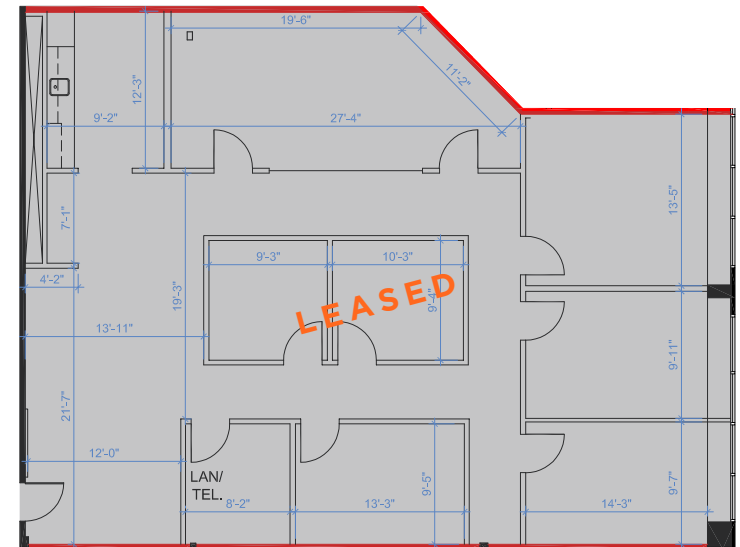
SUITE 103: 977 SF



SUITE 104: 679 SF



SUITE 200: 2,766 SF



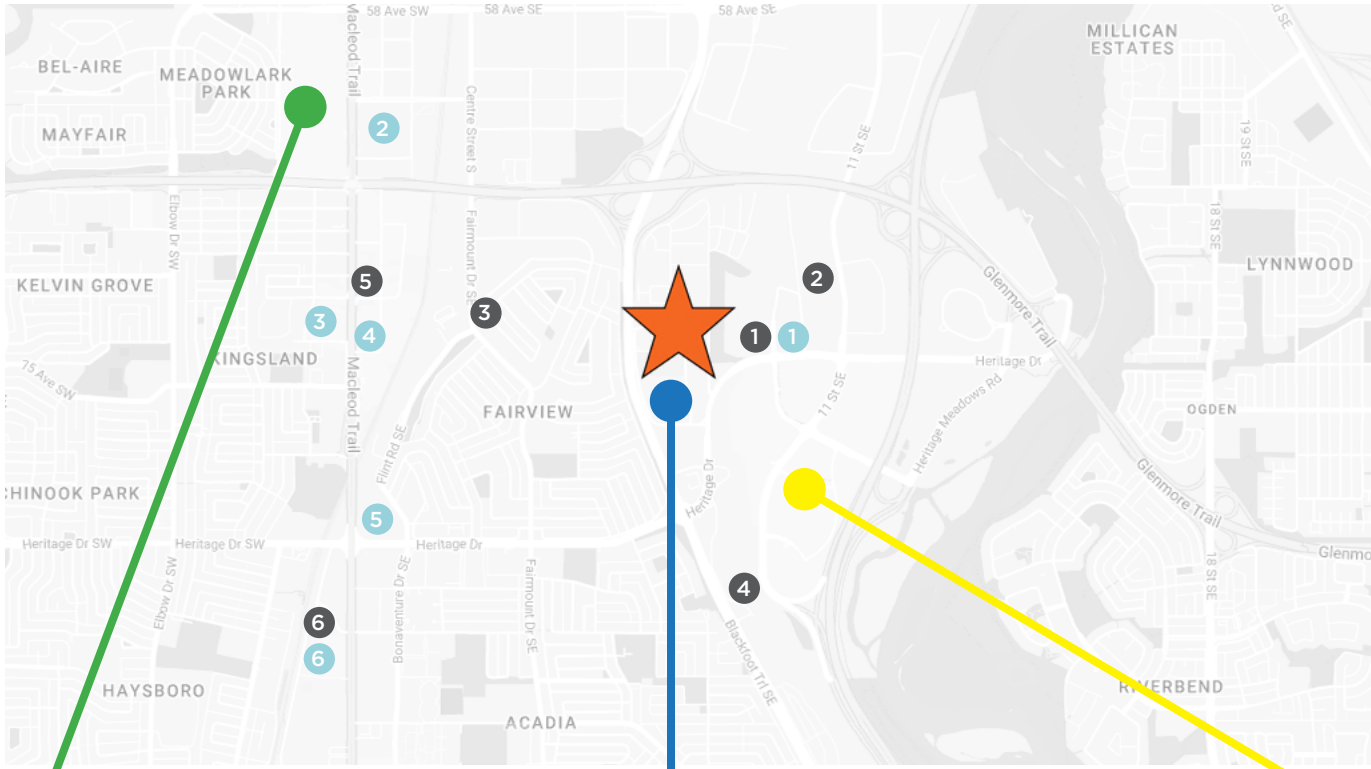
~~SUITE 212: 2,419 SF~~ LEASED





# 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

JOEY RESTAURANTS

**Chapters**

**SHOPPERS**  
DRUG MART

**SPORTCHEK**



*Tim Hortons*

## Calgary Farmer's Market



## Deerfoot Meadows

**Walmart**



**REAL CANADIAN SUPERSTORE**





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