

# 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**

\*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
- 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    7710 - 5 Street SE    610 - 70 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** DC (Now accepting  
medical uses,  
financial institutions,  
health care services,  
and more)

**Space Available:** Suite 210: 3,688 sf  
Suite 212: 2,419 sf

**Availability:** Suite 210: Dec 1, 2025  
Suite 212: Jan 1, 2026

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

**Rates:** Market

**Op Costs:** \$15.06 psf (2025)

**Zoning** I-G

**Space Available:** Suite 203: 1,839 sf  
Suite 206-210: 7,802 sf

**Availability:** Suite 203: 30 days' notice  
Suite 206-210: Immediately

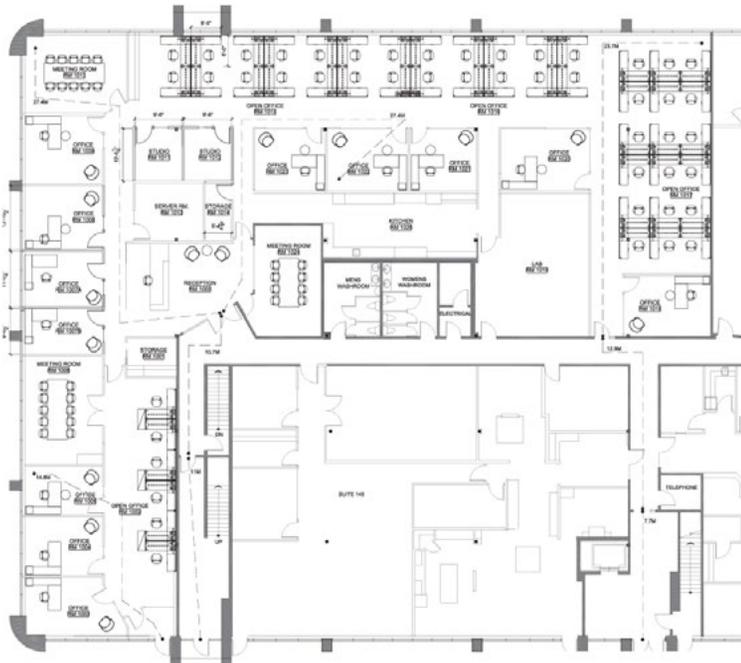
**Parking:** 1 per 350 sf

**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 }  
360° SUITE 230: 7,060 SF } CONTIGUOUS TO 11,935 SF

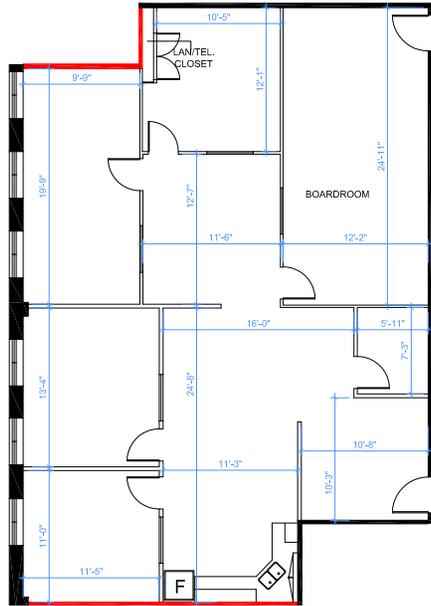
## 550-71 AVENUE SE

- 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

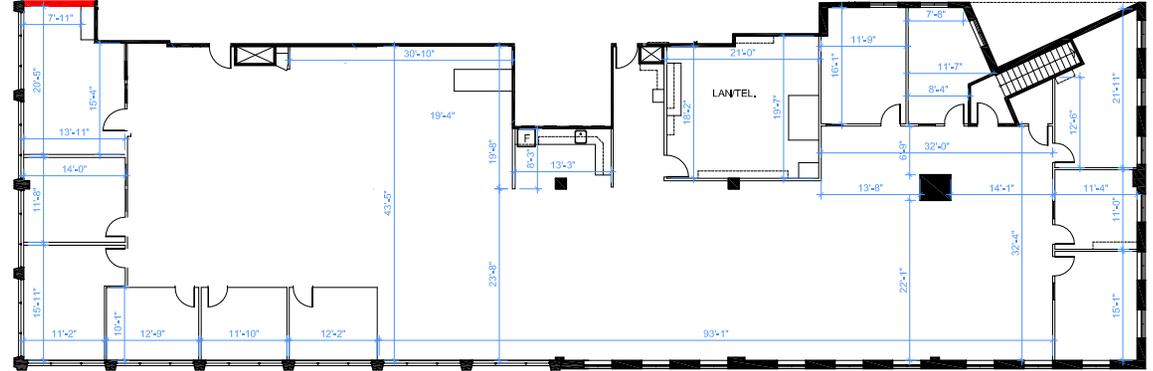




# FLOOR PLANS



**SUITE 203: 1,839 SF**



**360° SUITE 206-210: 7,802 SF**  
**\*DEMISABLE**

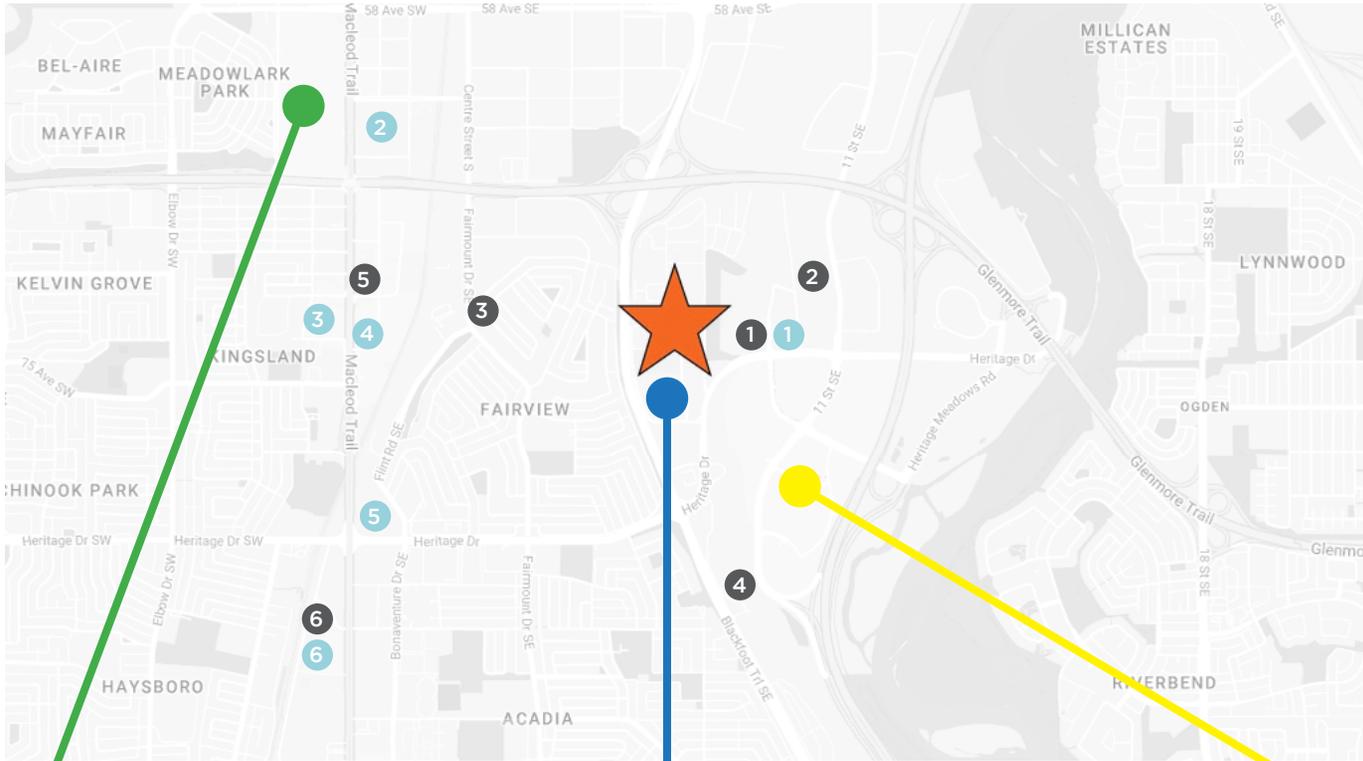
## 610-70 AVENUE SE

- 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 - 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**



- 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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