

# GLENMORE BUSINESS PARK



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
- 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

## 7710 - 5 Street SE



**Space Available:** Suite 104: 679 sf  
Suite 108: 3,797 sf  
Suite 208: 1,286 sf **NEW**

**Availability:** Suite 104: Immediately  
Suite 108: Nov 1, 2026  
Suite 208: Apr 1, 2027

**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 AD: 2,517 sf  
Suite 2A: 1,471 sf  
Suite 205: 970 sf  
Suite 206-210: 7,802 sf **C/L**  
Demisable down to 3,649 sf

**Availability:** Suite AD: Immediately  
Suite 2A: Mar 1, 2027  
Suite 205: Negotiable  
Suite 206-210: Immediately

**Parking:** 1 per 350 sf

**Rates:** Market

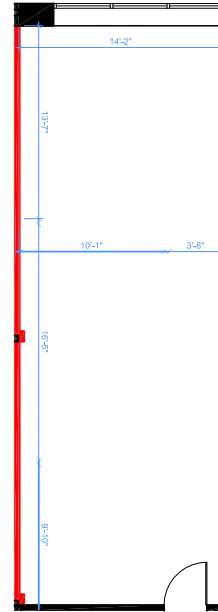
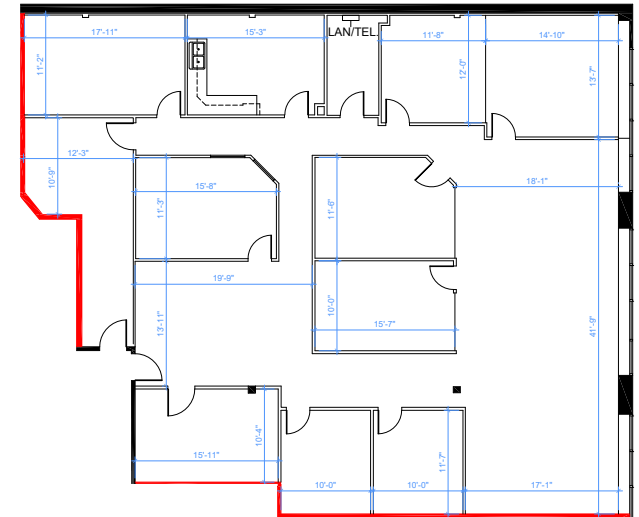
**Op Costs:** Suite AD & 2A: \$10.04 psf (2026)  
Suite 205 & 206-210: \$10.58 psf (2026)  
\*Includes utilities

**Zoning** I-G

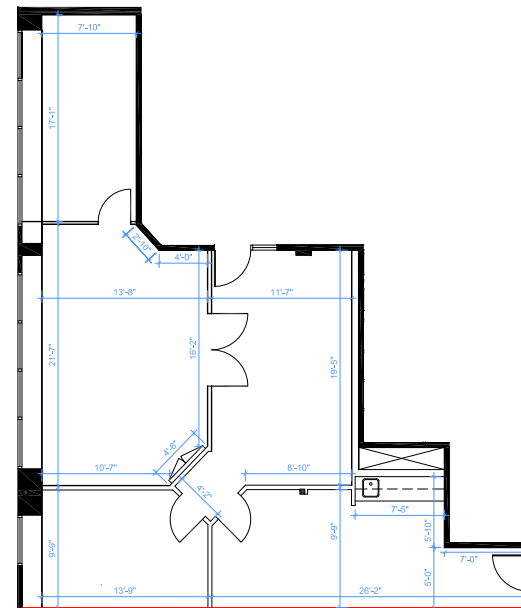
**7710 - 5 STREET SE**

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

# FLOOR PLANS

**SUITE 104: 679 SF**

**SUITE 108: 3,797 SF**

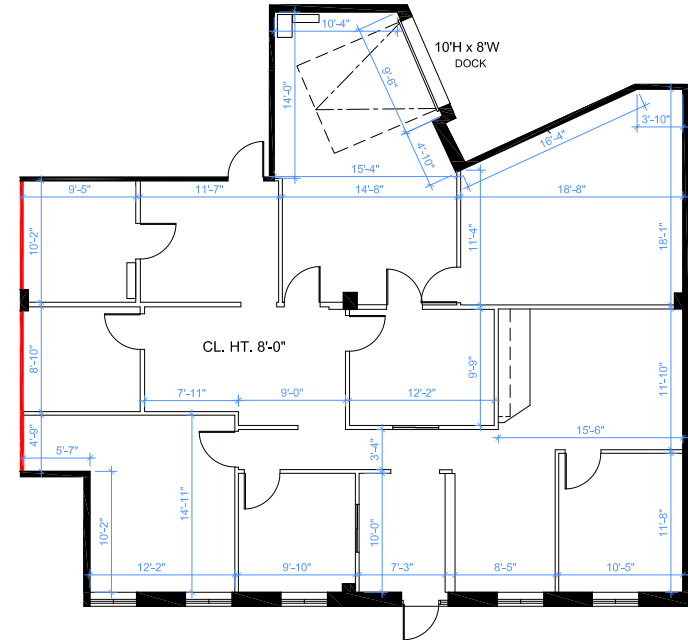


**SUITE 208: 1,286 SF NEW**

## 610-70 AVENUE SE

- Main Floor Flex office space with warehouse, rear dock loading. Warehouse space provides potential for storage, fitness area, and/or dedicated tenant lounge.
- Potential yard space that can be utilized for sea-can storage or exterior parking area
- Recent exterior and common area renovations
- Surface parking available, free of charge
- Short term leasing available

## FLOOR PLANS



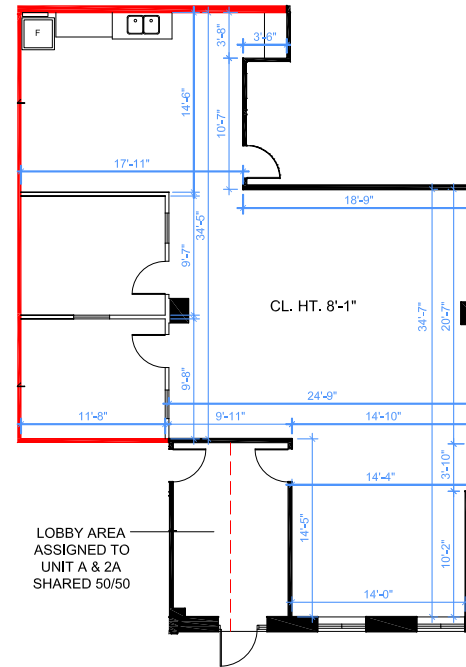
**SUITE AD: 2,517 SF**



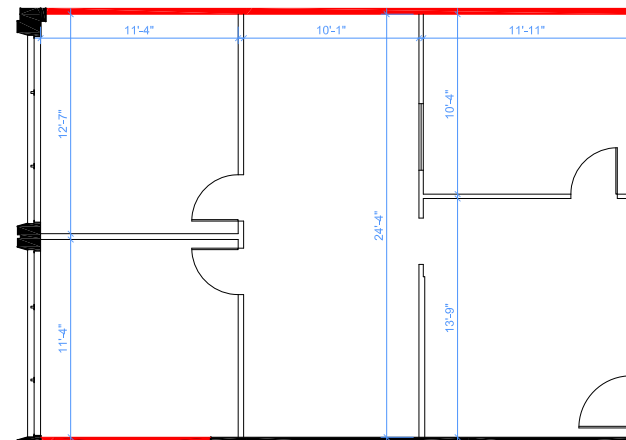
## 610-70 AVENUE SE

- Recent exterior and common area renovations
- Surface parking available, free of charge
- New carpet, paint, and lights
- Short term leasing available

## FLOOR PLANS



**SUITE 2A: 1,471 SF (MAIN FLOOR)**

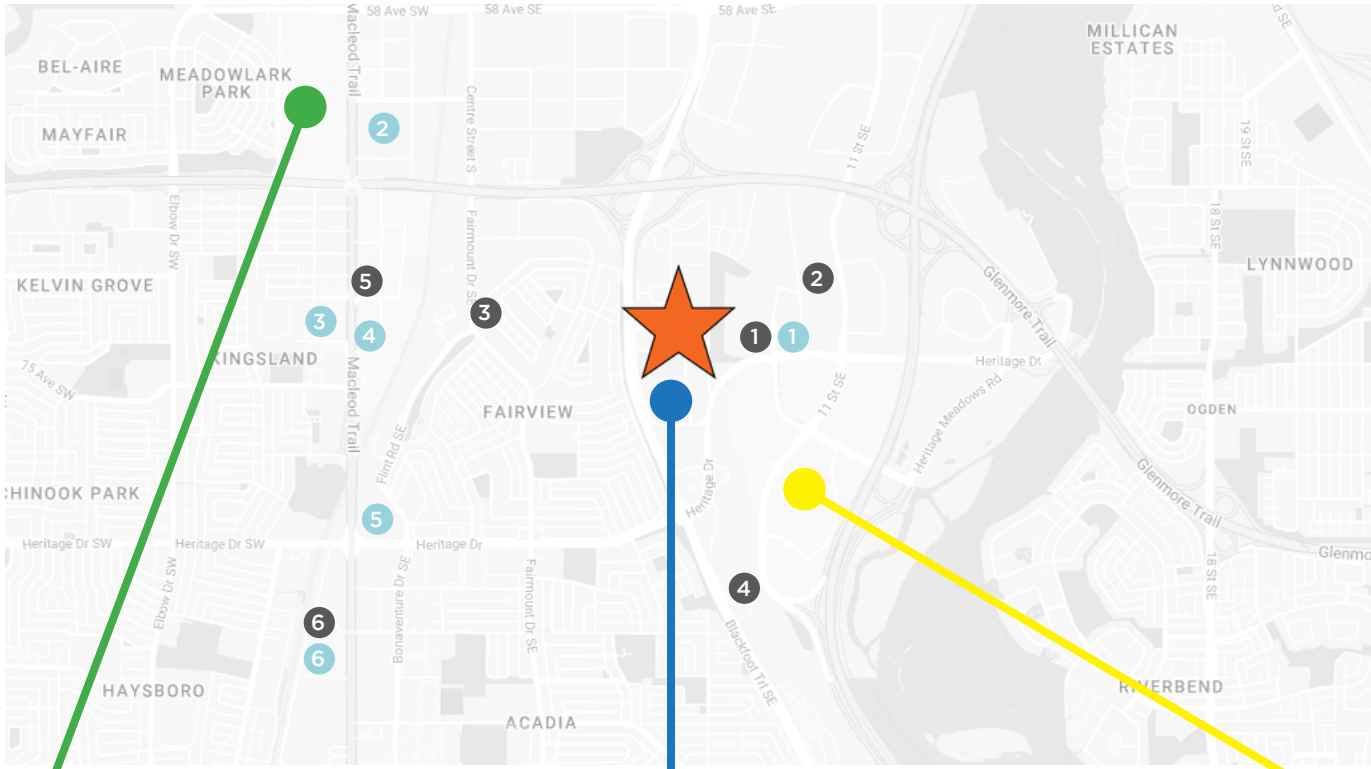


**SUITE 205: 970 SF**



# 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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