

OFFICE SPACE FOR LEASE

4001A - 19 STREET NE

CALGARY, AB



ABOUT THE PROPERTY

Space Available: 2,877 SF

Availability: Immediately

Lease Rate: Market

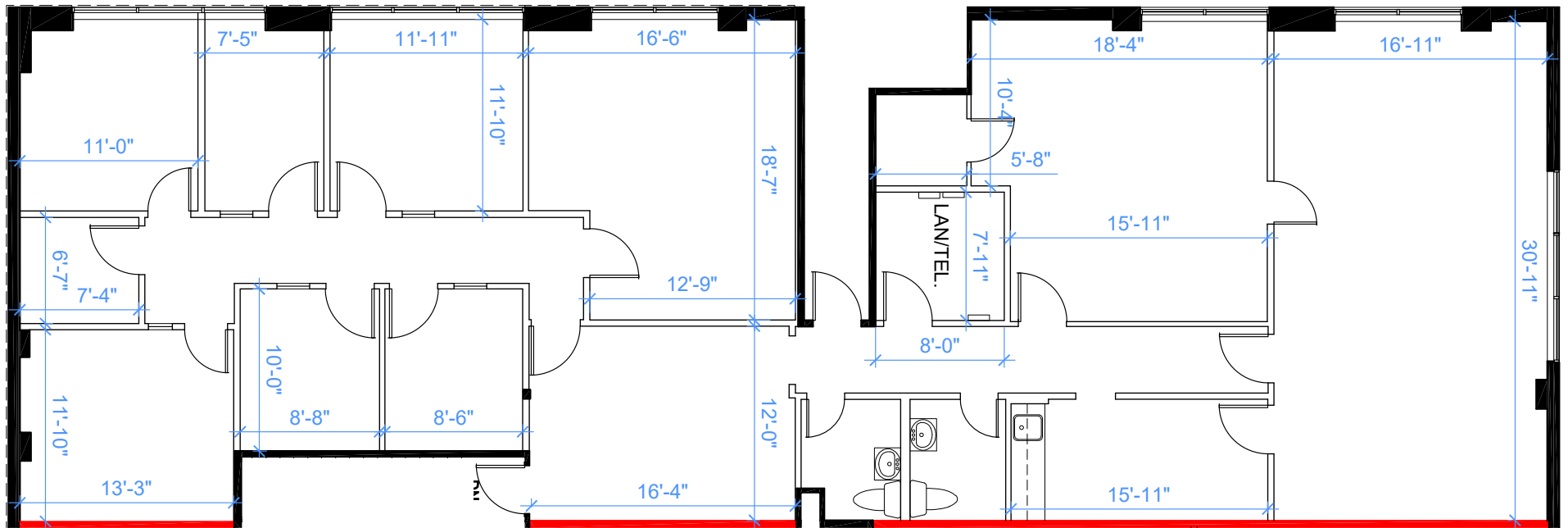
Op Costs (est. 2026): CAM \$4.81, Tax \$4.67

Zoning: I-G (Industrial General)

- Recently renovated 2nd floor walk up office space with boardroom, kitchenette, in-suite washrooms and built out offices
- Exposure onto 39 Avenue NE
- Convenient access to major transportation routes
- Close proximity to public transit
- Established NE industrial/commercial location
- Easy access to Deerfoot Trail and McKnight Boulevard
- Ample surrounding amenities and services



FLOOR PLAN



The map displays the intersection of 32 Avenue NE and Barlow Trail NE. Major roads shown include McKnight Blvd NE, Deerfoot Trail, and Barlow Trail NE. An inset image shows a modern building at the intersection. The map also shows surrounding areas like Highland Park, Greenview Industrial Park, and North Airways.

CACTUS CLUB
CAFE



2 MINS
to McKnight Blvd

15 MINS
to Downtown
Calgary

5 MINS
to Deerfoot Trail

10 MINS
to Calgary Int'l
Airport



CONTACT

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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.