

OFFICE SPACE FOR LEASE

4001A - 19 STREET NE

CALGARY, AB



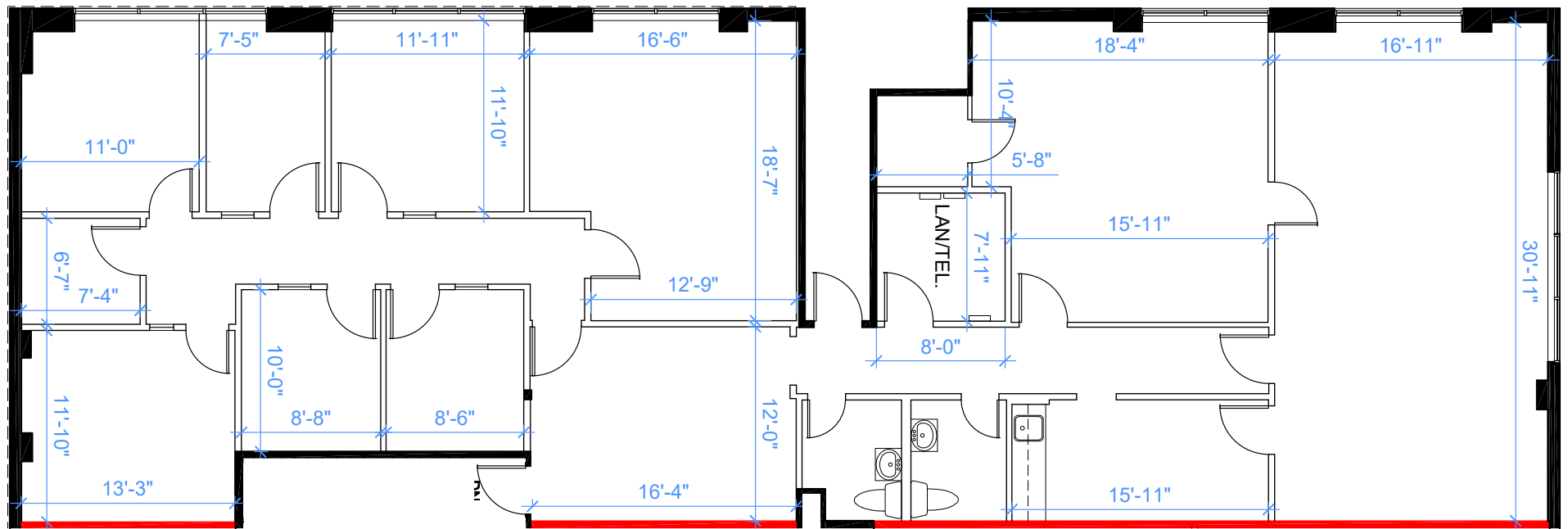
ABOUT THE PROPERTY

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)

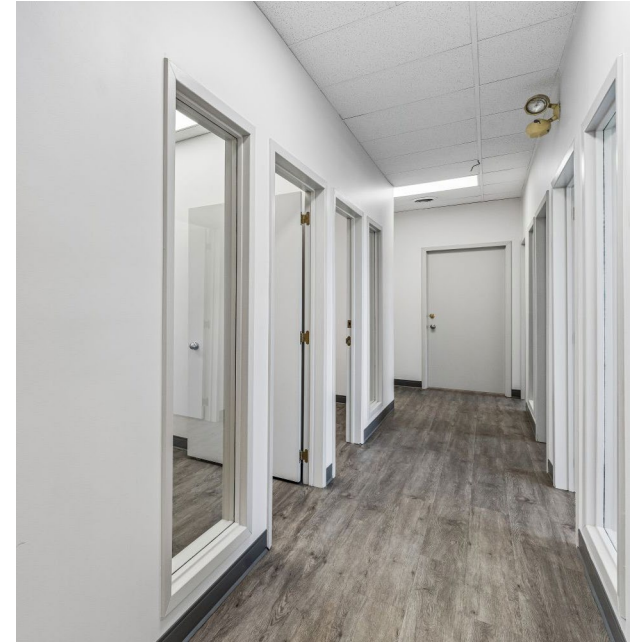
- Recently renovated 2nd floor walk up office space with boardroom, kitchenette, in-suite washrooms and built out offices
- Exposure onto 39 Avenue NE
- Convenient access to major transportation routes
- Close proximity to public transit
- Established NE industrial/commercial location
- Easy access to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



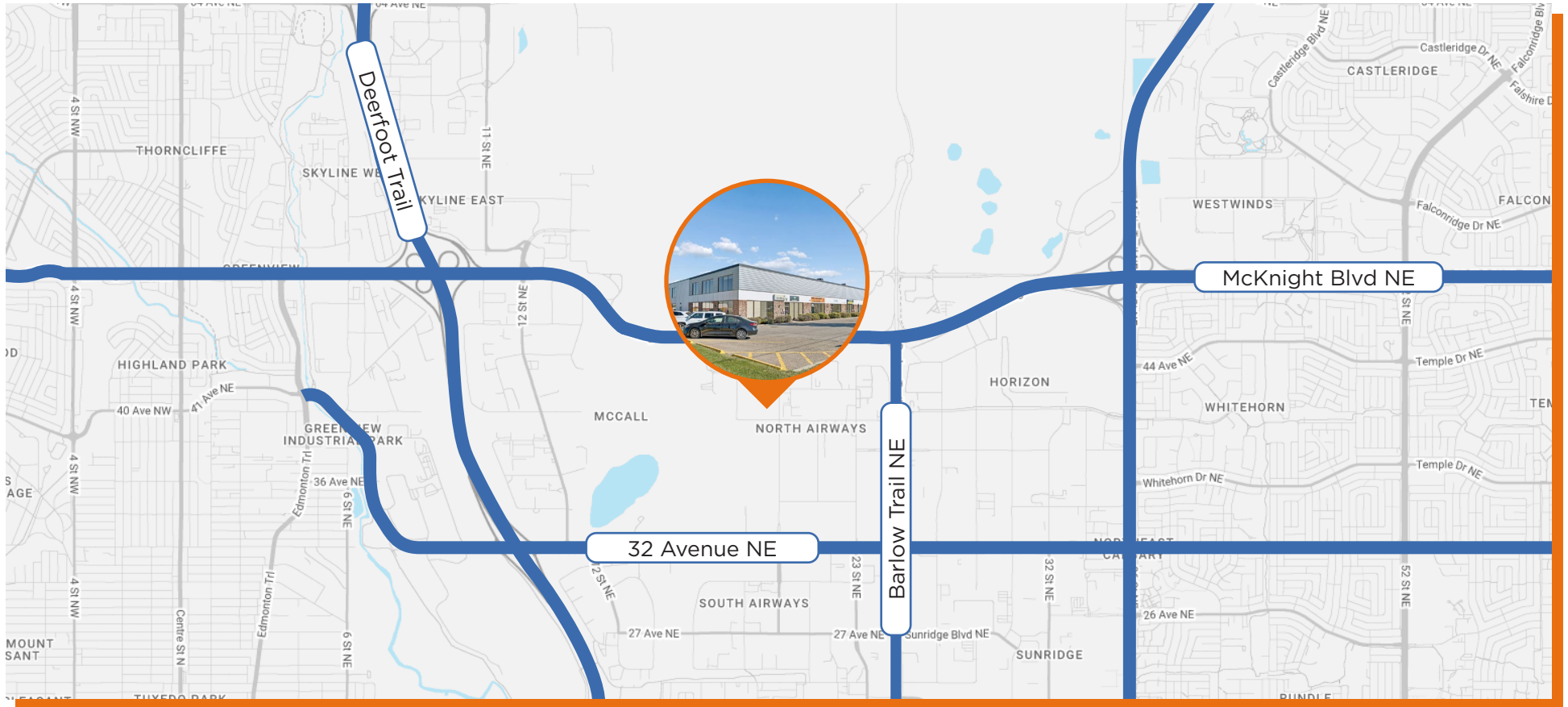
FLOOR PLAN



PHOTOS



ABOUT THE AREA



NEARBY AMENITIES



DRIVE TIMES

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.