

OFFICE SPACE FOR LEASE

4001A - 19 STREET NE

CALGARY, AB



ABOUT THE PROPERTY

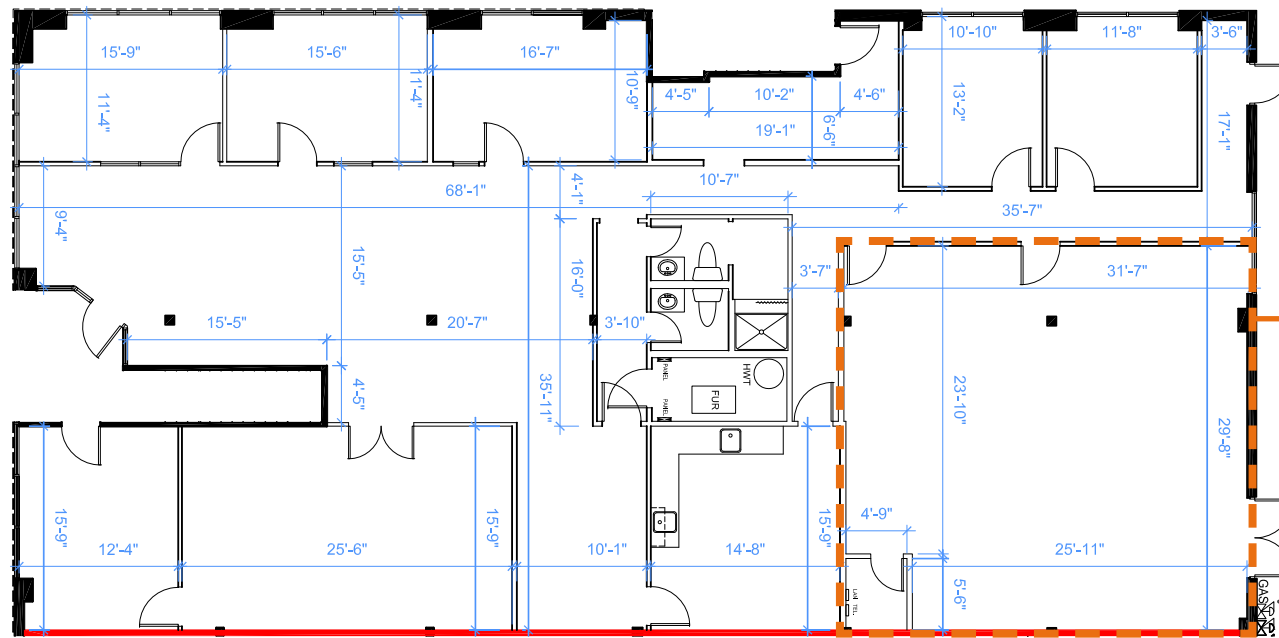
Space Available:	Unit 1: 4,461 sf Unit 1A: 2,877 sf Contiguous to 7,338 sf
Availability:	Unit 1: March 1, 2027 Unit 1A: Immediately
Lease Rate:	Market
Op Costs (est. 2026):	CAM \$4.81, Tax \$4.67
Zoning:	I-G (Industrial General)

- Units share a vestibule and can be contiguous
- Unit 1 offers approximately 937 sf of warehouse space
- Unit 1A is a recently renovated 2nd floor walk up space with boardroom, kitchenette, in-suite washrooms and built out offices
- Convenient access to major transportation routes
- Established NE industrial/commercial location
- Ample surrounding amenities and services

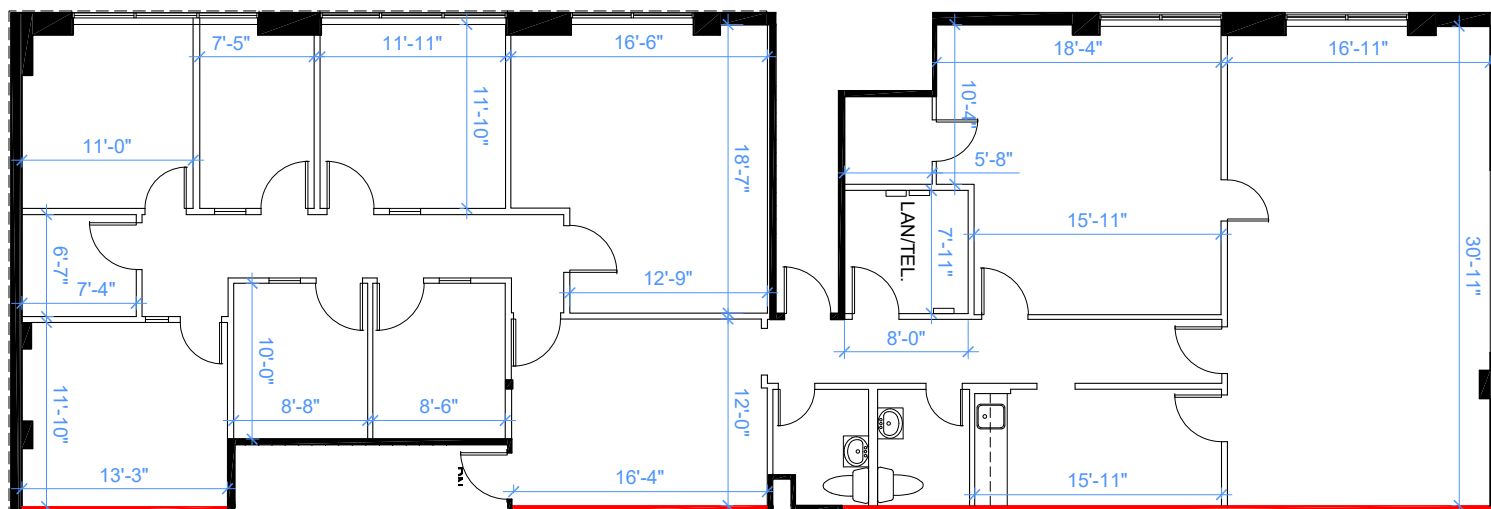


FLOOR PLANS

Unit 1: 4,461 sf (Main Floor)



Approx. 937 sf
of warehouse
space

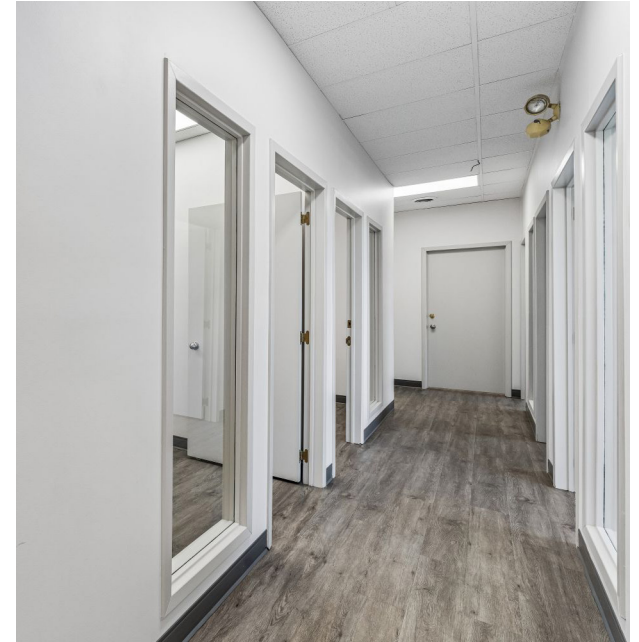
Unit 1A: 2,877 sf (2nd Floor)

Contiguous to 7,338 sf

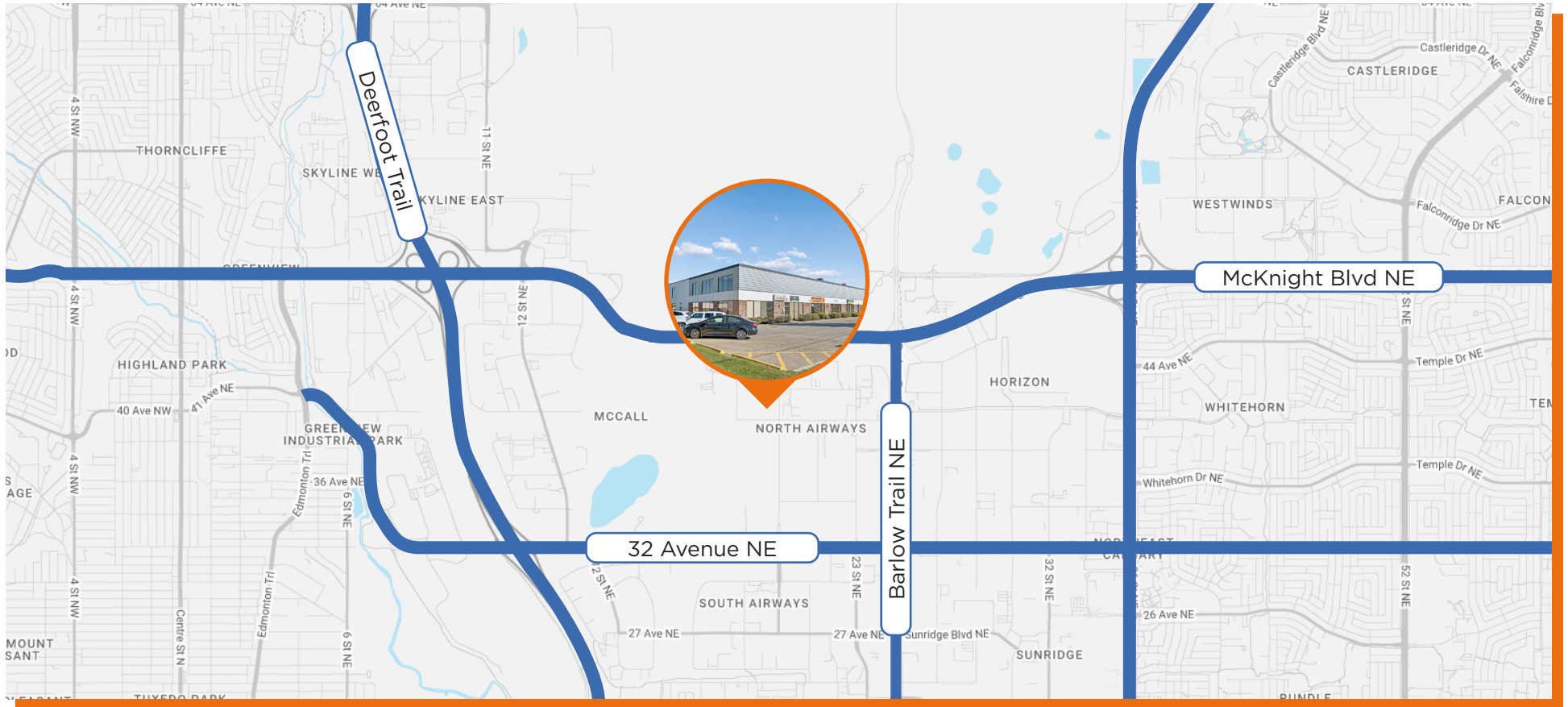
CONTIGUOUS SITE OUTLINE



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

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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.