

GLENMORE BUSINESS PARK



550 - 71 AVENUE SE, 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

550 - 71 Avenue SE



Space Available: Suite 195: 1,965 sf **NEW**

Availability: June 1, 2027

Parking: 1 per 436 sf
Underground: \$75/
stall/month

Rates: Market

Op Costs psf (2026): \$15.55

Zoning: DC

7710 - 5 Street SE



Space Available: Suite 104: 679 sf **C/L**
Suite 108: 3,797 sf
Suite 109: 738 sf **NEW**
Suite 208: 1,286 sf

Availability: Suite 104: Immediately
Suite 108: Nov 1, 2026
Suite 109: Mar 1, 2027
Suite 208: Apr 1, 2027

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

Rates: Market

Op Costs psf (2026): \$14.86

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~~
LEASED

Availability: Suite AD: Immediately
Suite 2A: Mar 1, 2027
Suite 205: May 1, 2027

Parking: 1 per 350 sf

Rates: Market

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

Zoning: I-G

Architectural floor plan showing dimensions in feet and inches. The plan includes a red L-shaped boundary line and a black square in the bottom right corner. Dimensions are labeled in blue text.

Dimensions (in feet and inches):

- Top horizontal: 11'-8"
- Top vertical: 7'-1"
- Left vertical: 8'-0"
- Left horizontal: 19'-6"
- Bottom horizontal: 15'-8"
- Bottom vertical: 9'-7"
- Right vertical: 10'-9"
- Right horizontal: 24'-2"
- Inner right vertical: 9'-4"
- Inner right horizontal: 11'-6"
- Inner right vertical: 20'-2"
- Inner right horizontal: 16'-0"
- Inner right vertical: 20'-5"
- Inner right horizontal: 23'-9"
- Inner right vertical: 20'-6"
- Inner right horizontal: 27'-11"
- Inner right vertical: 29'-11"
- Inner right horizontal: 8'-11"
- Inner right vertical: 2'-6"
- Inner right horizontal: 8'-3"
- Inner right vertical: 12'-7"
- Inner right horizontal: 15'-11"
- Inner right vertical: 11'-8"
- Inner right horizontal: 11'-8"
- Inner right vertical: 8'-0"

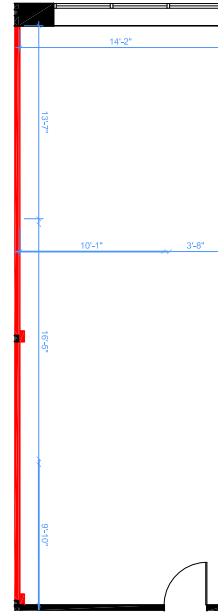
550 - 71 Avenue SE

- Recently painted building exterior and common area upgrades
- Heated underground parking available
- Building offers handicap accessible ramp and convenient bike storage
- Short term leasing available

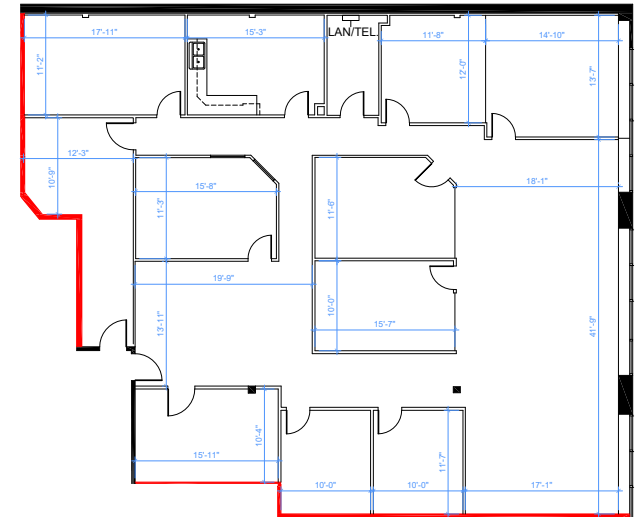
7710 - 5 STREET SE

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

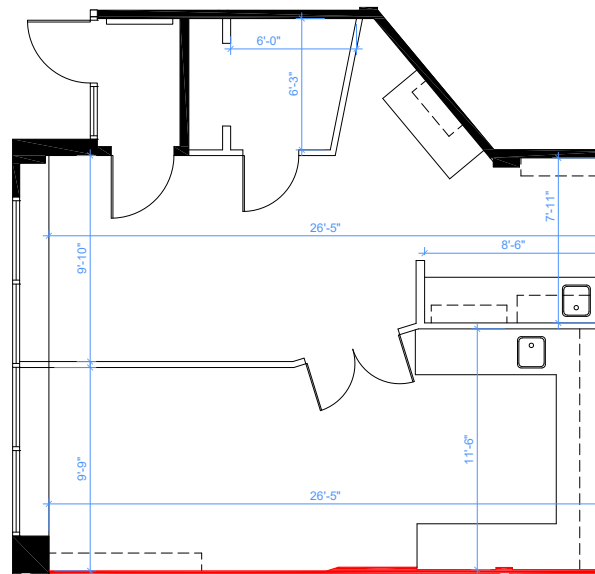
FLOOR PLANS



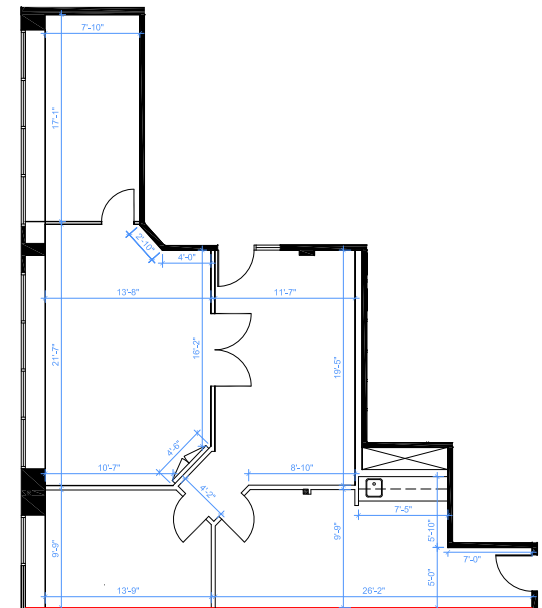
SUITE 104: 679 SF C/L



SUITE 108: 3,797 SF



SUITE 109: 738 SF NEW

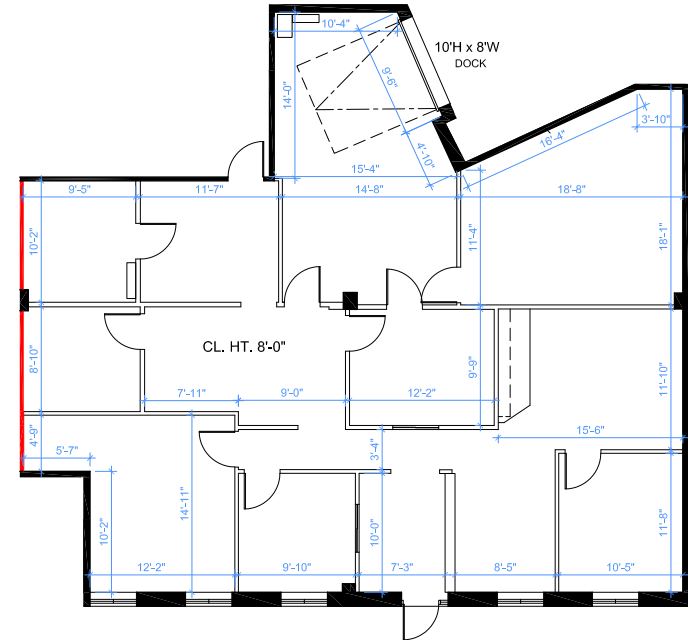


SUITE 208: 1,286 SF

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



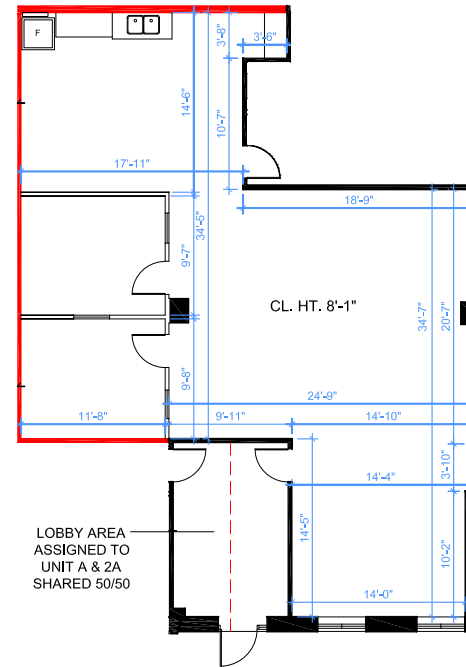
SUITE AD: 2,517 SF



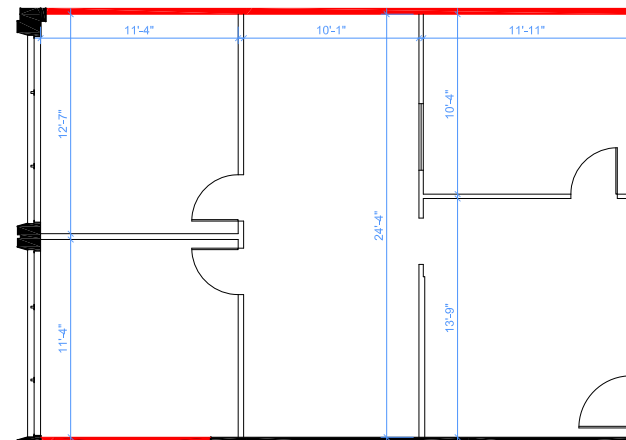
610-70 AVENUE SE

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

FLOOR PLANS



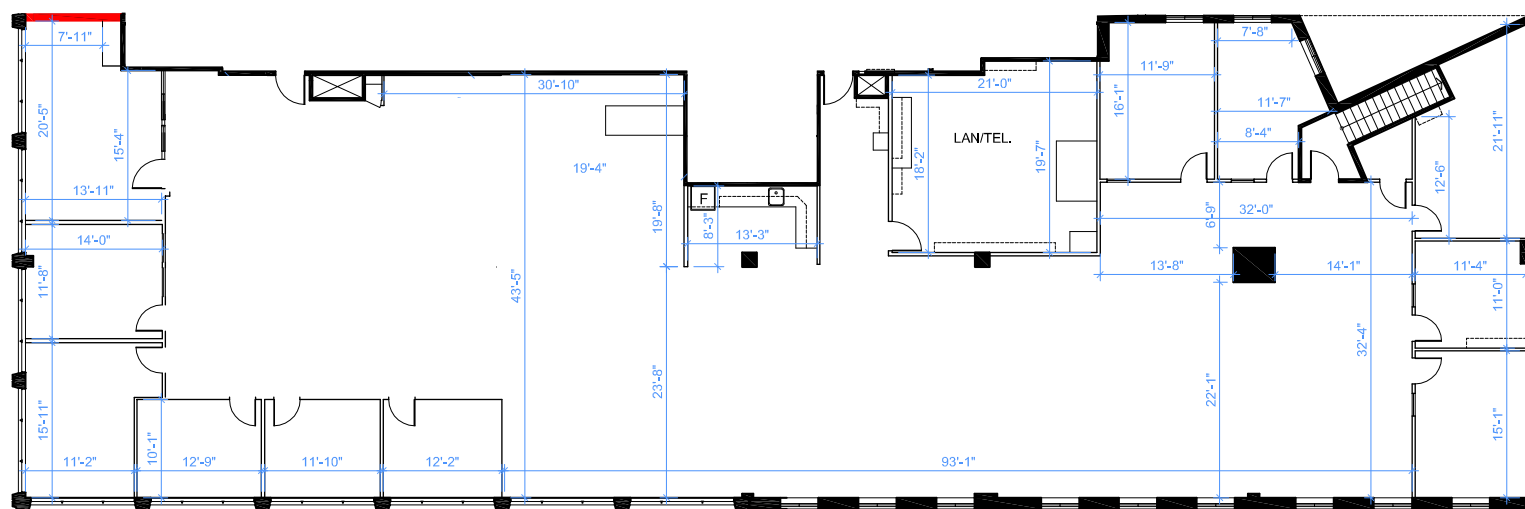
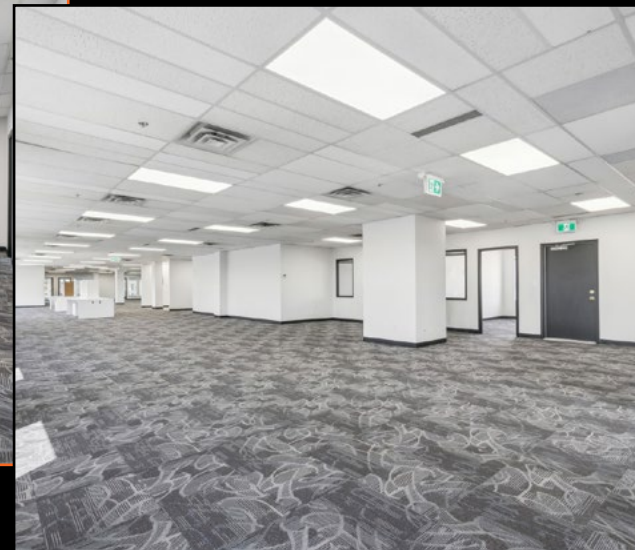
SUITE 2A: 1,471 SF (MAIN FLOOR)



SUITE 205: 970 SF

610-70 AVENUE SE

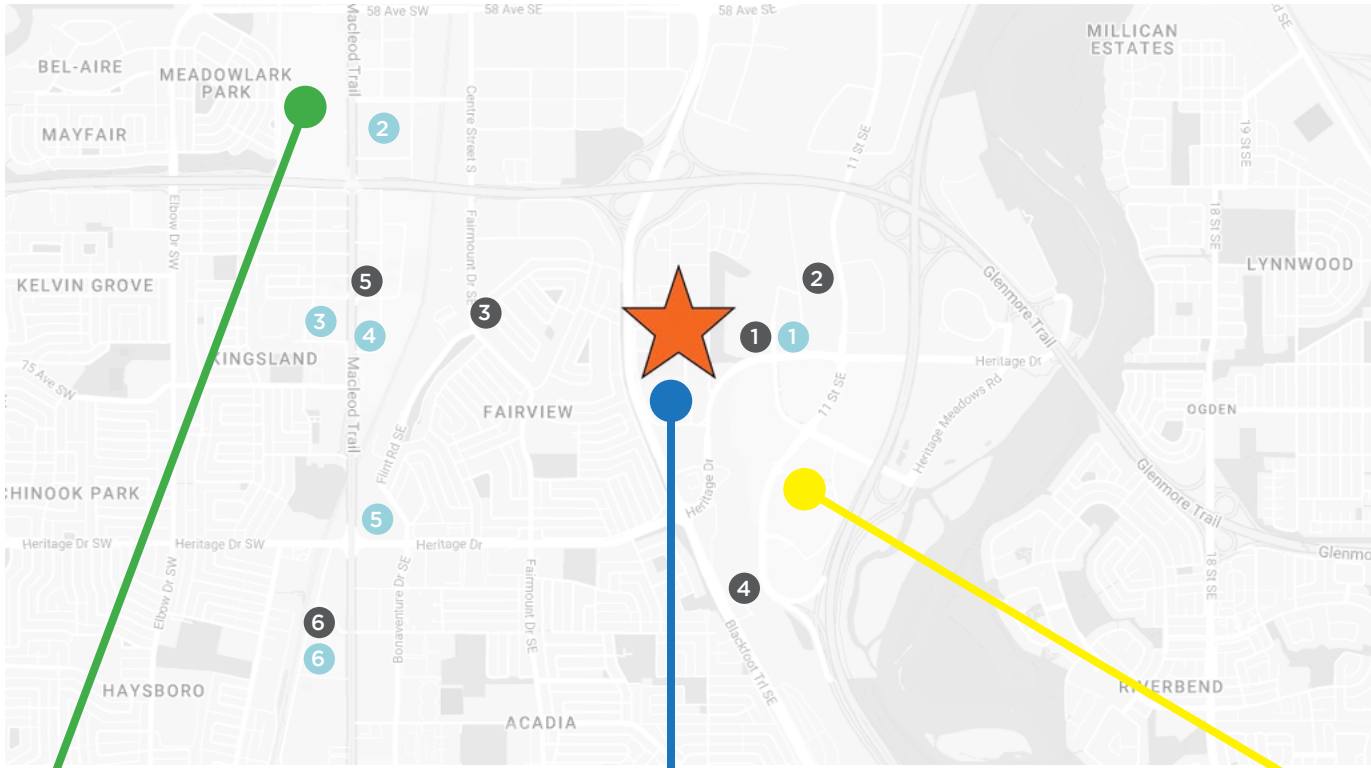
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- A large, empty office space with a patterned carpet, white walls, and a drop ceiling with square light fixtures. Several white columns support the ceiling. Large windows are visible in the background, and a glass door is on the right.



~~SUITE 206-210: 7,802 SF~~ **LEASED**

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  **IKEA**

T&T



BEST BUY

REAL CANADIAN SUPERSTORE





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