

GLENMORE BUSINESS PARK



550 - 71 AVENUE SE, 7710 - 5 STREET SE, 610 - 70 AVENUE SE, CALGARY, AB

\$18.00 PSF OF INDUCEMENTS FOR DEALS AT SUITE 206-210, 610 - 70 AVENUE SE

*ONLY APPLICABLE TO DEALS ON THE FULL SPACE, CAN BE APPLIED TO RENT, MOVE ALLOWANCE, IMPROVEMENTS, ETC. IS AVAILABLE ON A 5 YEAR TERM WITH A \$10.00 PSF RENTAL RATE.

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 7710 - 5 Street SE 610 - 70 Avenue SE



Space Available: Suite 150: 11,046 sf
Demisable down to 2,110 sf

Availability: Immediately

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

Rates: Market

Op Costs: \$15.55 psf (2026)

Zoning DC (Now accepting
medical uses, financial
institutions, health care
services, and more)

Space Available: ~~Suite 103: 977 sf~~ **LEASED**
Suite 104: 679 sf
Suite 108: 3,797 sf **NEW**
~~Suite 200: 2,766 sf~~ **LEASED**

Availability: Suite 104: 30 days' notice
Suite 108: Nov 1, 2026

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

Rates: Market

Op Costs: \$14.86 psf (2026)

Zoning I-G

Space Available: Suite AD: 2,517 sf **NEW**
Suite 205: 970 sf **NEW**
Suite 206-210: 7,802 sf
Demisable down to 3,649 sf

Availability: Suite AD: Jul 1, 2026
Suite 205: Nov 1, 2026
Suite 206-210: Immediately

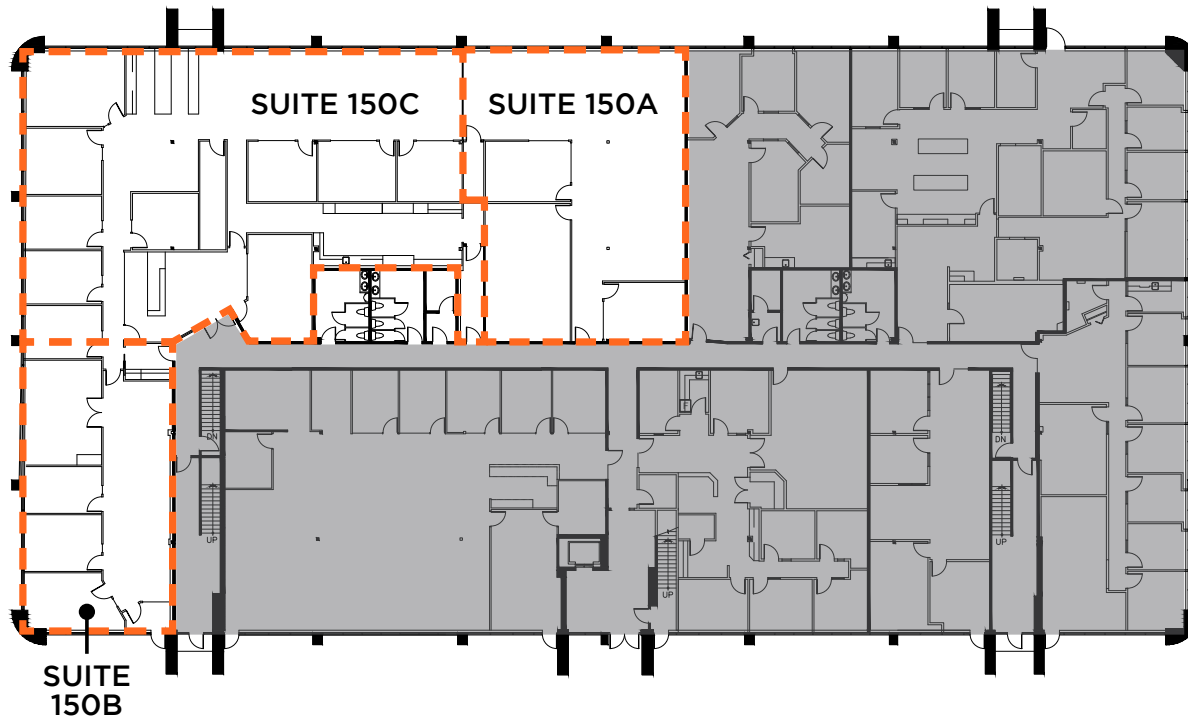
Parking: 1 per 350 sf

Rates: Market

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

Zoning I-G

FLOOR PLANS



SUITE 150: 11,046 SF

DEMISABLE TO

SUITE 150A: 3,040 SF

SUITE 150B: 2,110 SF

SUITE 150C: 5,896 SF

SUITE 150A/C: 8,936 SF

SUITE 150B/C: 8,006 SF

550-71 AVENUE SE

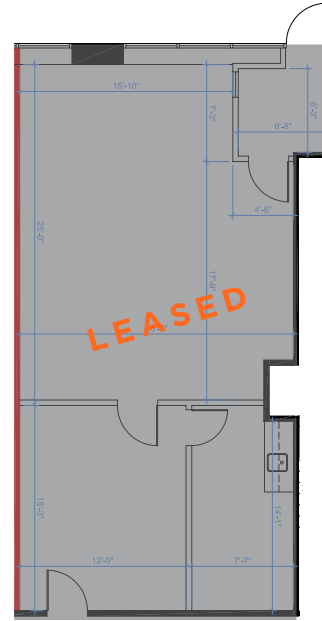
- Recently painted building exterior and common area upgrades
- Fully furnished
- Heated underground parking available
- Building offers handicap accessible ramp and convenient bike storage
- Short term leasing available



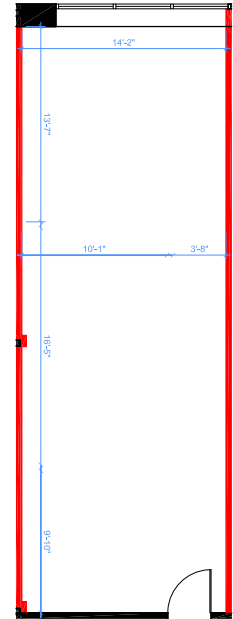
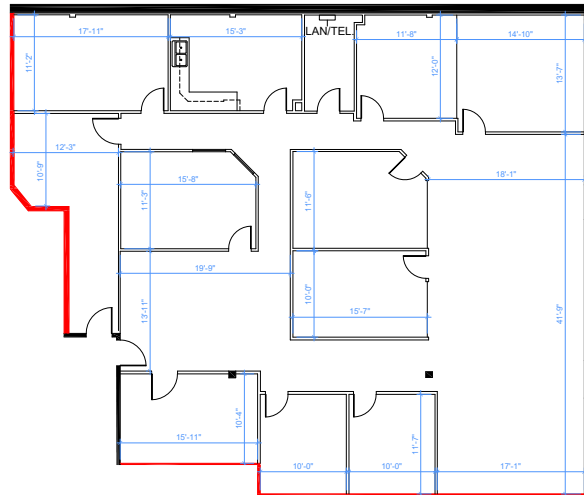
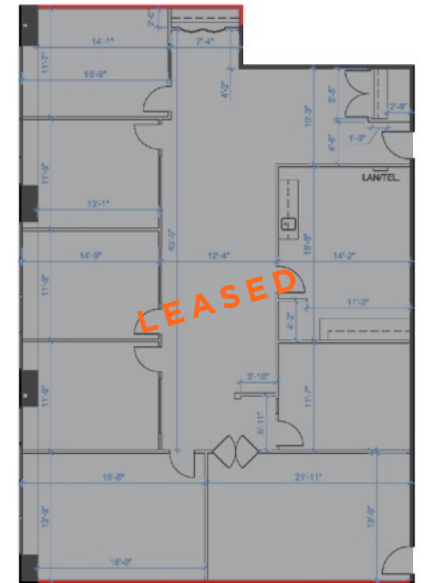
7710 - 5 STREET SE

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

FLOOR PLANS



~~SUITE 103: 977 SF~~ **LEASED**

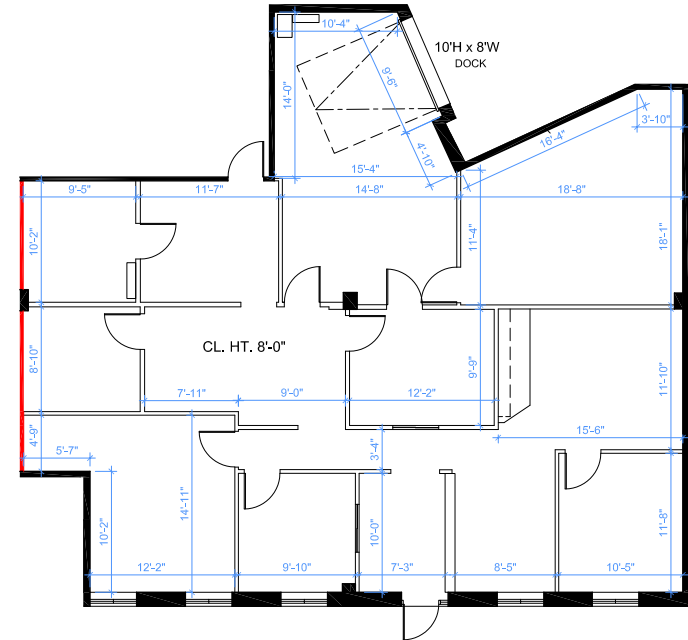
**SUITE 104: 679 SF****SUITE 108:3,797 SF NEW**

~~SUITE 200: 2,766 SF~~ **LEASED**

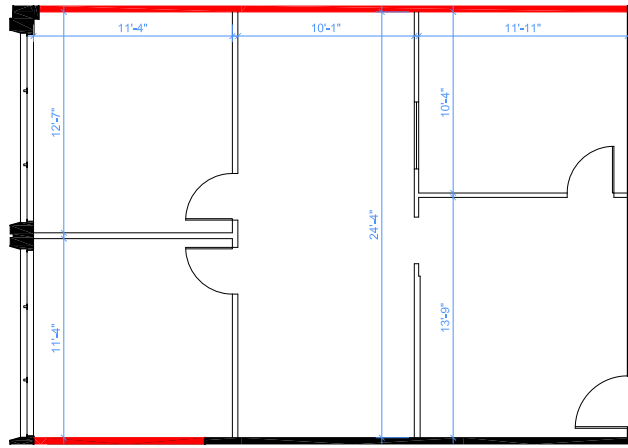
610-70 AVENUE SE

- **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**

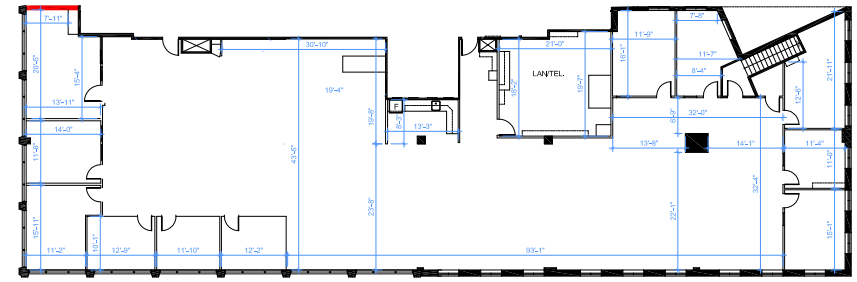
FLOOR PLANS

**SUITE AD: 2,517 SF NEW**

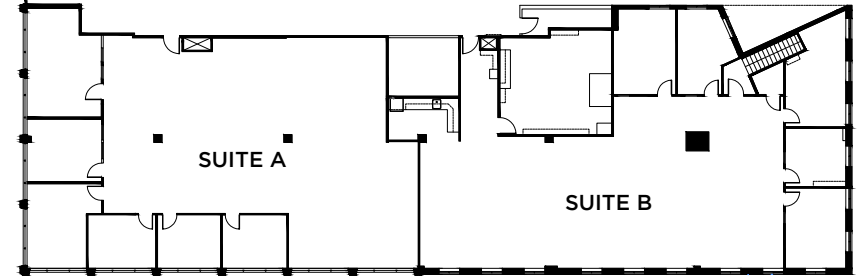
FLOOR PLANS



SUITE 205: 970 SF NEW



360° SUITE 206-210: 7,802 SF



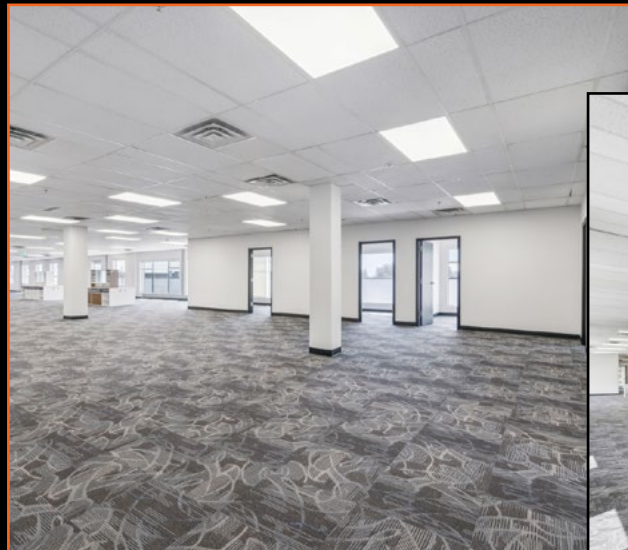
SUITE 206-210 DEMISING OPTIONS

SUITE A: 3,649 SF

SUITE B: 4,153 SF

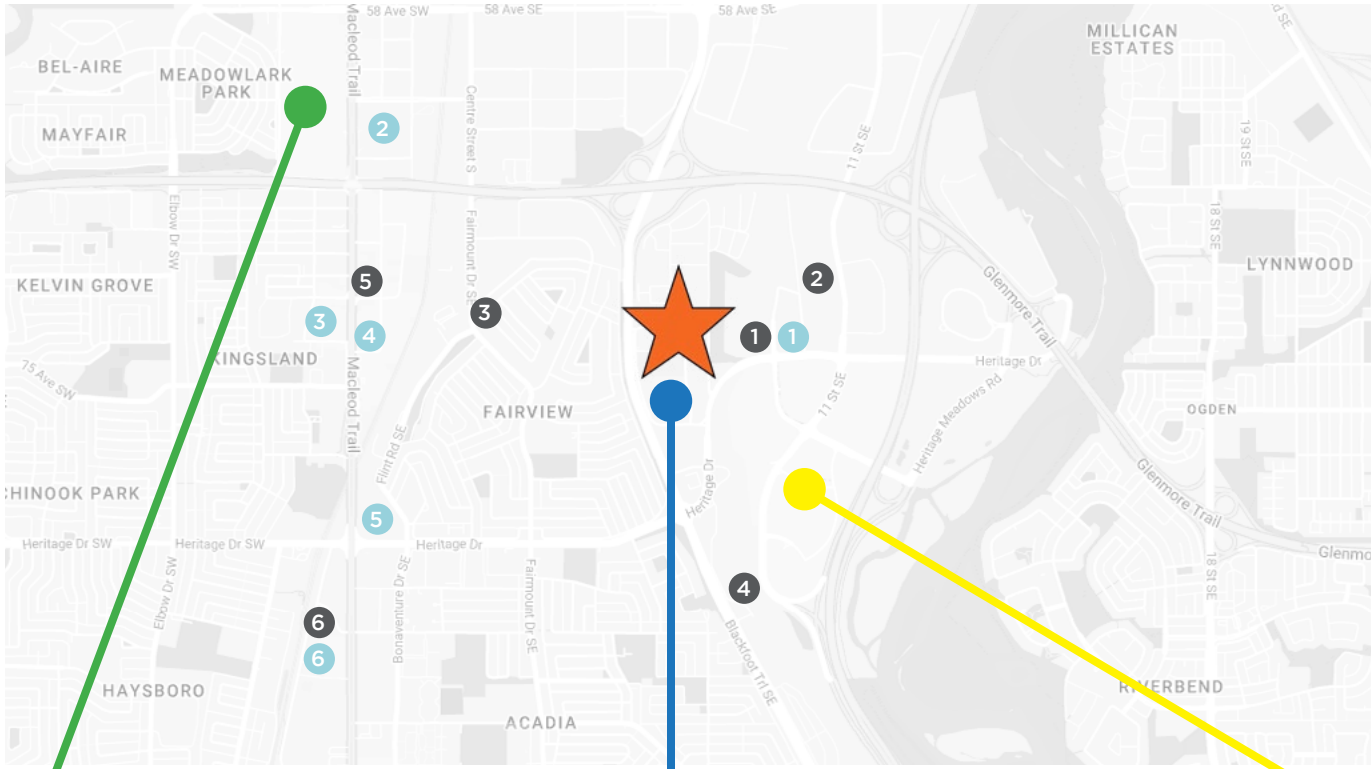
610-70 AVENUE SE

- Recent exterior and common area renovations
- Surface parking available, free of charge
- New carpet, paint, and lights
- Short term leasing available
- **\$18.00 PSF OF INDUCEMENTS FOR DEALS AT UNIT 206-210** - Only applicable to deals on the full space, can be applied to rent, move allowance, improvements, etc. is available on a 5 year term with a \$10.00 psf rental rate



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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