

For Lease



2886 Sunridge Way NE, Unit 103

Calgary, AB

- Available Immediately
- 3,982 SF
- 100% office space
- Open work area, 4 private offices, kitchenette/ lunchroom, designated accessible washrooms
- Signage exposure onto Sunridge Way NE
- Located in the well-established Sunridge Business Park
- Ample double row parking around the perimeter of the building



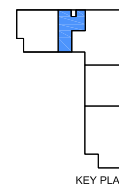
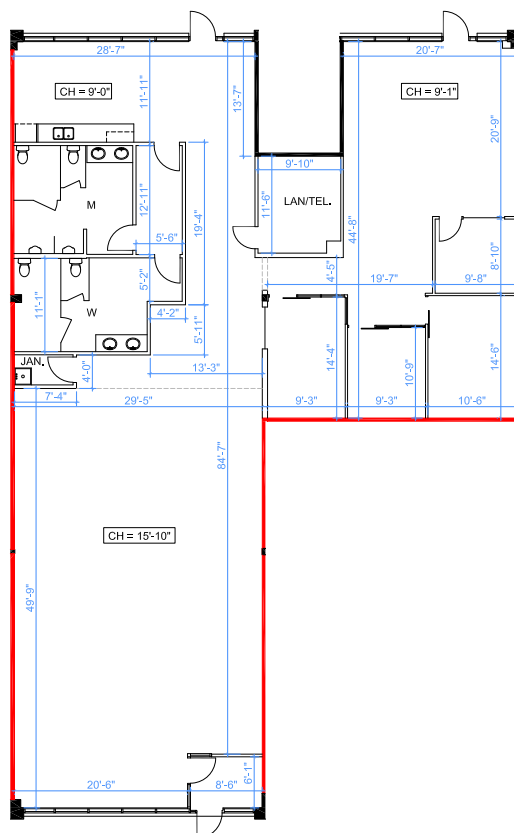
Surrounded by excellent amenities including Sunridge Mall with immediate access to major transportation routes and public transportation

For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

— DEMISING WALL

0 5 10 30 FT.

SUITE 103
RENTABLE AREA = 3,982 SF

ABOVE INFORMATION ESTABLISHED ACCORDING
TO ANSI / BOMA Z65.1 1996

Available area:	Availability:	Rental Rates:	Operating Costs:	Zoning:
3,982 SF	Immediately	Market Rates	CAM \$4.98 TAX \$2.69 (est. 2026)	DC (Direct Control) 47Z95 Site 2

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.

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