

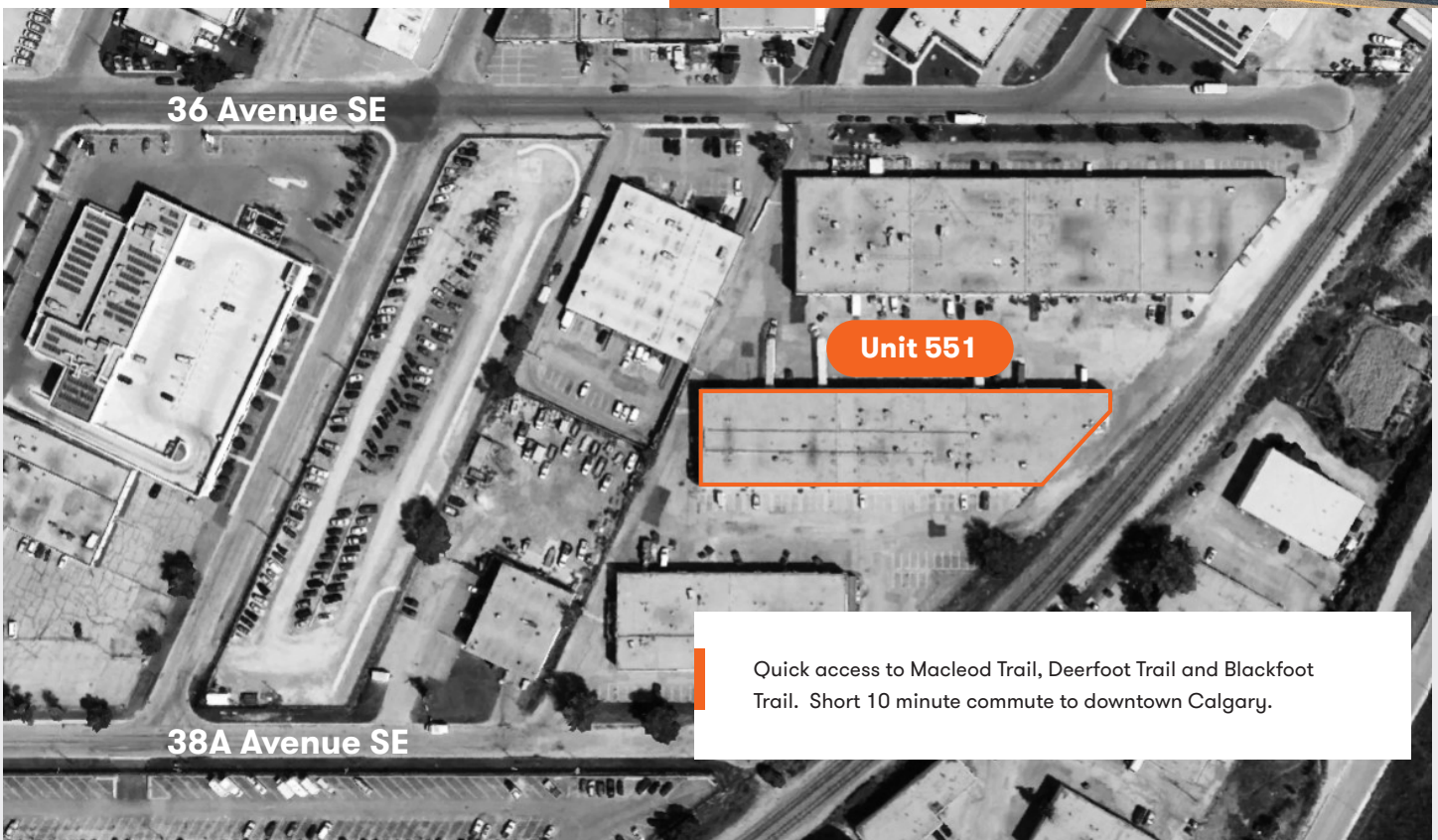
For Lease



535 to 561 – 36 Avenue SE, Unit 551

Calgary, AB

- Available August 1, 2026
- 2,436 SF
- Landlord shall construct base building washrooms and collaborate with Tenant to design and build out office space in accordance with Tenant's specifications
- Dock loading
- Close proximity to Chinook Centre, big box retail stores, variety of restaurants

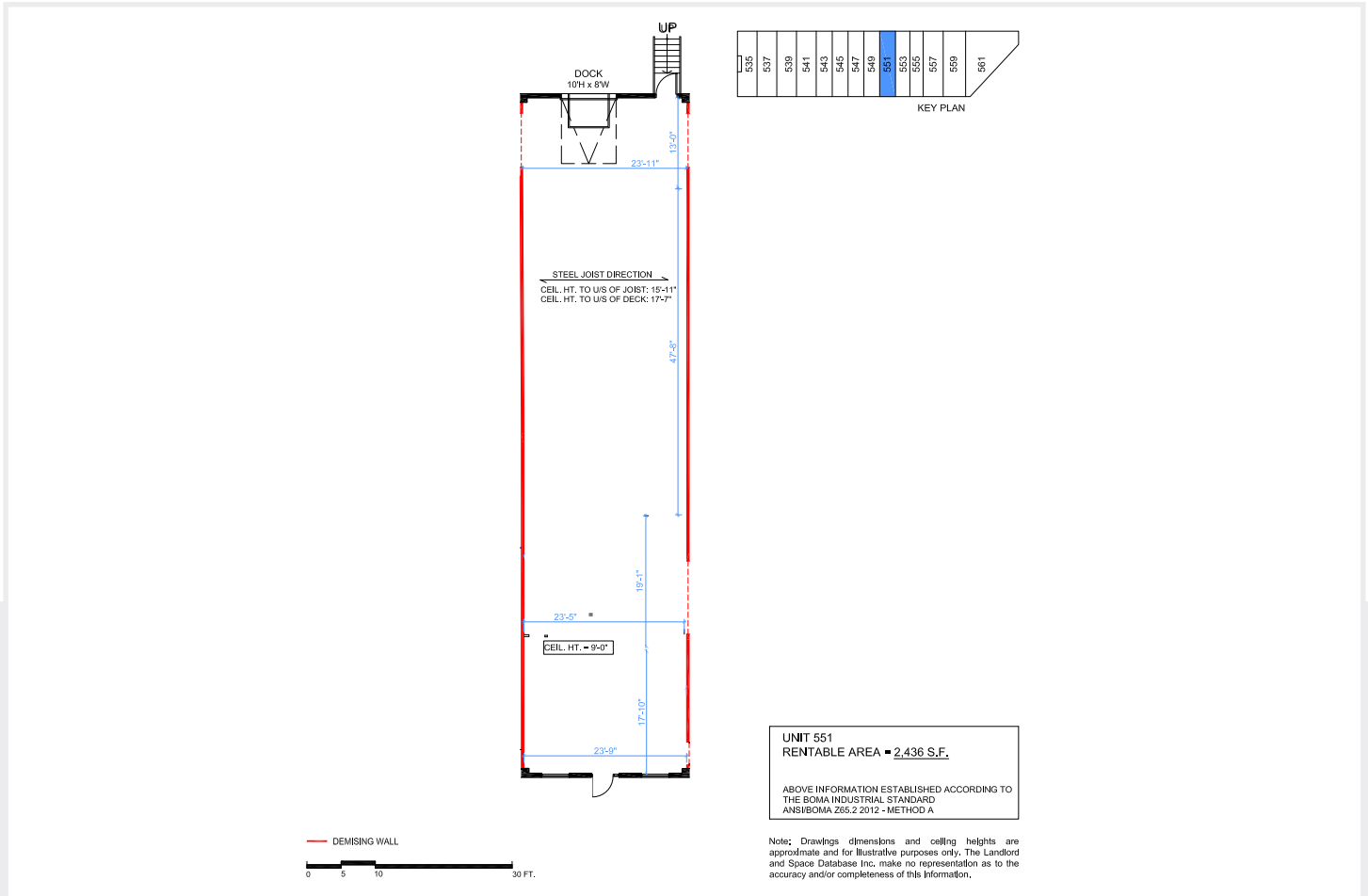


For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
2,436 SF	1 Dock Door	15'11"	100 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
August 1, 2026	Market Rates	CAM \$5.12 TAX \$3.17 (est. 2026)	I-G (Industrial General)

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.