

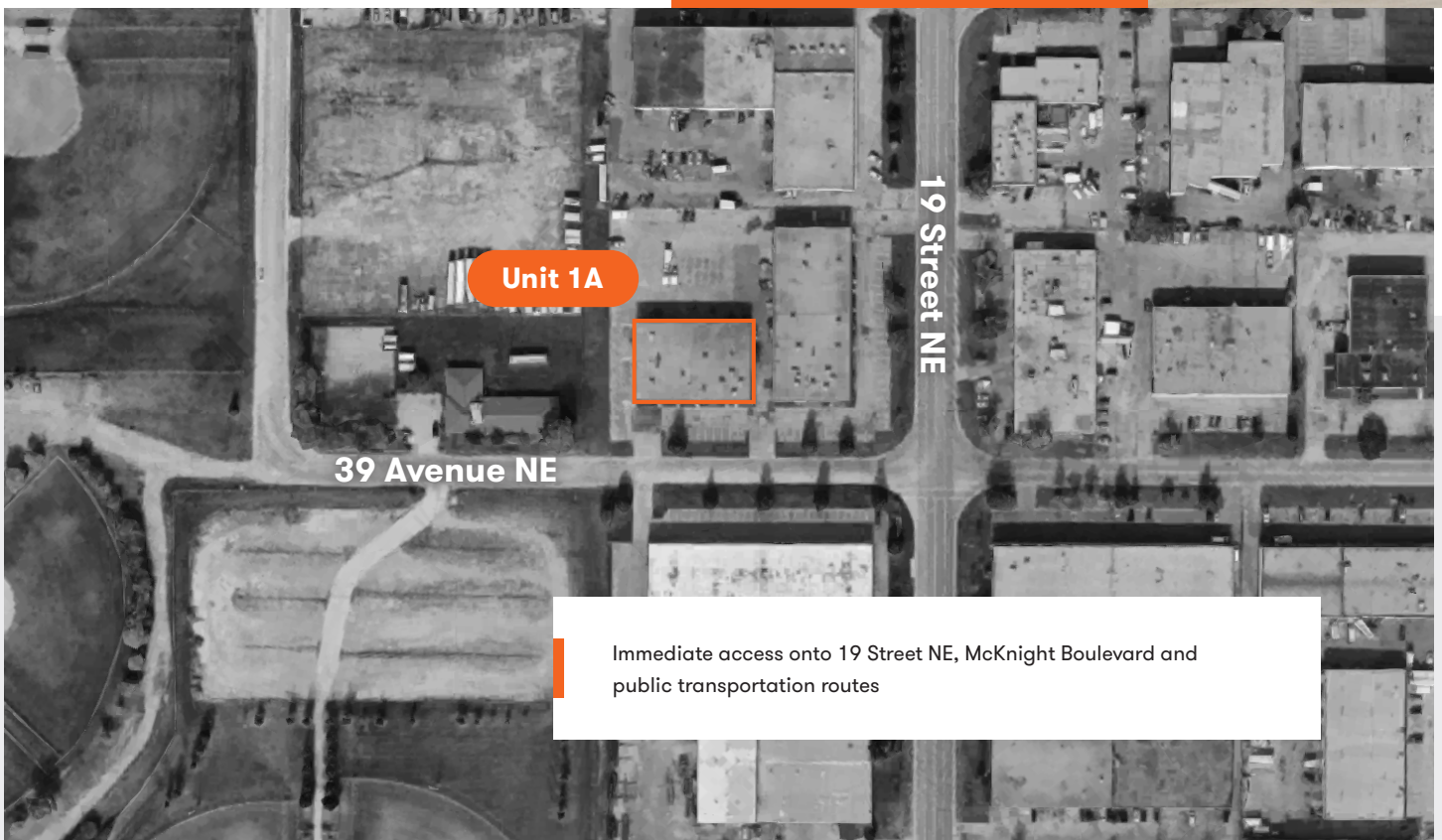
For Lease



4001A – 19 Street NE, Unit 1A

Calgary, AB

- Available September 1, 2026
- 2,877 SF
- 2nd floor walk up office space with boardroom, kitchenette, in-suite washrooms and built out offices
- Exposure onto 39 Avenue NE



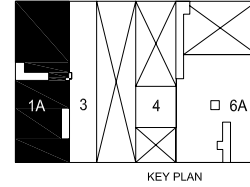
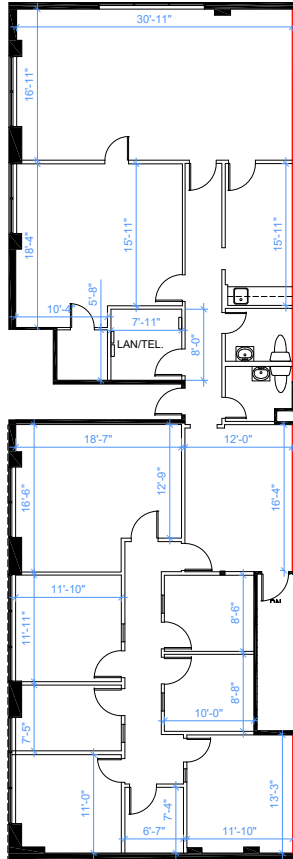
Immediate access onto 19 Street NE, McKnight Boulevard and public transportation routes

For leasing opportunities

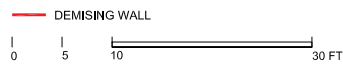
Ronna Herman, Leasing
Representative
403.689.8621 | rherman@dream.ca

Dream Industrial REIT
leasing.dream.ca

Floor Plan



Note: Drawings dimensions 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.



UNIT 1A
RENTABLE AREA = 2,877 S.F.
 ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIIR INDUSTRIAL STANDARD ANSI/BOMA Z65-2.2012 - METHOD A

Available area:	Loading:	Ceiling Height:	Power:
2,877 SF	N/A	N/A	N/A
Availability:	Rental Rates:	Operating Costs:	Zoning:
September 1, 2026	Market Rates	CAM \$4.81 TAX \$4.67 (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.