

FOR LEASE

WESTMINSTER BUILDING B

NAICommercial

dream 
industrial REIT

9665 - 45 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- 1,368 sq.ft.± second floor office space available
- Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street
- Nicely appointed office build out
- Owned and managed by Dream Industrial Management Corp.



CHAD GRIFFITHS

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

ADDITIONAL INFORMATION

SIZE 1,368 sq.ft.±

LEGAL DESCRIPTION Plan 0623454, Block 5, Lot 20B

ZONING BE (Business Employment)

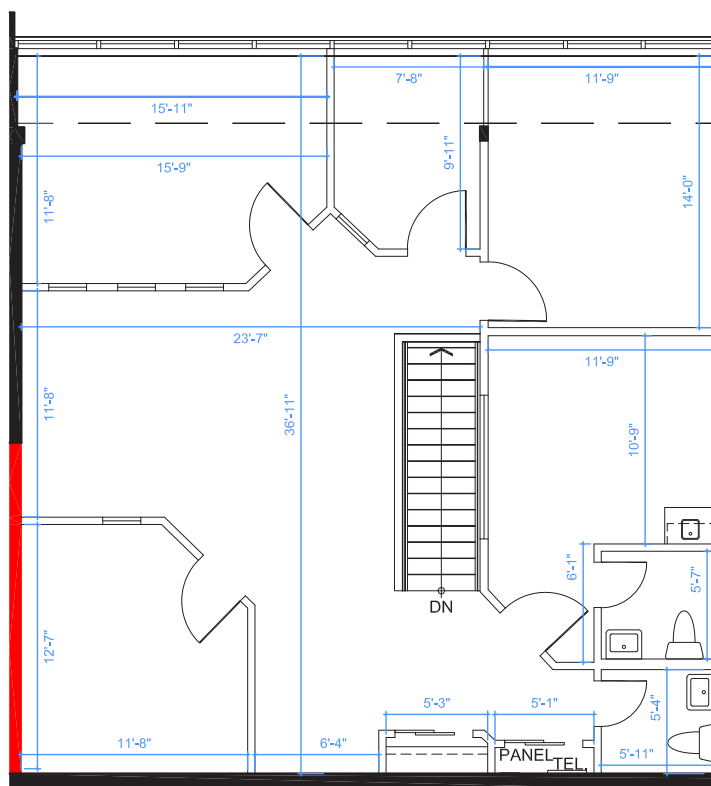
AVAILABLE November 1, 2026

NET RENTAL RATE Market

OPERATING COSTS \$6.50/sq.ft./annum (2026 estimate) includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities not included.



KEYPLAN

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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.



NAI Commercial is a market-leading, full service commercial real estate brokerage providing exceptional service and expertise in Edmonton and surrounding areas since 1966. We are your ideal partner given our depth of local market knowledge and the transaction volume we close on year after year for our clients.

We build our network of successful relationships based on trust and loyalty, and many of our clients choose to deal with us exclusively for all their commercial real estate needs. We offer trusted advice in Edmonton, across Canada and around the world.