

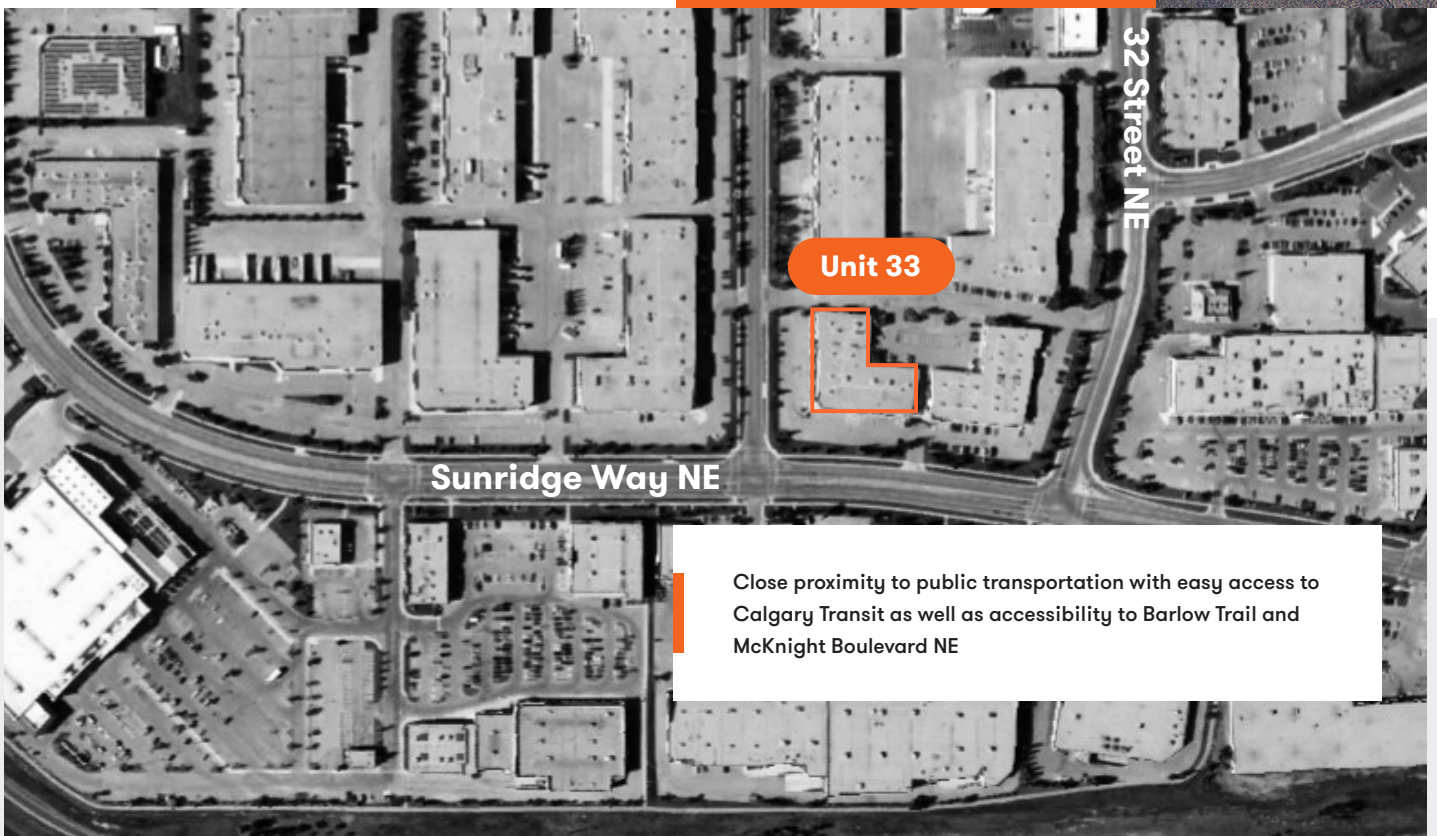
For Lease



3030 Sunridge Way NE, Unit 33

Calgary, AB

- Available October 1, 2026
- 3,022 SF
- Open workspace concept, 2 private offices, boardroom, kitchenette, designated washrooms
- Located in well-established Sunridge Business Park
- Ample surface level parking
- High curb appeal with immediate exposure to Sunridge Way NE



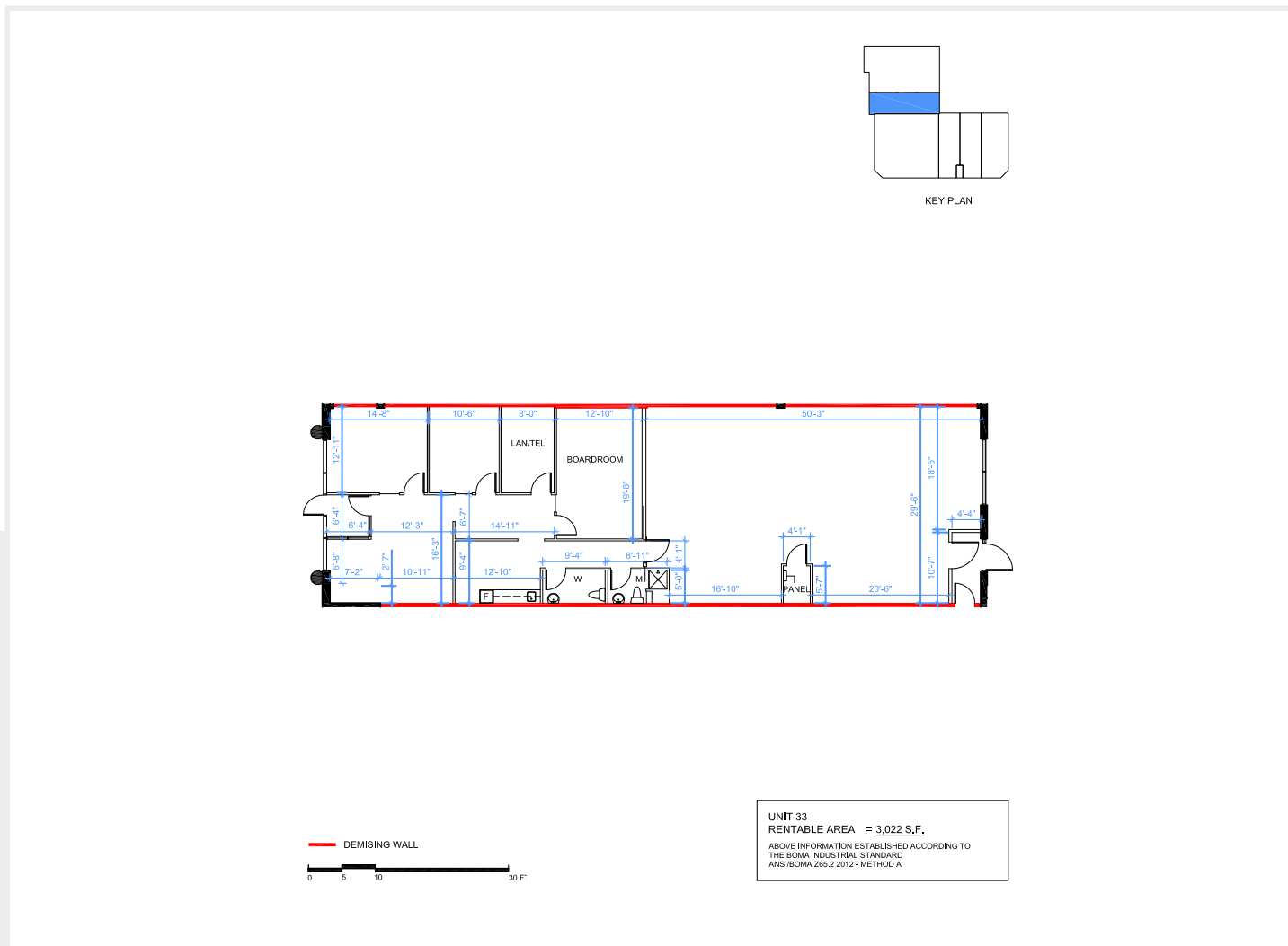
Close proximity to public transportation with easy access to Calgary Transit as well as accessibility to Barlow Trail and McKnight Boulevard NE

For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



Available area:	Availability:	Rental Rates:	Operating Costs:	Zoning:
3,022 SF	October 1, 2026	Market Rates	CAM \$4.31 TAX \$2.74 (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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