

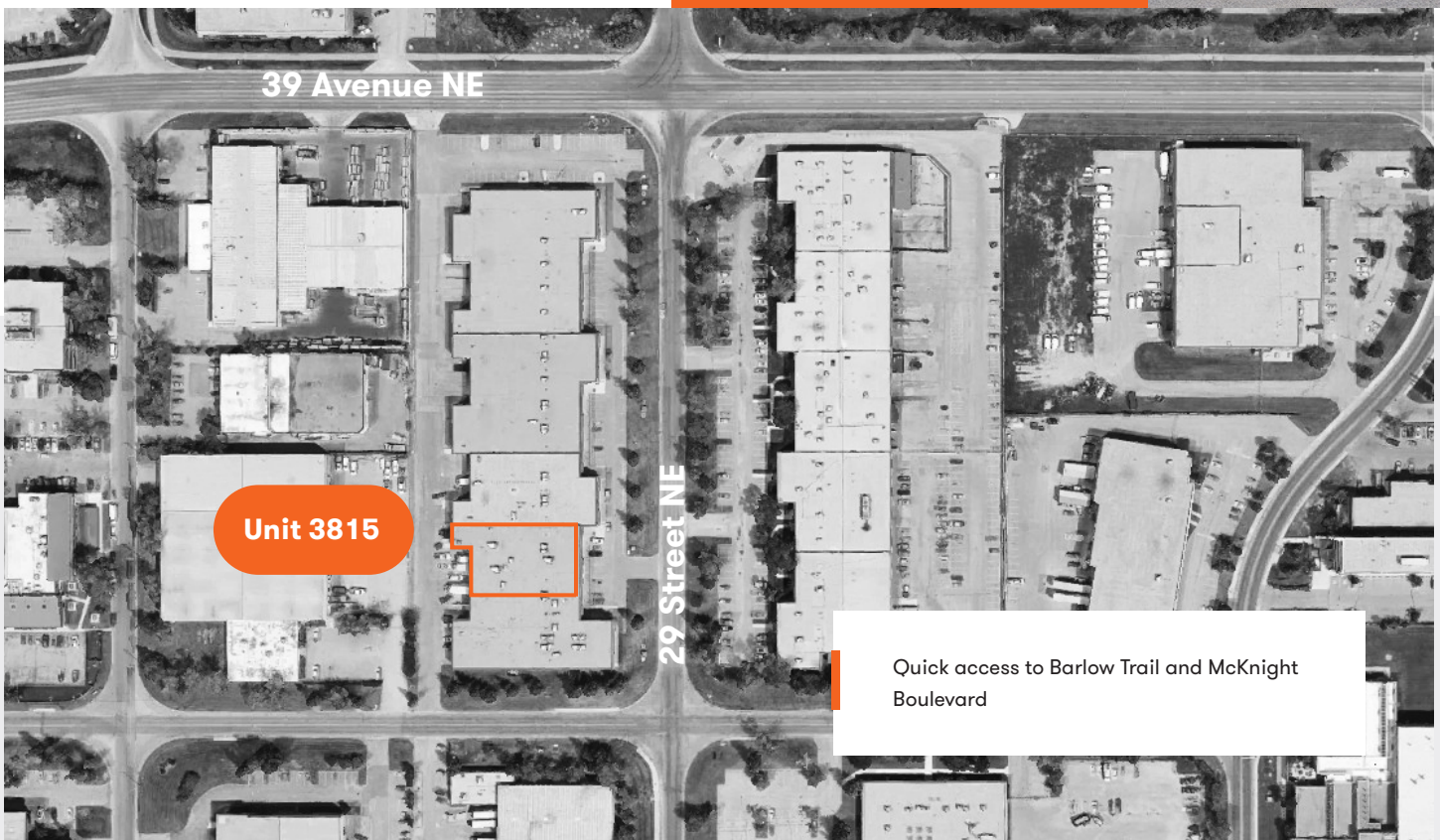
For Lease



3905 – 29 Street NE, Unit 3815

Calgary, AB

- Available Upon 30 Days' Notice
- 13,451 SF
- Additional 3,665 sf of mezzanine
- High power
- T5 warehouse lighting, LED office lighting
- Sprinklered
- Freezer/coolers will be removed
- (1) drive-in loading door - 10' x 10' - automatic
- (3) dock loading doors - 8' x 10'
- Exposure onto 29 Street NE



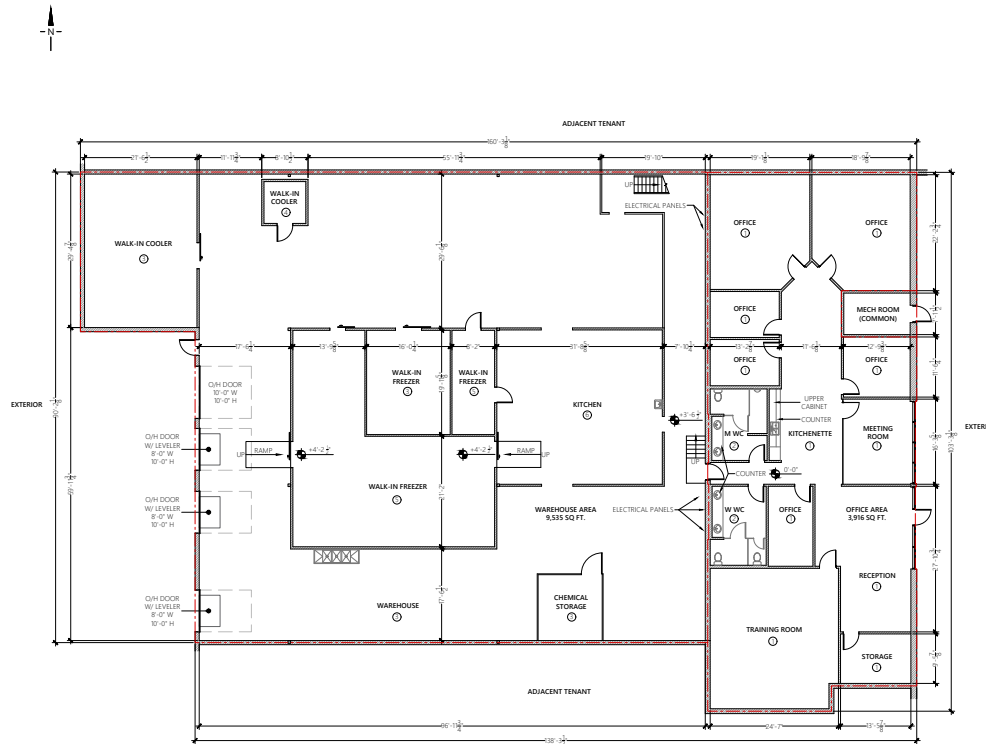
For leasing opportunities

Ford Williams, Director, Portfolio Management
403.700.9794 | fwilliams@dream.ca

Dream Industrial REIT
leasing.dream.ca



Floor Plan



MAIN LEVEL

3815
29 ST NE
CALGARY, AB

PREPARED FOR:



ERICKSON@DREAM.CA

MEASUREMENT STANDARD:
ANSI/BOMA Z65.2-2019

LAND USE:
I-G

OCCUPANT AREA:
13,451 SQ. FT.

CERTIFICATE:

WE VISITED 29 ST NE, CALGARY, ALBERTA SPACE #3815 ON 10/02/2026 TO CONFIRM THE CONSTRUCTED AREA MEASURED IN ACCORDANCE WITH THE ABOVE CITED STANDARD MEASURED FROM THE OUTERMOST ARCHITECTURAL FINISH AT EXTERIOR WALLS EXCLUSIVE OF DECORATIVE PROJECTIONS, THE TENANT SIDE OF WALLS SEPARATING TENANTS FROM COMMON AREA OR "MAJOR VERTICAL PENETRATIONS" AND THE CENTRE OF ANY EXISTING WALLS. WE VERIFY THE "OCCUPANT AREA" OF THE PREMISES TO BE 13,451 SQUARE FEET.

- CEILING HEIGHT 9'-0" AFF (224 ACOUSTIC TILE)
- CEILING HEIGHT 8'-11" AFF (OFFSHORE)
- CEILING HEIGHT 20'-0" AFF (METAL DECKING)
- CEILING HEIGHT 18'-0" AFF (METAL CWB)
- CEILING HEIGHT 19'-0" AFF (METAL I-BEAM)
- CEILING HEIGHT 17'-0" AFF (INSULATED METAL PANEL)
- CEILING HEIGHT 17'-0" AFF (INSULATED METAL PANEL)
- CEILING HEIGHT 9'-30" AFF (224 ACOUSTIC TILE)

Jordan Sanges 10/02/26
DATE
JORDAN SANGES
PRINCIPAL OPERATIONS

SURVEYED BY: CS PREPARED BY: CB

DRAWING TITLE:
MAIN LEVEL AREA SURVEY

SURVEY DATE: 10/02/26 SHEET: AB-A02

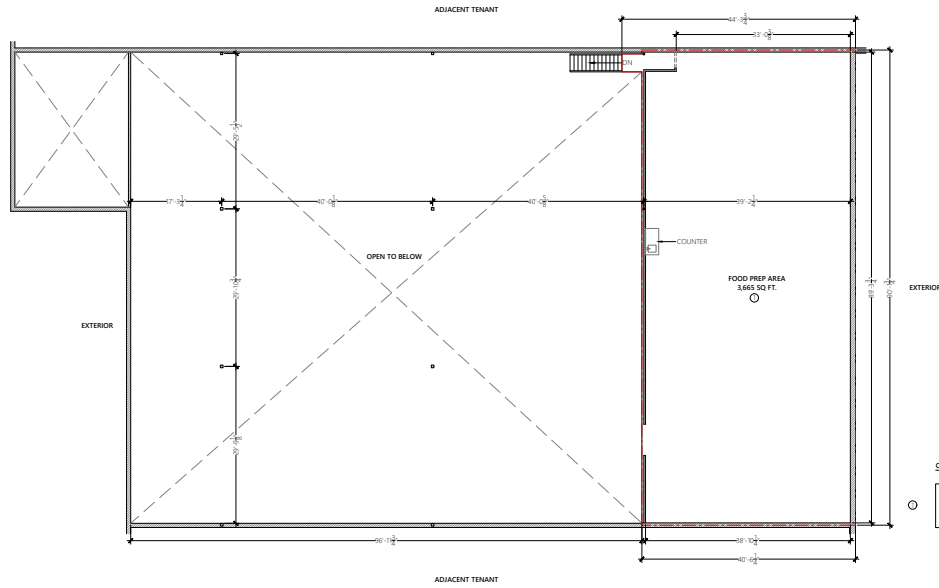
PROJECT NUMBER: 5242



1 MAIN LEVEL AREA SURVEY

Available area:	Loading:	Ceiling Height:	Power:
13,451 SF	4 Dock Doors	18'	800 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
30 Days' Notice	Market Rates	CAM \$3.09 (Plus Mgmt Fee) TAX \$3.28 (est. 2026)	I-G (Industrial General)

Floor Plan



CEILING HEIGHTS

CEILING HEIGHT	11'-3" AFF
(METAL DECKING)	9'-3" AFF
(METAL C/WL)	9'-3" AFF

MEZZANINE
3815
29 ST NE
CALGARY, AB

PREPARED FOR:



IRICKSON@DREAMCA

MEASUREMENT STANDARD:
ANSI/BOMA Z65.2-2019

LAND USE:
I-G
OCCUPANT AREA:
3,665 SQ. FT.

CERTIFICATE:
WE VISITED 29 ST NE, CALGARY, TENANT SPACE #815 ON 12/02/2026 TO CONFIRM THE CONSTRUCTED AREA, MEASURED IN ACCORDANCE WITH THE ABOVE CITED STANDARD, MEASURED FROM THE OUTERMOST ARCHITECTURAL FINISH AT EXTERIOR WALLS, EXCLUDING OF DECORATIVE PROJECTIONS, THE TENANT SIDE OF WALLS SEPARATING TENANTS FROM COMMON AREA OR "MAJOR VERTICAL PENETRATIONS" AND THE CENTRE OF ANY EEMINGS WALLS. WE VERIFY THE "OCCUPANT AREA" OF THE PREMISES TO BE 3,665 SQUARE FEET.

Jordan Sages 13/02/2026
JORDAN SAGES DATE
PRINCIPAL OPERATIONS

SURVEYED BY:	PREPARED BY:
CS	CB

DRAWING TITLE
MEZZANINE AREA SURVEY

SURVEY DATE:	SHEET:
12/02/26	AB-A03

PROJECT NUMBER: 1242
As Built
MEASURING SERVICES
+1 (587) 374-0828 info@asbuiltmeasuring.com.ca

Photos



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.