

For Lease



7710 – 5 Street SE, Unit 114

Glenmore Business Park | Calgary, AB

- Availability Negotiable
- 1,548 SF
- One year free underground parking with 5 year term
- Open area, 3 offices, kitchen
- Major exterior building **upgrade** completed
- Parking: 1 per 625 sf
 - surface (free of charge)
 - heated underground (\$75/stall/month)



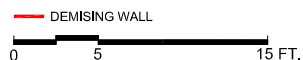
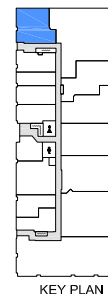
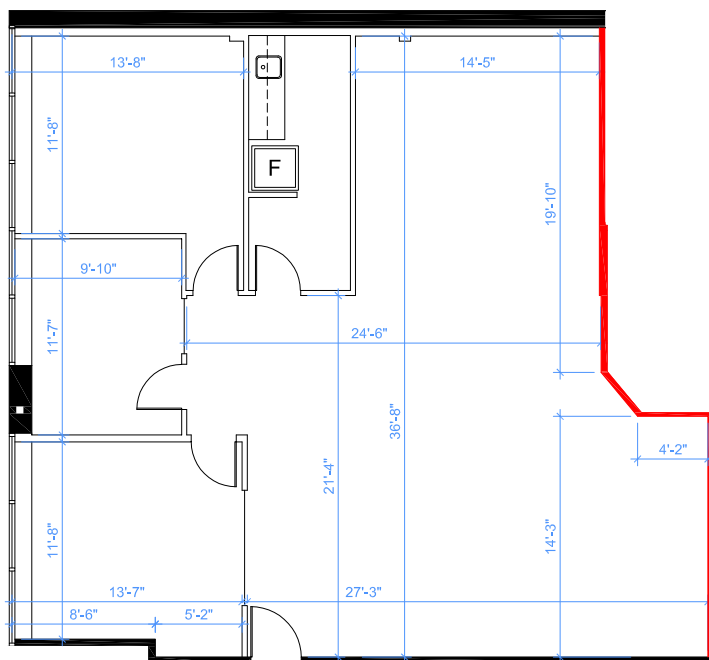
Centrally located off Glenmore Trail and Blackfoot Trail. Excellent nearby amenities including the Calgary Farmers' Market and Deerfoot Meadows Shopping District. Transit route 410 services the park.

For leasing opportunities

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Dream Industrial REIT
leasing.dream.ca

Floor Plan



SUITE 114
RENTABLE AREA = 1,548 SF

ABOVE INFORMATION ESTABLISHED ACCORDING
 TO ANSI / BOMA Z65.1 1996

Available area:	HVAC Hours:	Internet Service Providers:	Building Hours:
1,548 SF	24/7	Fibre (Telus/Shaw)	6am – 6pm daily (Stat Holidays closed)
Availability:	Rental Rates:	Operating Costs:	Zoning:
Negotiable	Market Rates	CAM \$11.16 TAX \$4.34 (est. 2024)	I-G (Industrial General)