

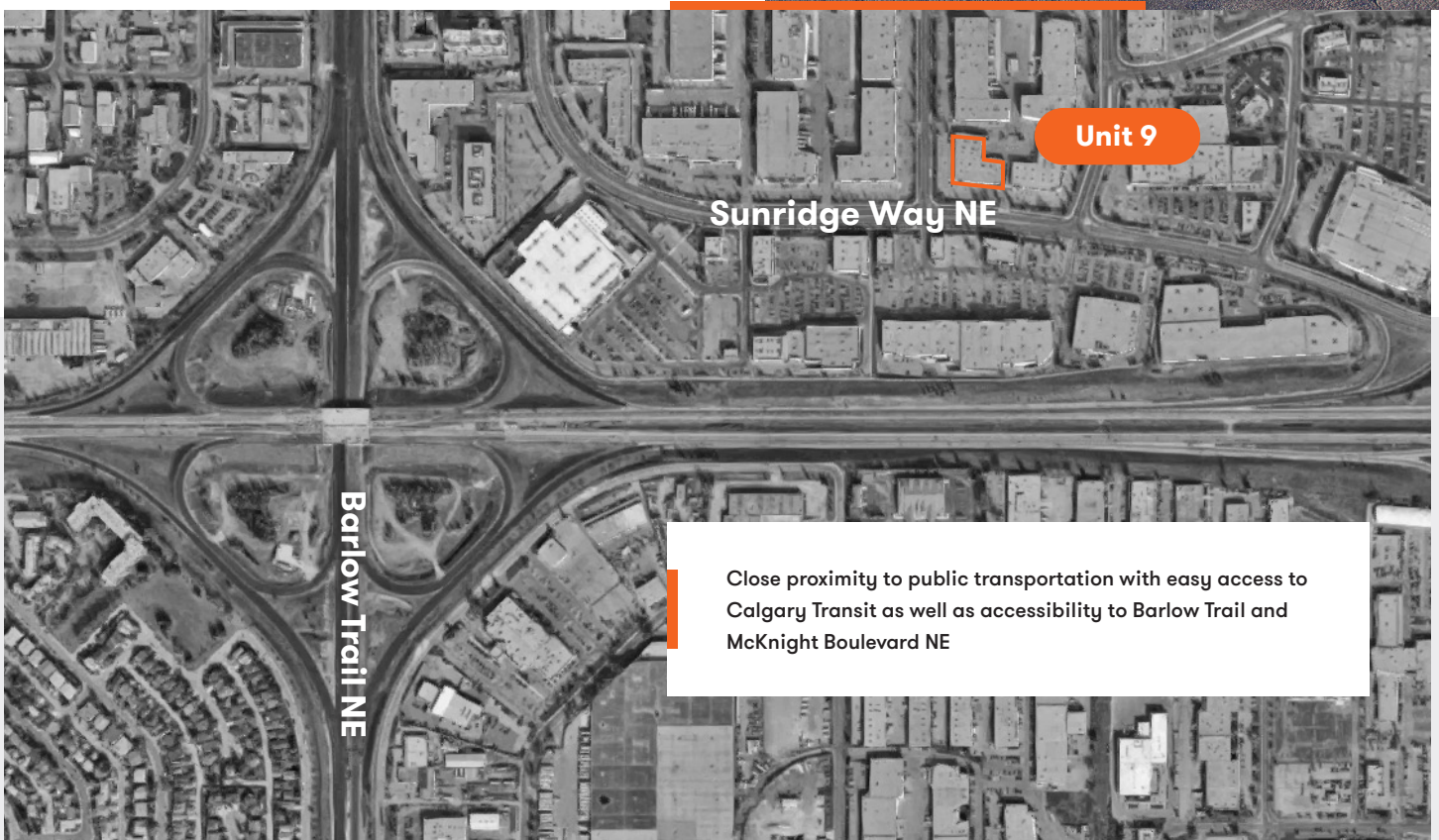
For Lease



3030 Sunridge Way NE, Unit 9

Calgary, AB

- Available October 1, 2024
- 2,695 SF
- Separately demised office space
- Ample surface level parking
- Located in well-established Sunridge Business Park
- High curb appeal with immediate exposure to Sunridge Boulevard



Unit 9

Sunridge Way NE

Barlow Trail NE

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

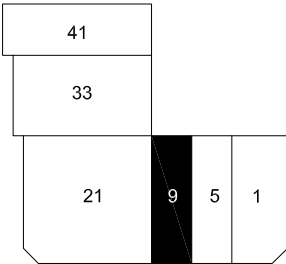
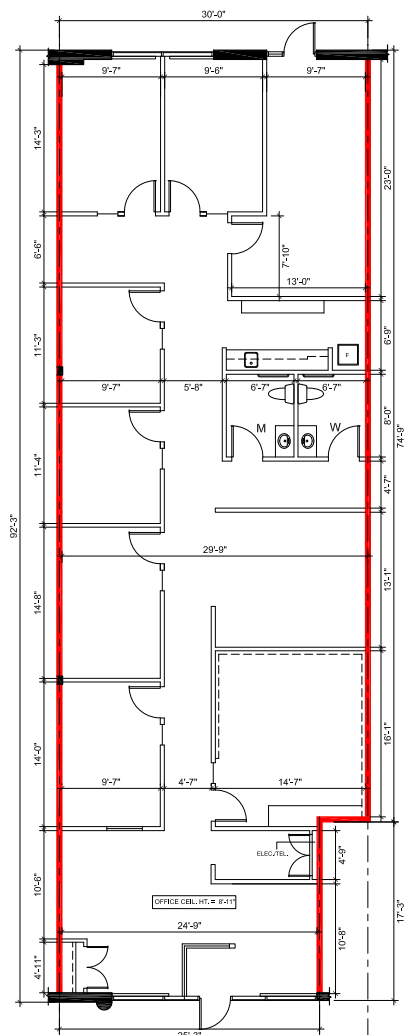
For leasing opportunities

Bryon Leece, Senior Manager, Leasing
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Dream Industrial REIT
leasing.dream.ca



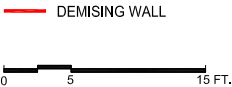
Floor Plan



KEY PLAN

UNIT 9
RENTABLE AREA = 2,695 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO
THE BOMA INDUSTRIAL STANDARD
ANSI/BOMA Z65.2 2012 - METHOD A



Available area:	Availability:	Rental Rates:	Operating Costs:	Zoning:
2,695 SF	October 1, 2024	Market Rates	CAM \$4.03 TAX \$2.25 (est. 2024)	DC (Direct Control)