

# GLENMORE BUSINESS PARK



550 - 71 AVENUE SE, 7710 - 5 STREET SE, 610 - 70 AVENUE SE  
CALGARY, AB



# ABOUT THE PROPERTY

Welcome to **Glenmore Business Park**, a modern business hub strategically located off the intersection of Blackfoot Trail and Glenmore Trail. Surrounding amenities include Chinook Mall, Deerfoot Meadows, Calgary Farmers' Market South, and so much more. The site is equipped with top-notch infrastructure including high-speed fibre internet and ample parking, as well as easy access to transit stops. Flexible leasing options are available to accommodate businesses of all sizes and industries, from short-term leases to long-term commitments.

## HIGHLIGHTS

- Exterior upgrades to all buildings
- 52,000 vehicles per day along Blackfoot Trail
- 12 minutes to Downtown Calgary and 20 minutes to the Calgary International Airport
- I-G zoning allowing for a wide variety of uses
- Surface and underground parking available (except for 610 70 Avenue SE, only surface available)
- Surrounded by excellent amenities
- Warehouse opportunities available in the park ranging from 2,700 sf to 24,497 sf
- 24/7 HVAC
- Furniture available

# PROPERTY FEATURES

## 550 - 71 Avenue SE



**Space Available:** Suite 150: 11,046 sf  
Suite 220: 5,081 sf  
Suite 230: 7,060 sf  
Suite 250: 5,044 sf

**Availability:** Immediately

**Parking:** 1 per 436 sf  
Underground: \$75/stall/month

**Rates:** Market

**Op Costs:** \$15.50 psf (2024)

**Zoning** I-G (Rezoning underway to accommodate medical uses)

## 7710 - 5 Street SE



**Space Available:** Suite 104: 679 sf  
Suite 112: 917 sf  
Suite 200A: 2,392 sf  
Suite 208: 1,286 sf  
Suite 211: 1,284 sf

**Availability:** Immediately, except  
Suite 104 & 112: Mar 1, 2025  
Suite 208: 30 days'

**Parking:** 1 per 377 sf  
Underground: \$75/stall/month

**Rates:** Market

**Op Costs:** \$15.50 psf (2024)

**Zoning:** I-G

## 610 - 70 Avenue SE



**Space Available:** Suite 206-210: 7,802 sf

**Availability:** Immediately

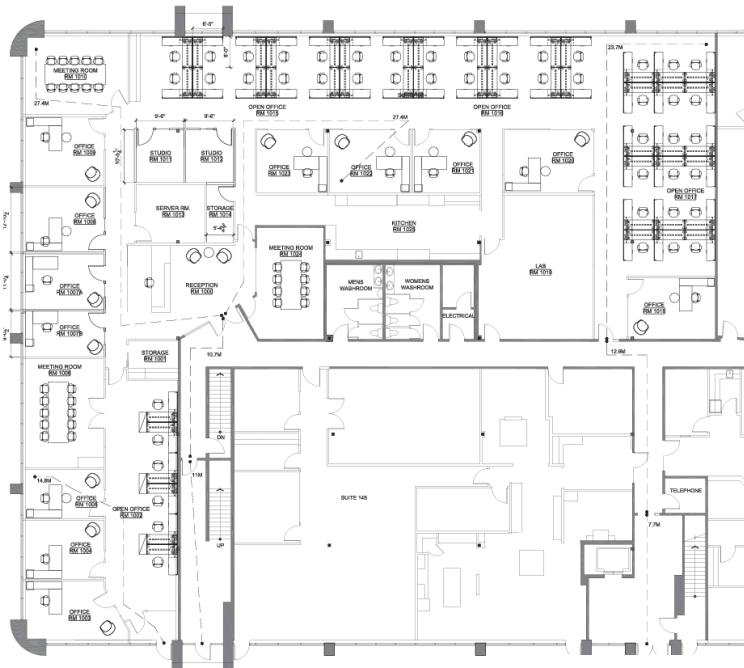
**Parking:** 1 per 350 sf

**Rates:** Market

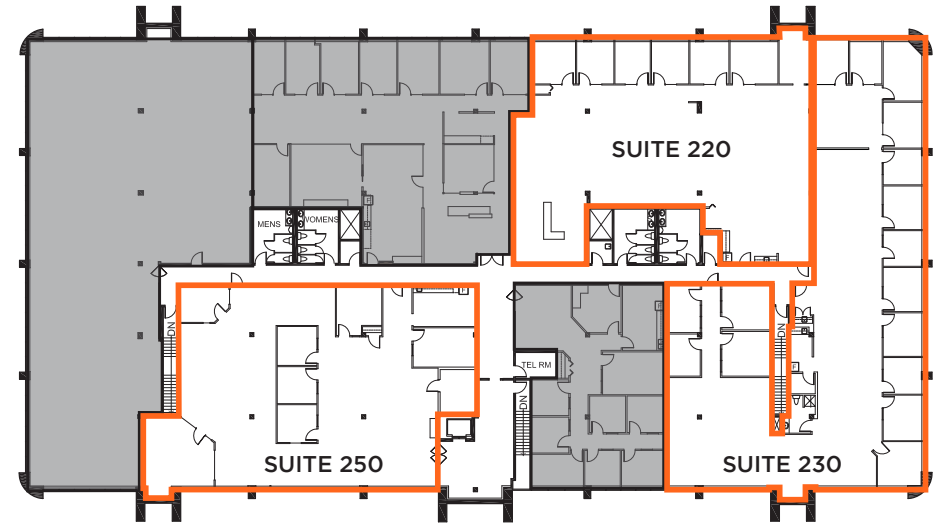
**Op Costs:** \$12.50 psf (2024)

**Zoning** I-G

# FLOOR PLANS



**SUITE 150: 11,046 SF**  
DEMISABLE TO 2,500 SF



## SECOND FLOOR

360° SUITE 220: 5,081 SF  
360° SUITE 230: 7,060 SF  
360° SUITE 250: 5,044 SF

CONTIGUOUS  
TO 12,141 SF AND  
DEMISABLE FROM  
1,500 SF

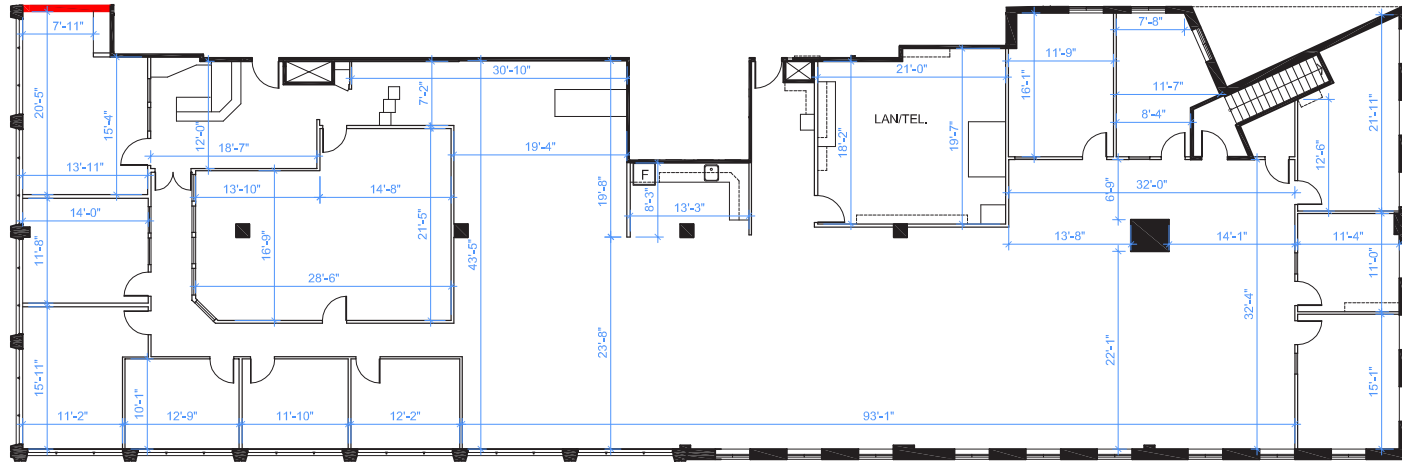
## 550-71 AVENUE SE

- Recently painted building exterior and common area upgrades
- Suite 150 comes fully furnished, Suites 200, 230, and 250 are partially furnished
- Heated underground parking available
- Building offers handicap accessible ramp and convenient bike storage
- Short term leasing available





# FLOOR PLANS



**360° SUITE 206-210: 7,802 SF**  
**\* DEMISABLE**

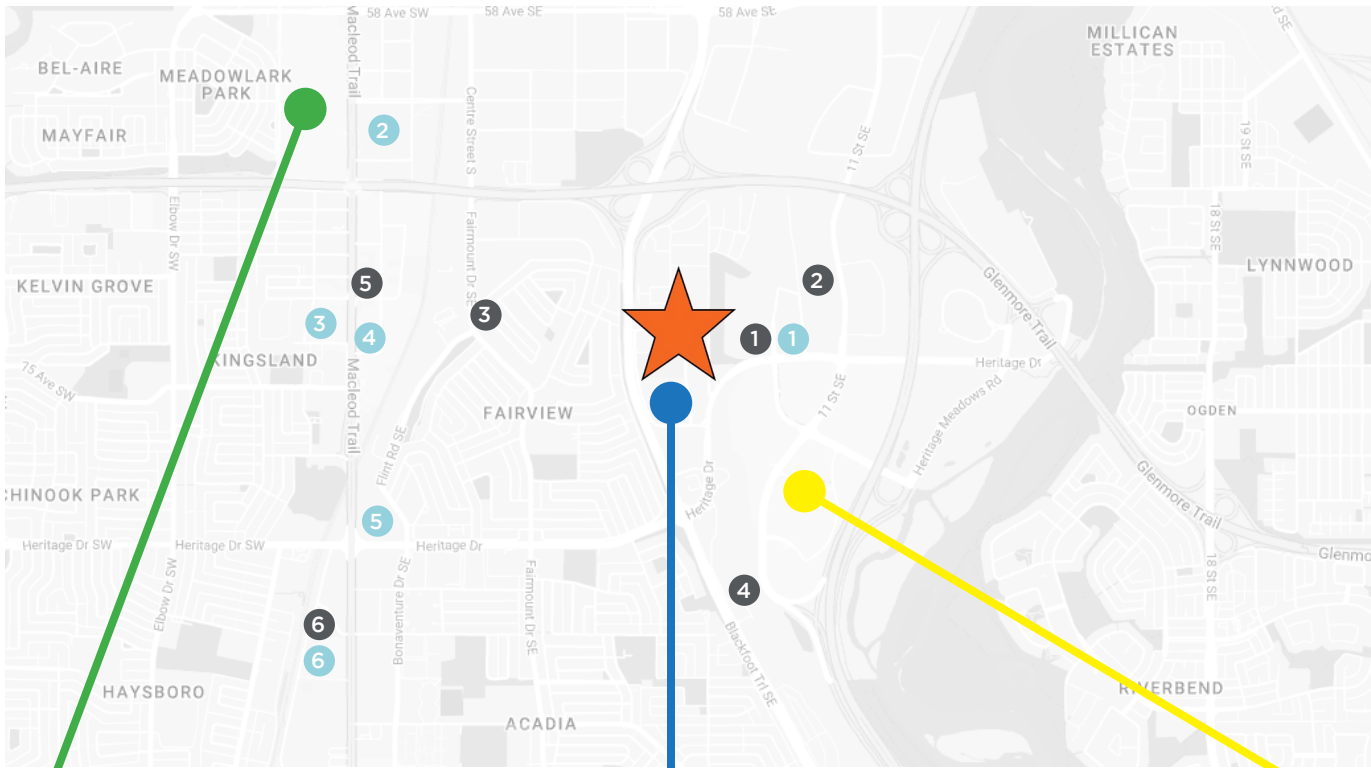
## 610-70 AVENUE SE

- Recent exterior and common area renovations
- Surface parking available, free of charge
- New carpet, paint, and lights
- Short term leasing available



# AMENITY MAP

- 1 Tim Hortons, Boston Pizza, Noodle Box
- 2 Benny's Breakfast Bar, European Market Deli
- 3 Pita Queen, Beirut Street Food
- 4 Starbucks, Les Moulins La Fayette
- 5 Cactus Club, The Keg Steakhouse, Fat Burger
- 6 Tim Hortons, Big Catch Sushi Bar, Padmanadi



- 1 Costco, Costco Gas, Dollarama, Ashley HomeStore
- 2 The Home Depot, BMO, Staples, PetSmart
- 3 Marshalls, Supplement World, Sally Beauty
- 4 A Mart, Dollarama, Kalyna European Food and Deli
- 5 Winners, HomeSense, Dollar Tree
- 6 Calgary Co-op, Scotiabank, connectFirst

## CF Chinook Centre

## Calgary Farmer's Market

## Deerfoot Meadows





**For more information  
please contact:**

**DAVID LEES**  
Executive Vice President  
Office Sales & Leasing  
403 261 1102  
[david.lees@cushwake.com](mailto:david.lees@cushwake.com)

**ADAM RAMSAY**  
Executive Vice President  
Office Sales & Leasing  
403 261 1103  
[adam.ramsay@cushwake.com](mailto:adam.ramsay@cushwake.com)

**TRENT PETERSON**  
Vice President  
Office Sales & Leasing  
403 261 1101  
[trent.peterson@cushwake.com](mailto:trent.peterson@cushwake.com)

**CUSHMAN & WAKEFIELD ULC**  
250 6 Avenue SW, Suite 2400  
Calgary, AB T2P 3H7 | Canada  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.