

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~~ LEASED

Availability: Immediately, except Suite 104 & 112: Mar 1, 2025

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

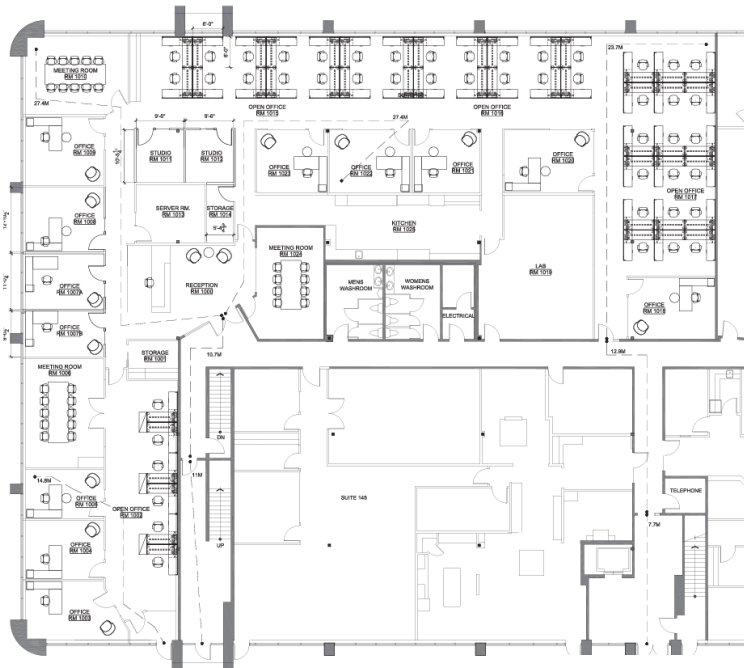
Parking: 1 per 350 sf

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

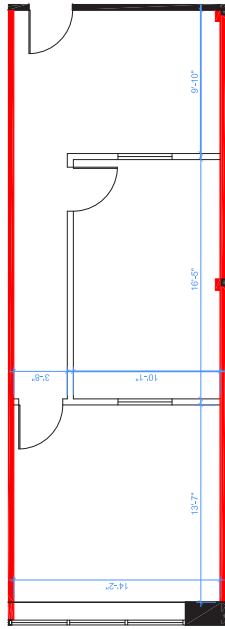


7710 - 5 STREET SE

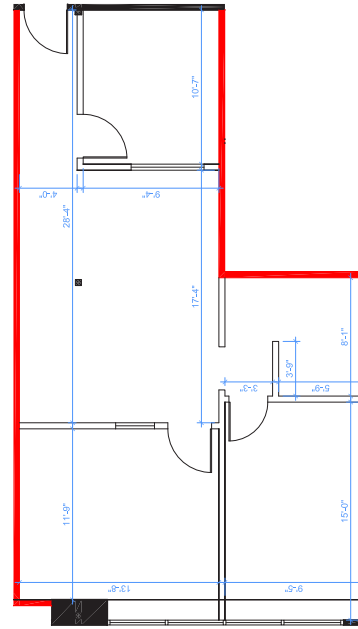
- Major exterior building upgrade completed
- Short-term leasing available
- One year free underground parking with 5 year term
- Each suite comes with at least one private office



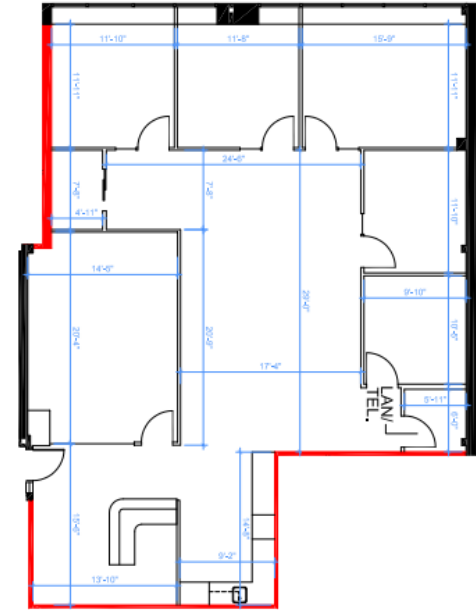
FLOOR PLANS



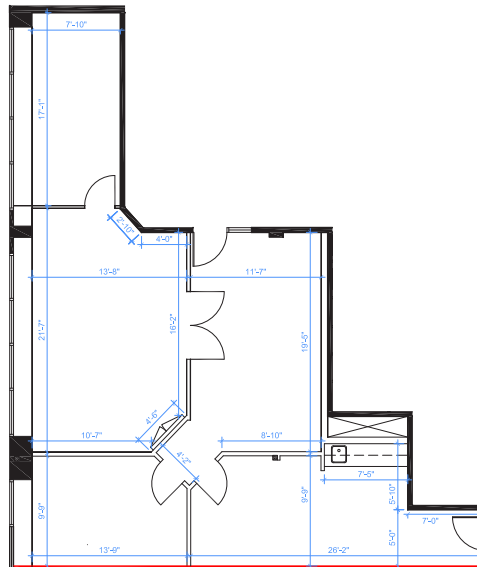
SUITE 104: 679 SF



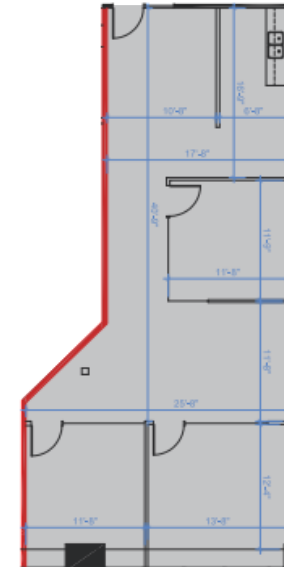
SUITE 112: 917 SF



SUITE 200A: 2,392 SF

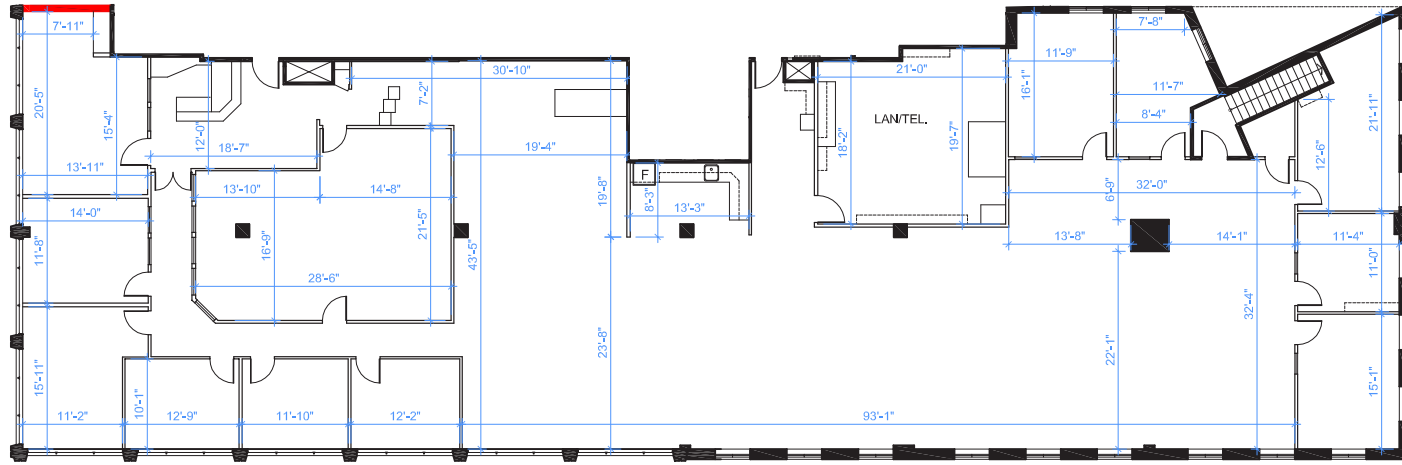


SUITE 208: 1,286 SF



~~**SUITE 211: 1,284 SF**~~
LEASED

FLOOR PLANS



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

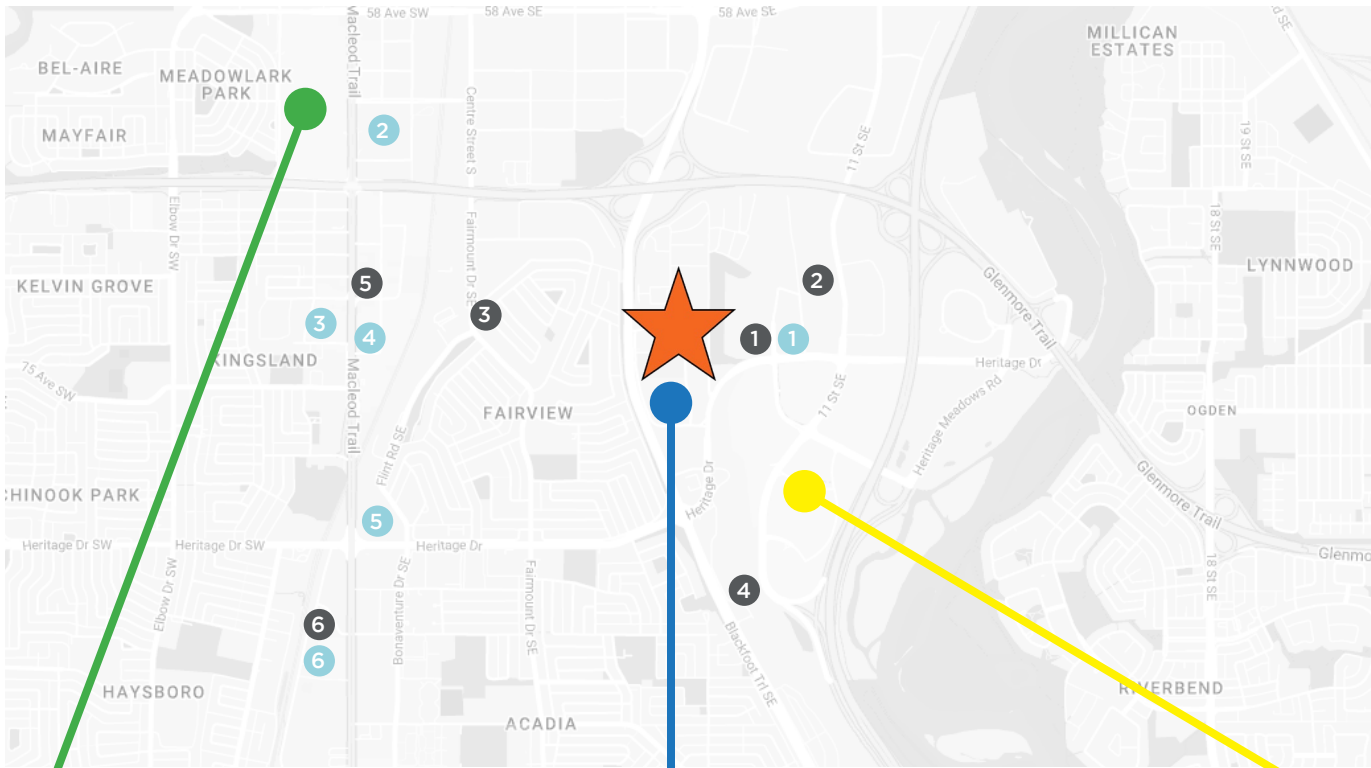
610-70 AVENUE SE

- 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





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