

For Lease



# 4001A – 19 Street NE, Unit 1

## Calgary, AB

- Available March 1, 2025
- 4,461 SF
- Office space with small warehouse portion
- Open showroom, boardroom, kitchen, 2 washrooms, 6 offices
- Excellent exposure onto 39 Avenue NE

SHORT TERM LEASE AVAILABLE



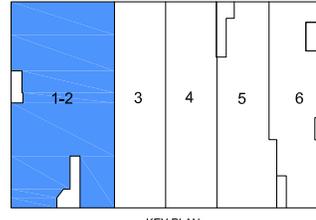
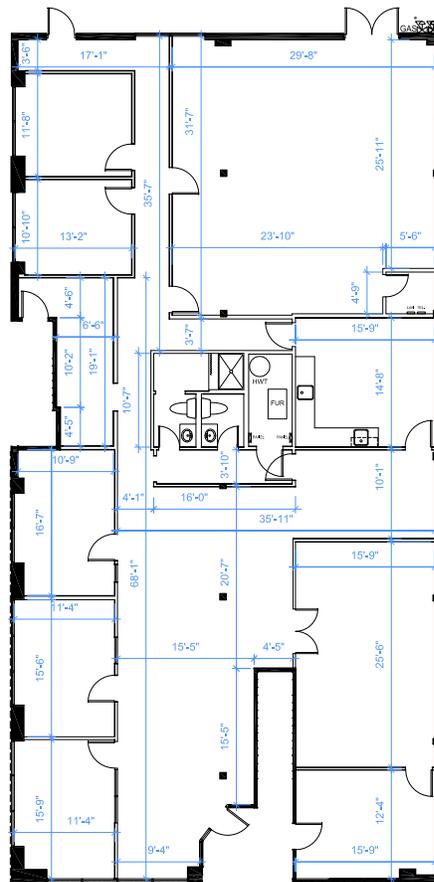
Immediate access to McKnight Boulevard and transportation routes

For leasing opportunities

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Dream Industrial REIT  
leasing.dream.ca

# Floor Plan



**UNIT 1**  
**RENTABLE AREA = 4,461 S.F.**  
 OFFICE AREA = 3,462 S.F.  
 (OFFICE AREA EXCLUDES FURNACE ROOM)  
 ABOVE INFORMATION ESTABLISHED ACCORDING TO  
 THE BOMA INDUSTRIAL STANDARD  
 ANSI/BOMA Z65.2 2012 - METHOD A



Available area:	Loading:	Ceiling Height:	Power:
<b>4,461 SF</b>	<b>N/A</b>	<b>12' (TBD)</b>	<b>100 Amps (120/208 Volts)</b>
Availability:	Rental Rates:	Operating Costs:	Zoning:
<b>March 1, 2025</b>	<b>Market Rates</b>	<b>CAM \$4.58 TAX \$4.22 (est. 2024)</b>	<b>I-G (Industrial General)</b>