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WESTMINSTER BUILDING B

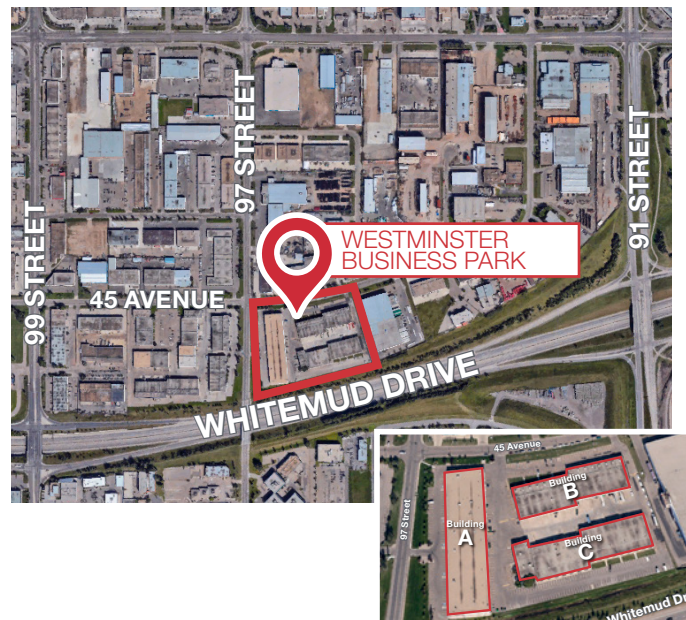
NAICommercial

dream 
industrial REIT

9695 - 45 AVENUE NW | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 2,644 sq.ft.± main floor office/warehouse available
- Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street
- Owned and managed by Dream Industrial Management Corp



CHAD GRIFFITHS

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



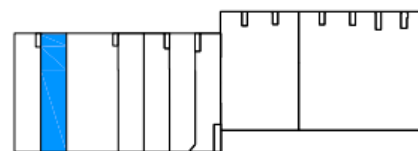
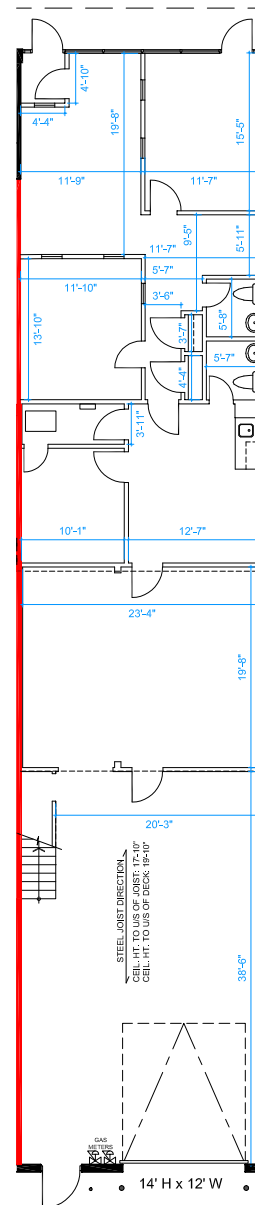
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ADDITIONAL INFORMATION

SIZE	2,644 sq.ft.±
LEGAL DESCRIPTION	Lot 20B, Block 5, Plan 0623454
POWER	120/208V, 100A
AVAILABLE	March 1, 2026
NET RENTAL RATE	Market
OPERATING COSTS	\$5.56/sq.ft./annum (2025 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities not included.



KEYPLAN

FOR ILLUSTRATIVE PURPOSES ONLY • MAY NOT BE EXACT

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Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



NAI Commercial is a market-leading, full service commercial real estate brokerage providing exceptional service and expertise in Edmonton and surrounding areas since 1966. We are your ideal partner given our depth of local market knowledge and the transaction volume we close on year after year for our clients.

We build our network of successful relationships based on trust and loyalty, and many of our clients choose to deal with us exclusively for all their commercial real estate needs. We offer trusted advice in Edmonton, across Canada and around the world.