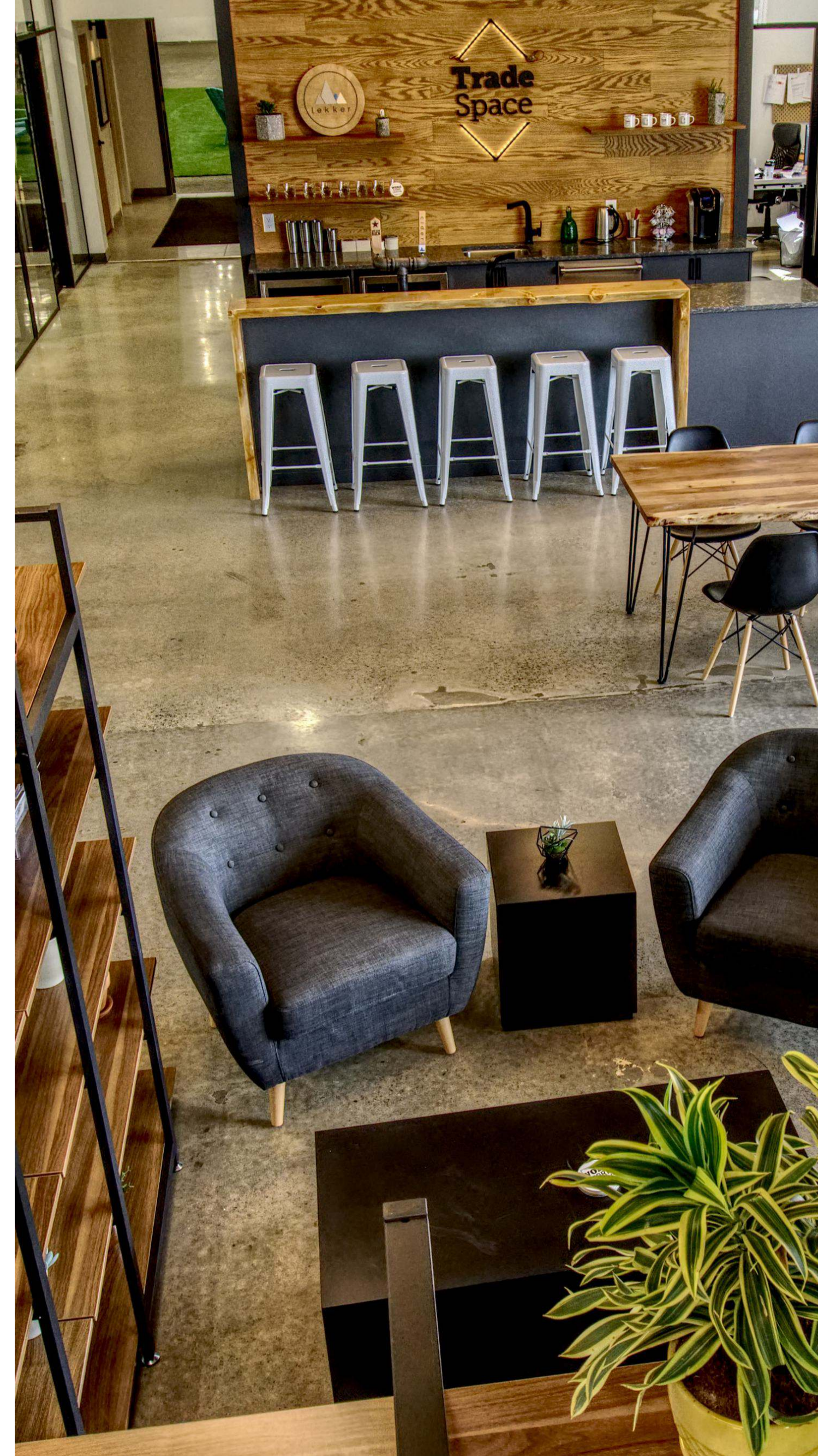


Our Space. Your Clients.



4030 8th st SE.

37,000 sq ft

Drive in lane

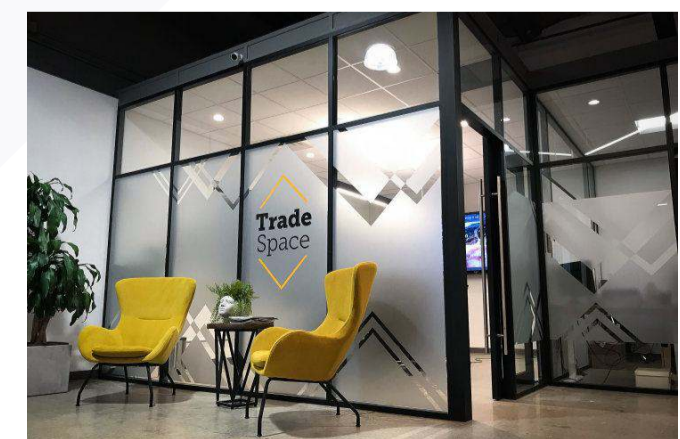
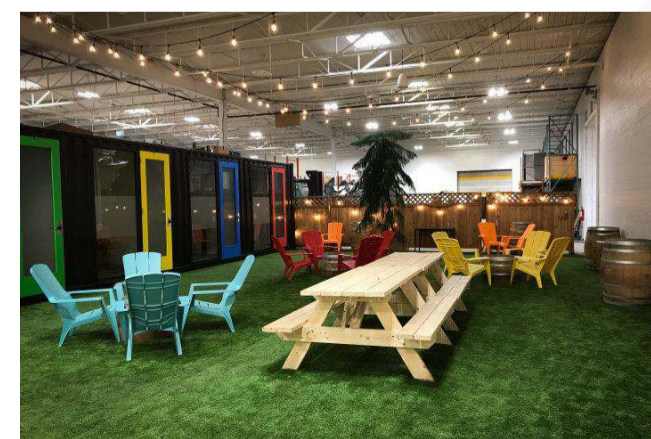
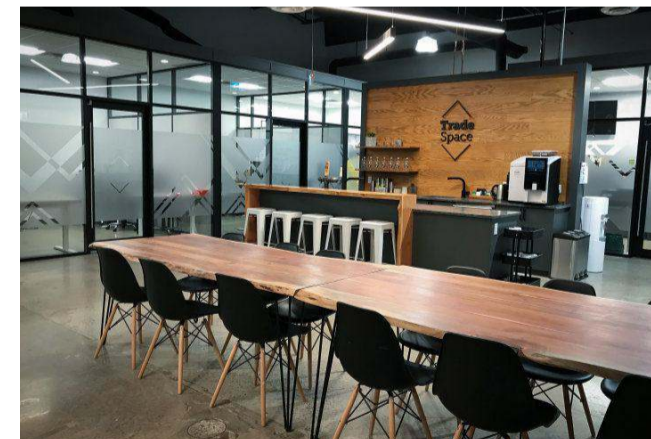
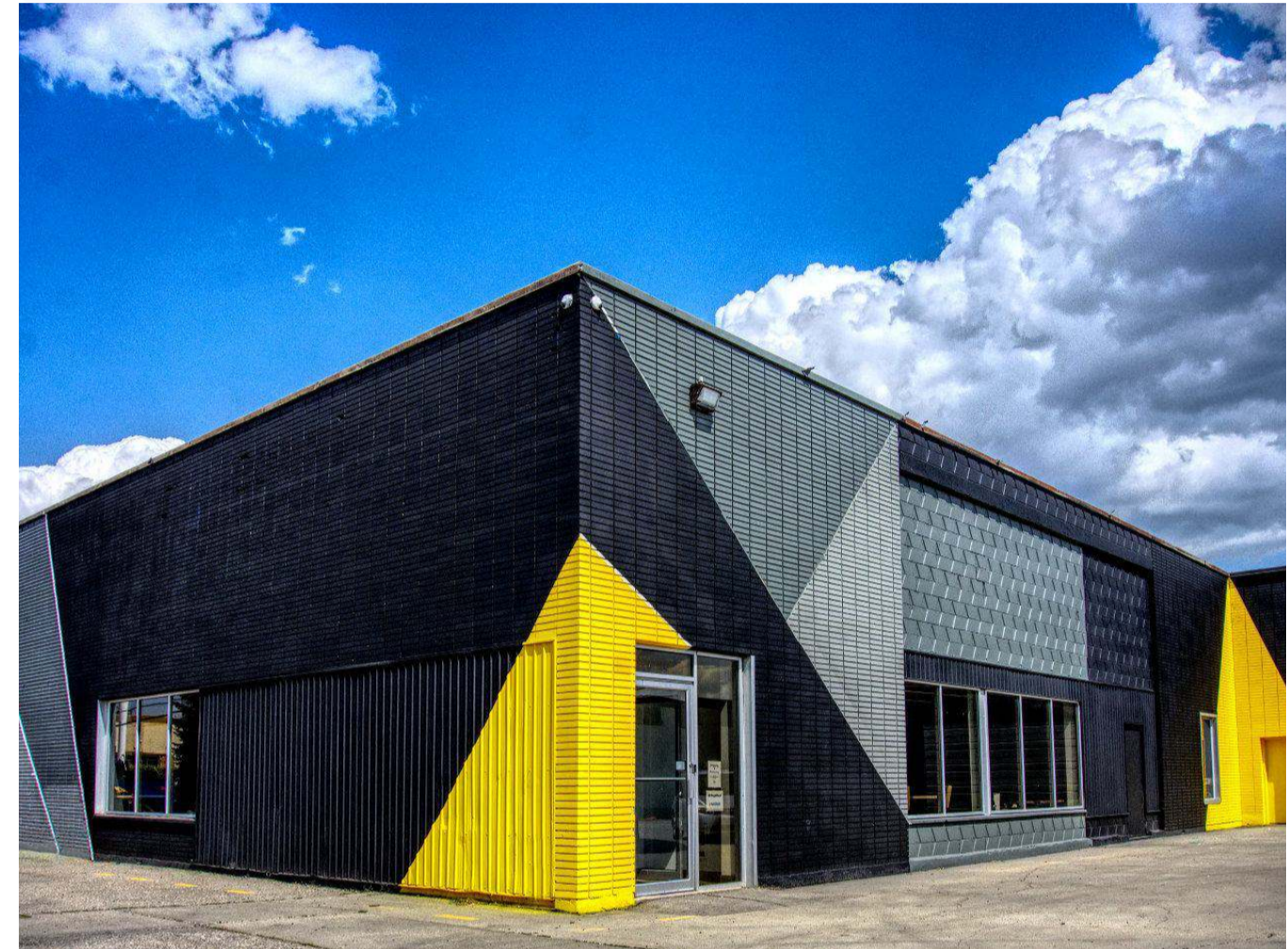
On site forklift

1 Boardroom

4 meeting rooms

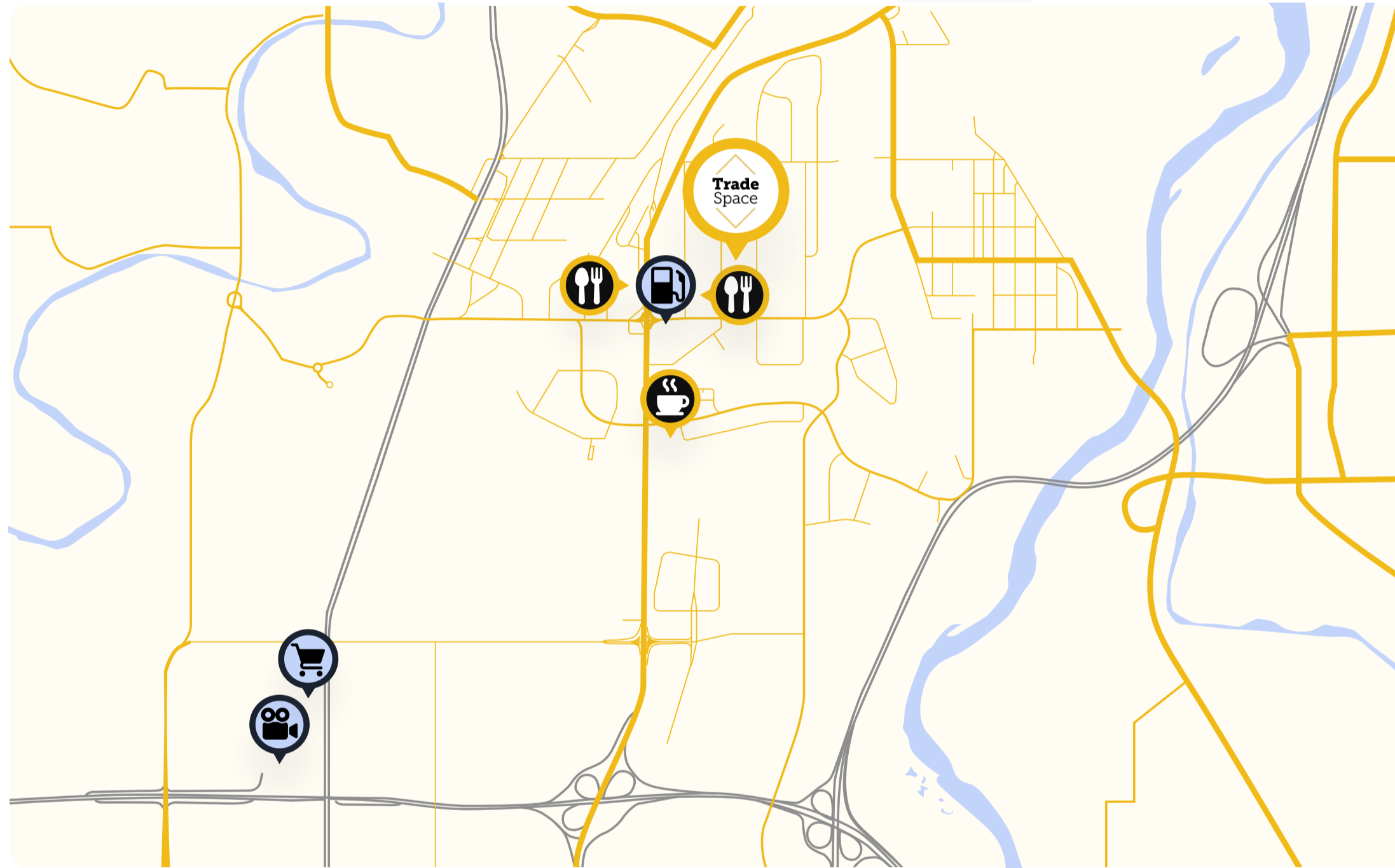
Event space

Access to
blackfoot trail







Location Overview.




4030 8th st SE



Food & Drinks

-  Crossroad Market
-  Tim Hortons
-  Subway
-  Coco Brooks Pizza

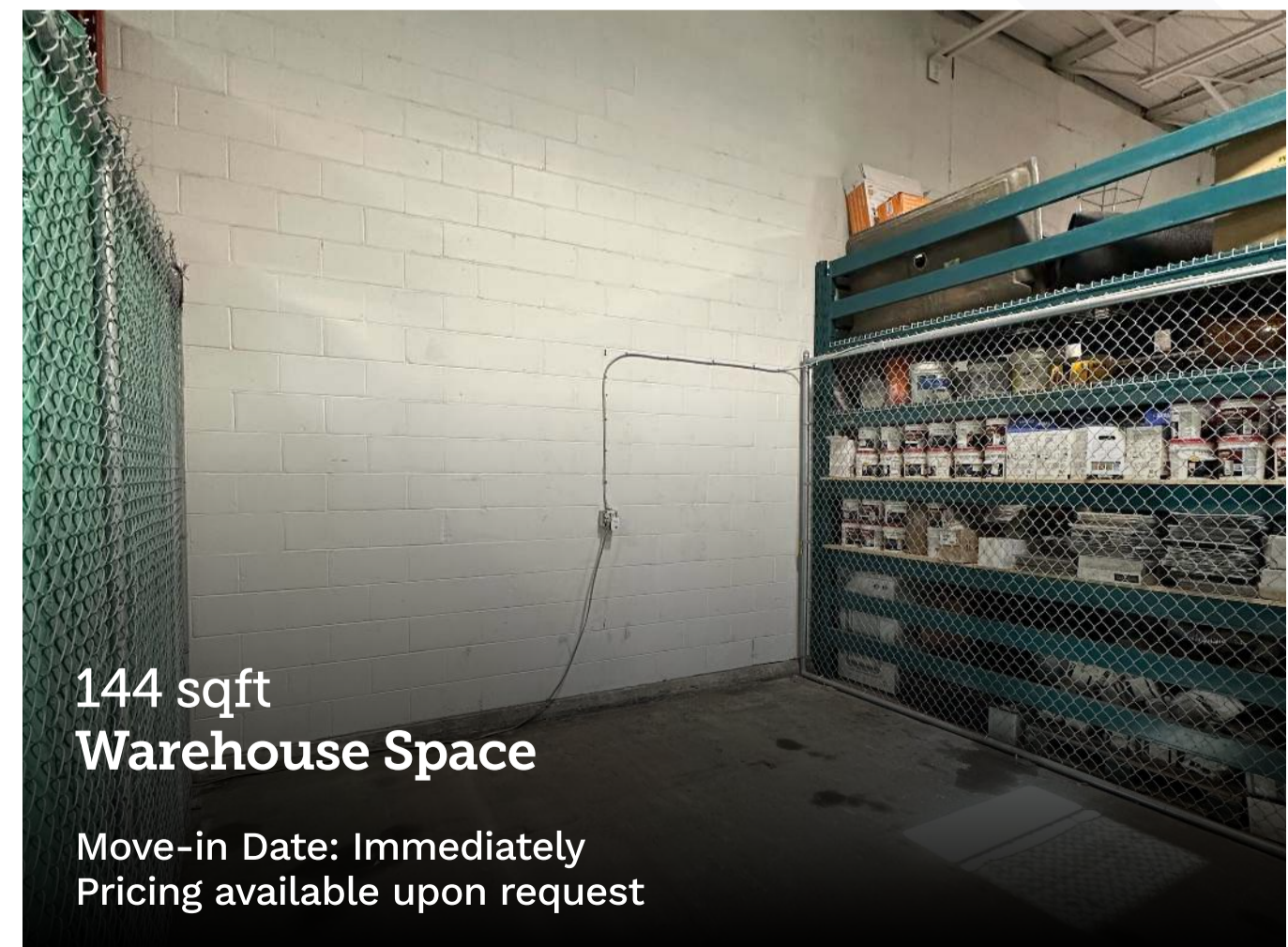
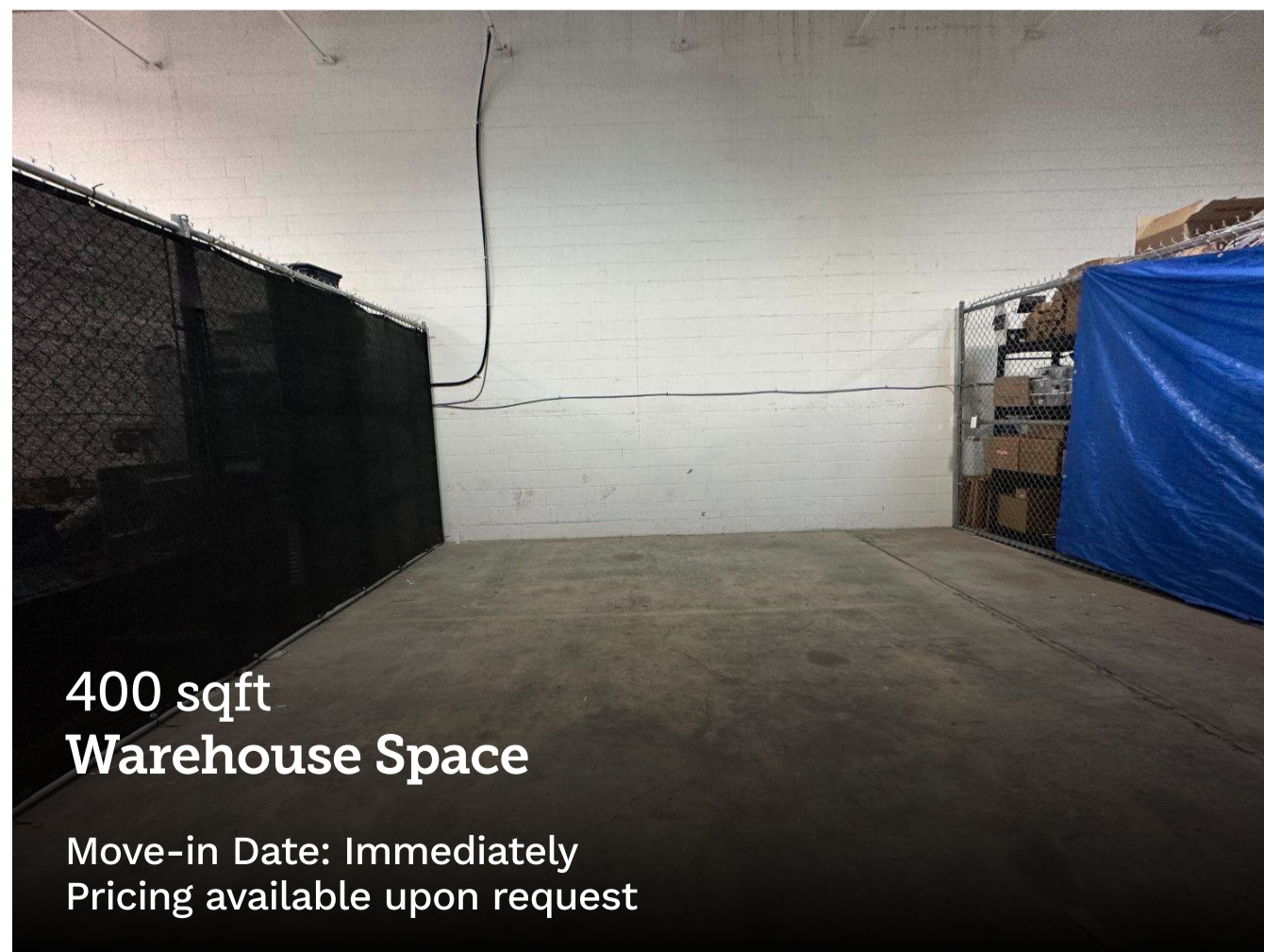
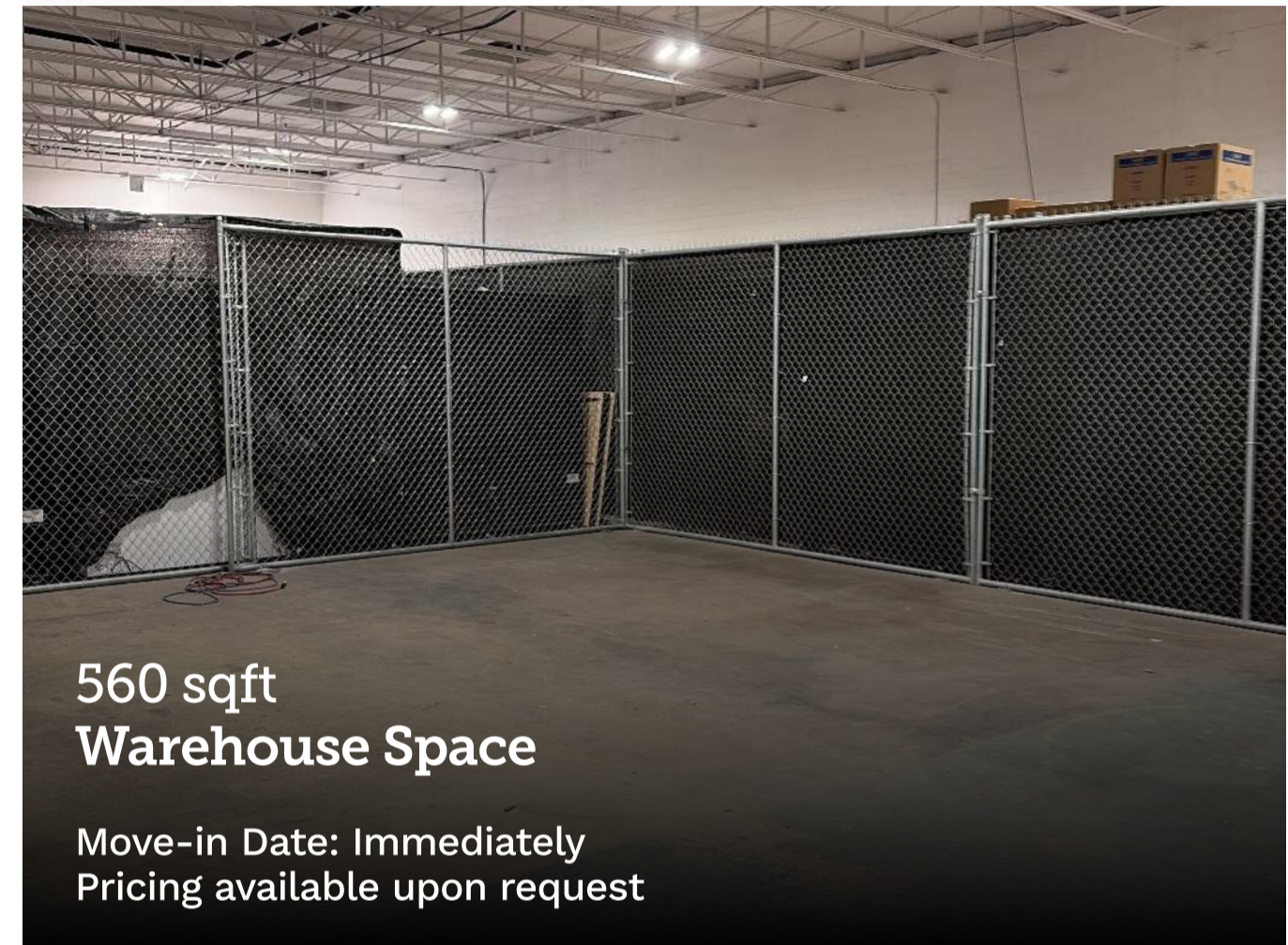
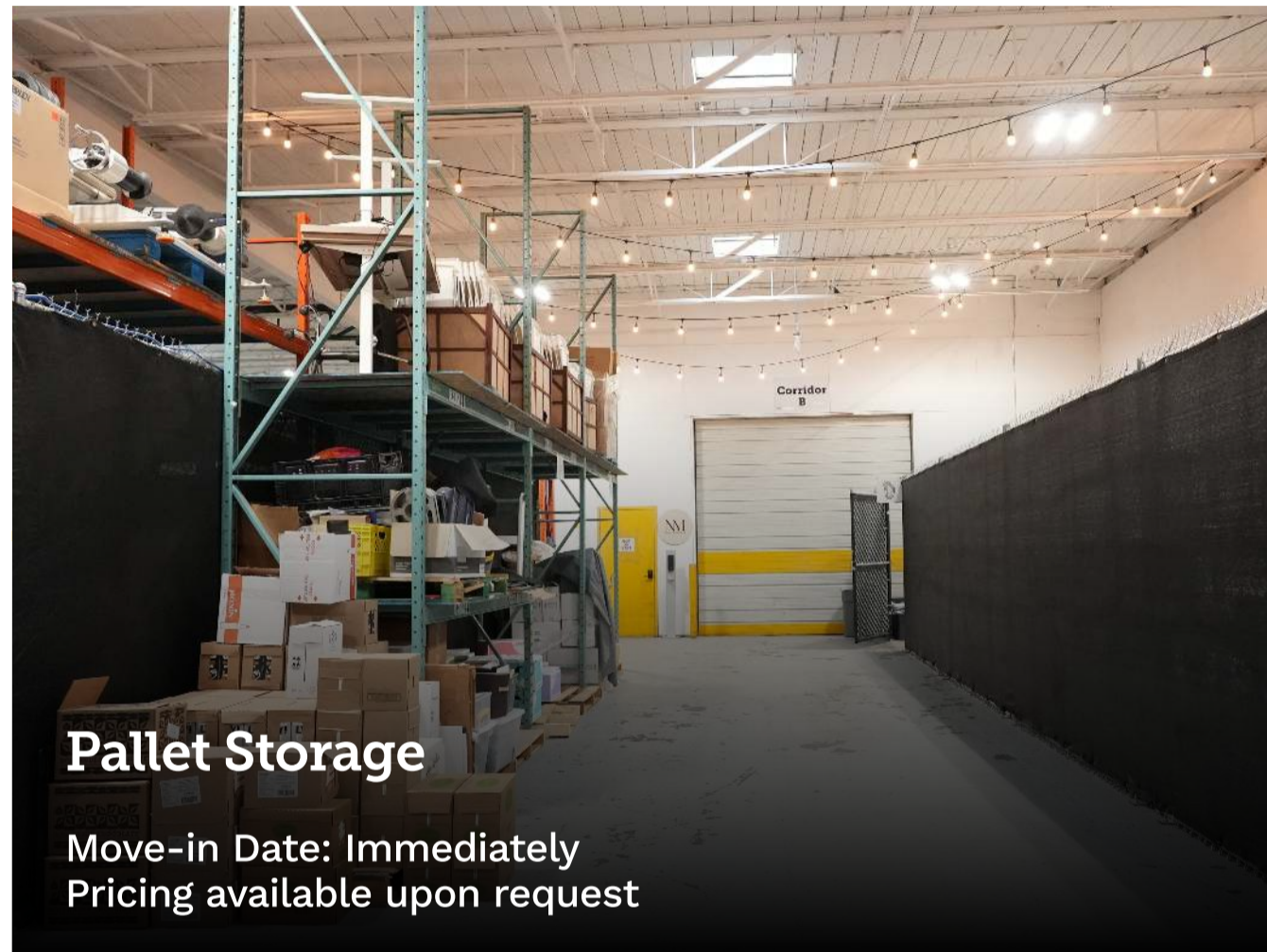
Entertainment & Shopping

-  Chinook Mall
-  Scotiabank Theatre Chinook
-  Shell Gas Station

Featured Spaces for January 2026

4030 8th st SE

Don't see what your client needs? Reach out to us for more options!



4121 23B St NE.

46,881 sq ft

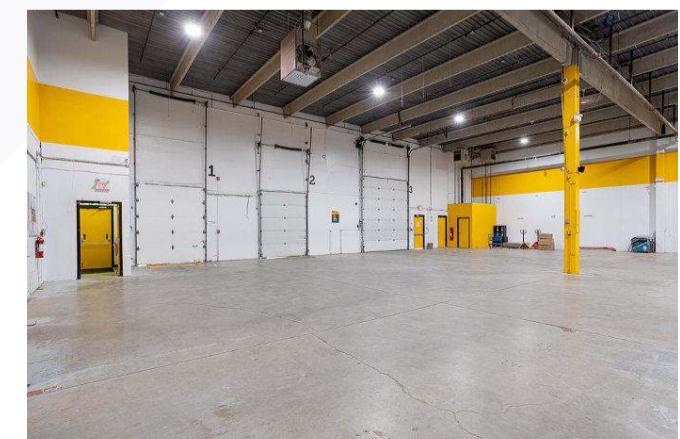
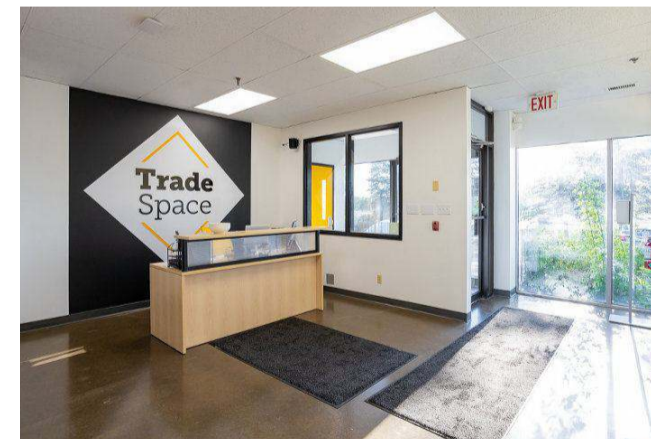
2 loading docks

1 drive in dock

Forklift on site

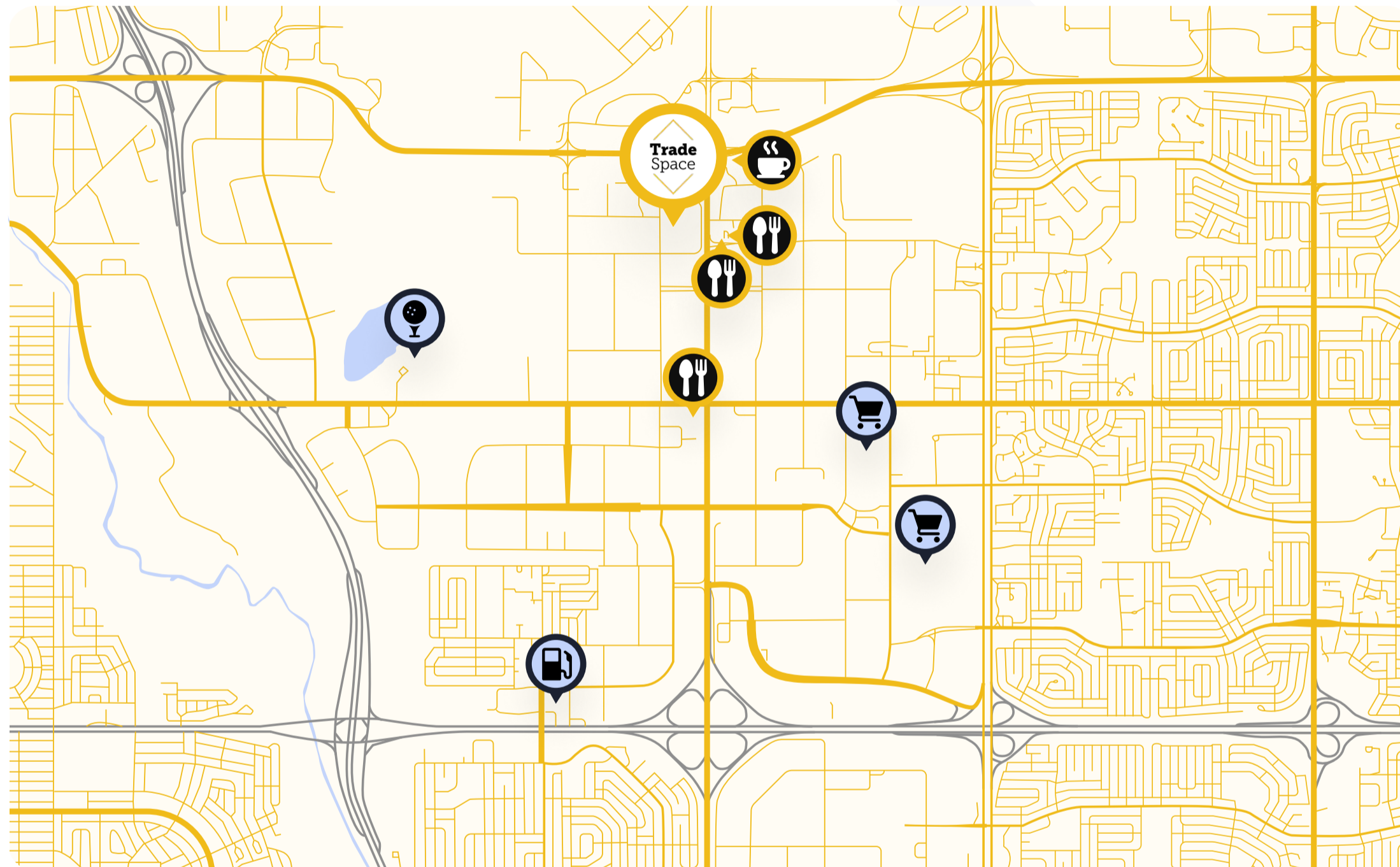
800 amp 120/240
3 phase power

Access to
barlow trail







Location Overview.





4121 23B St NE



Food & Drinks

-  Tim Hortons
-  A&W
-  Joeys Barlow
-  Cactus Club

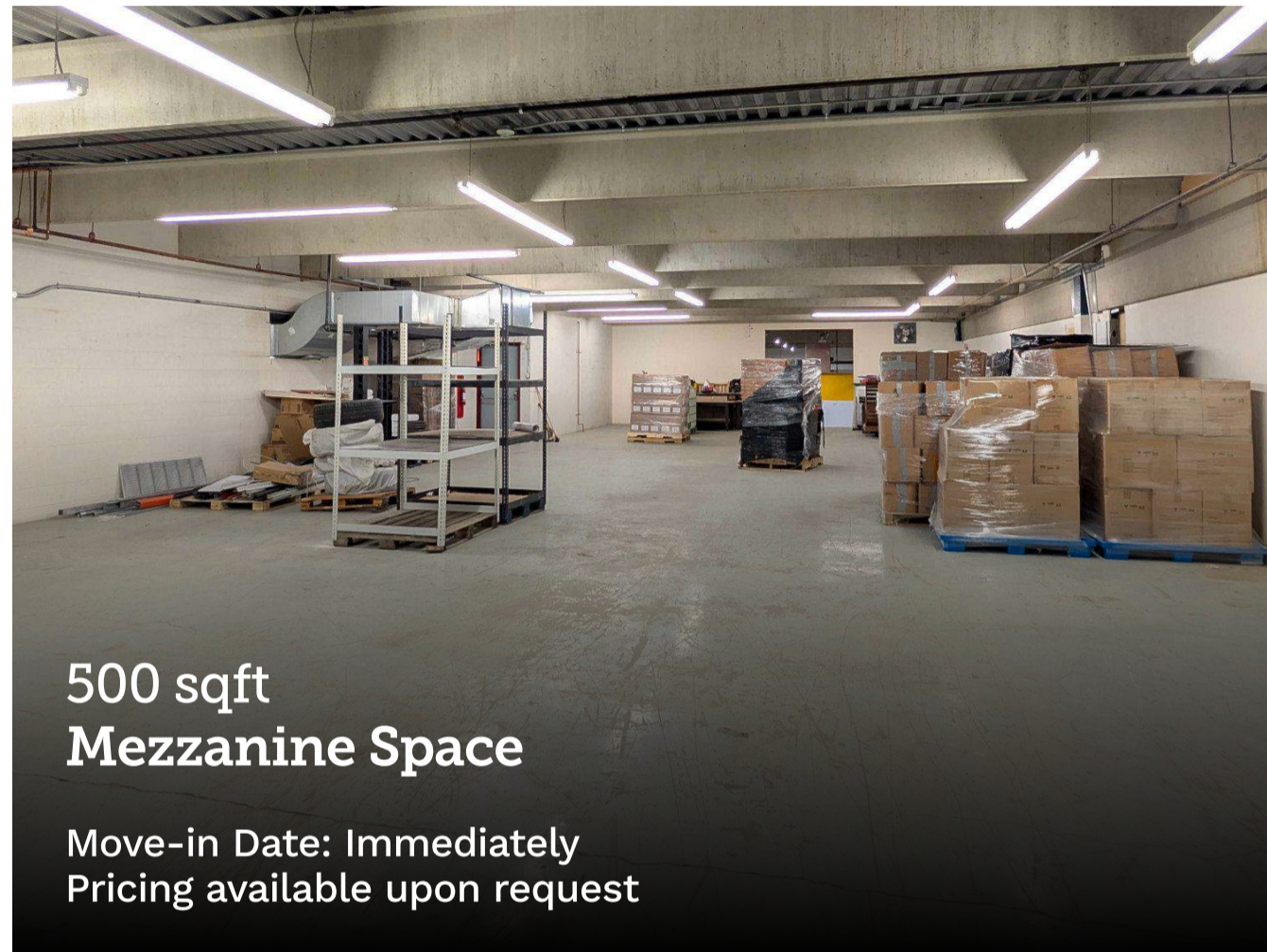
Entertainment & Shopping

-  Sunridge Mall
-  Costco
-  McCall Lake Golf Course
-  Shell Gas Station

Featured Spaces for January 2026

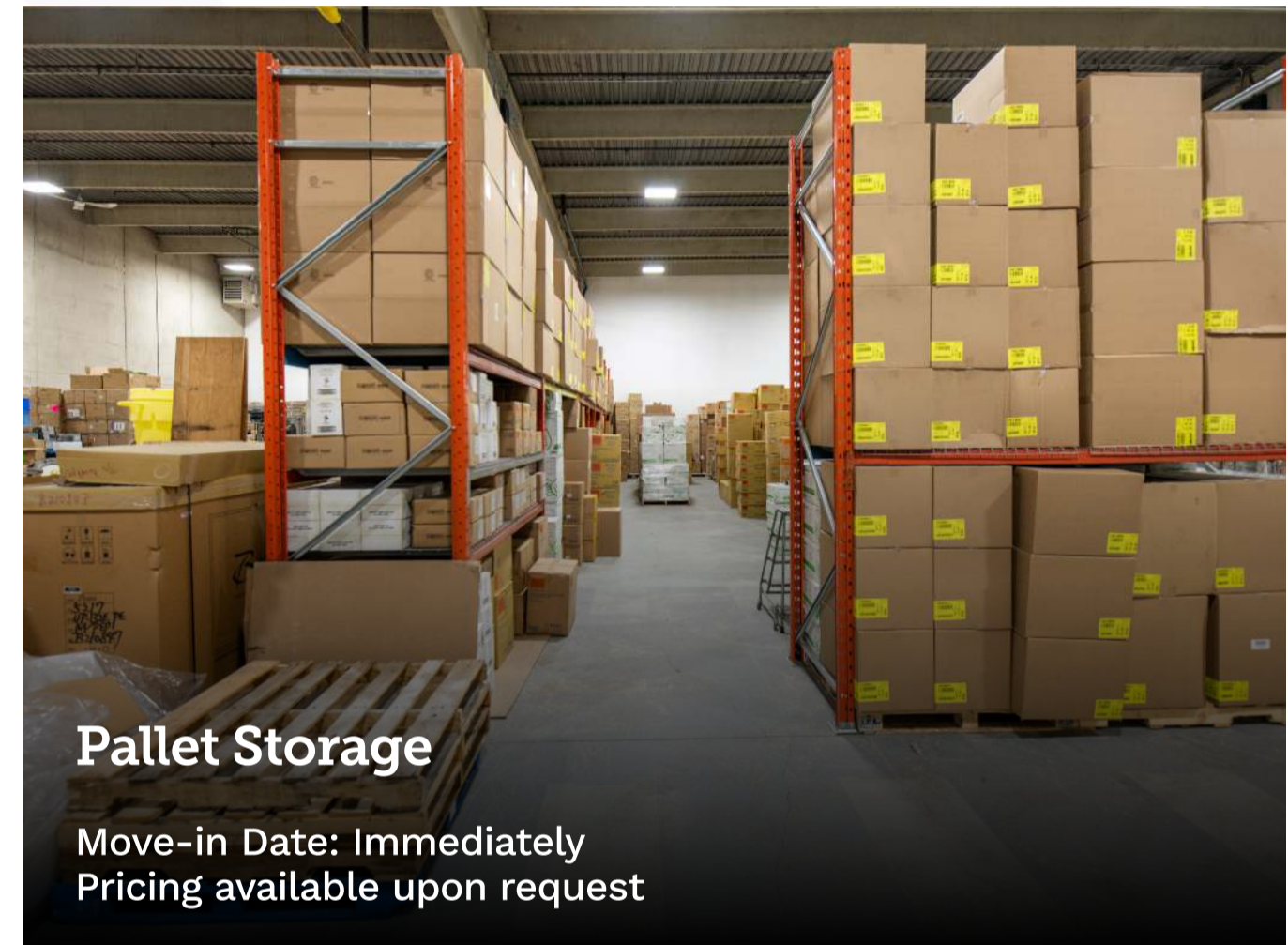
4121 23B St NE

Don't see what your client needs? Reach out to us for more options!



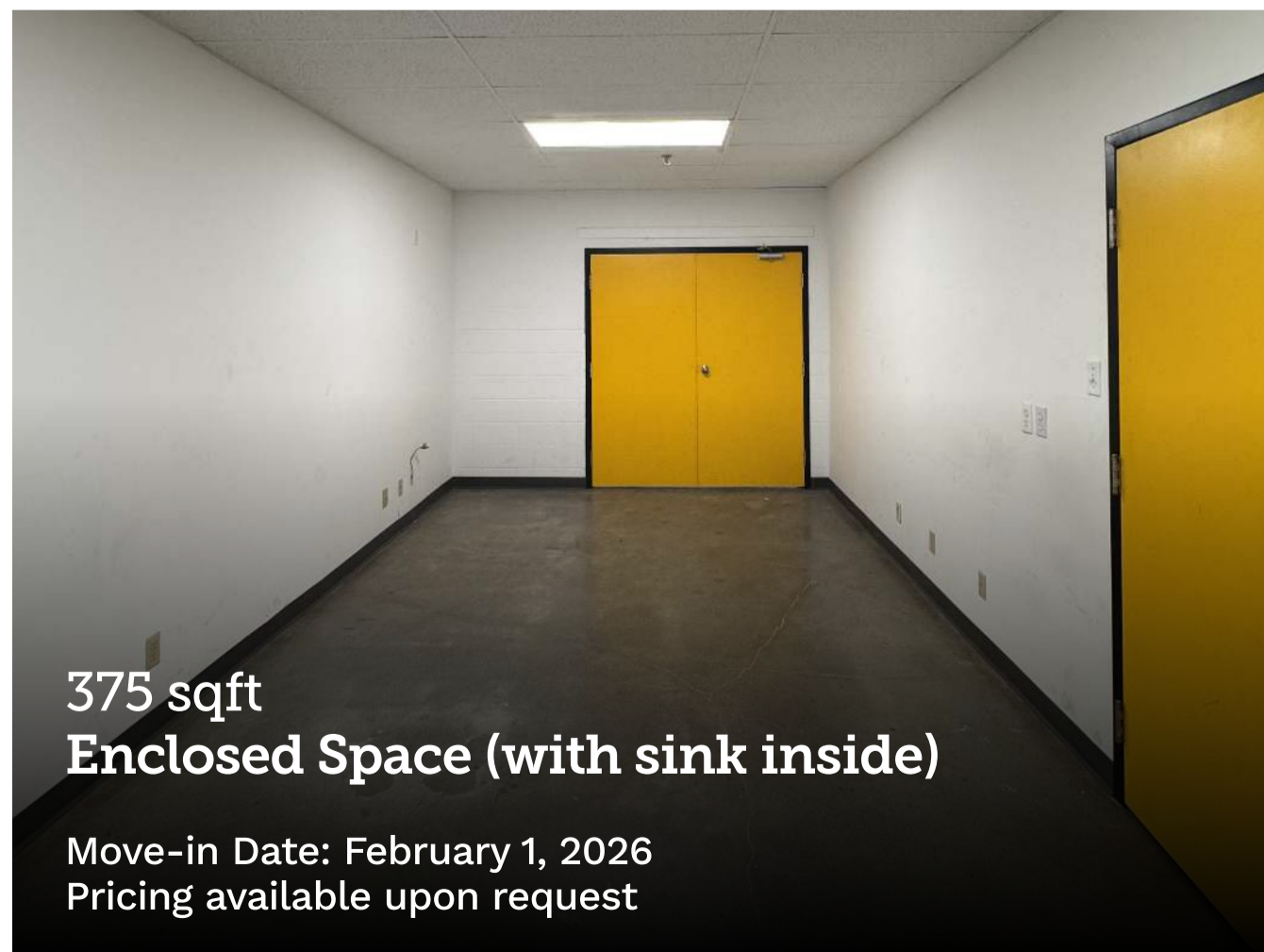
**500 sqft
Mezzanine Space**

Move-in Date: Immediately
Pricing available upon request



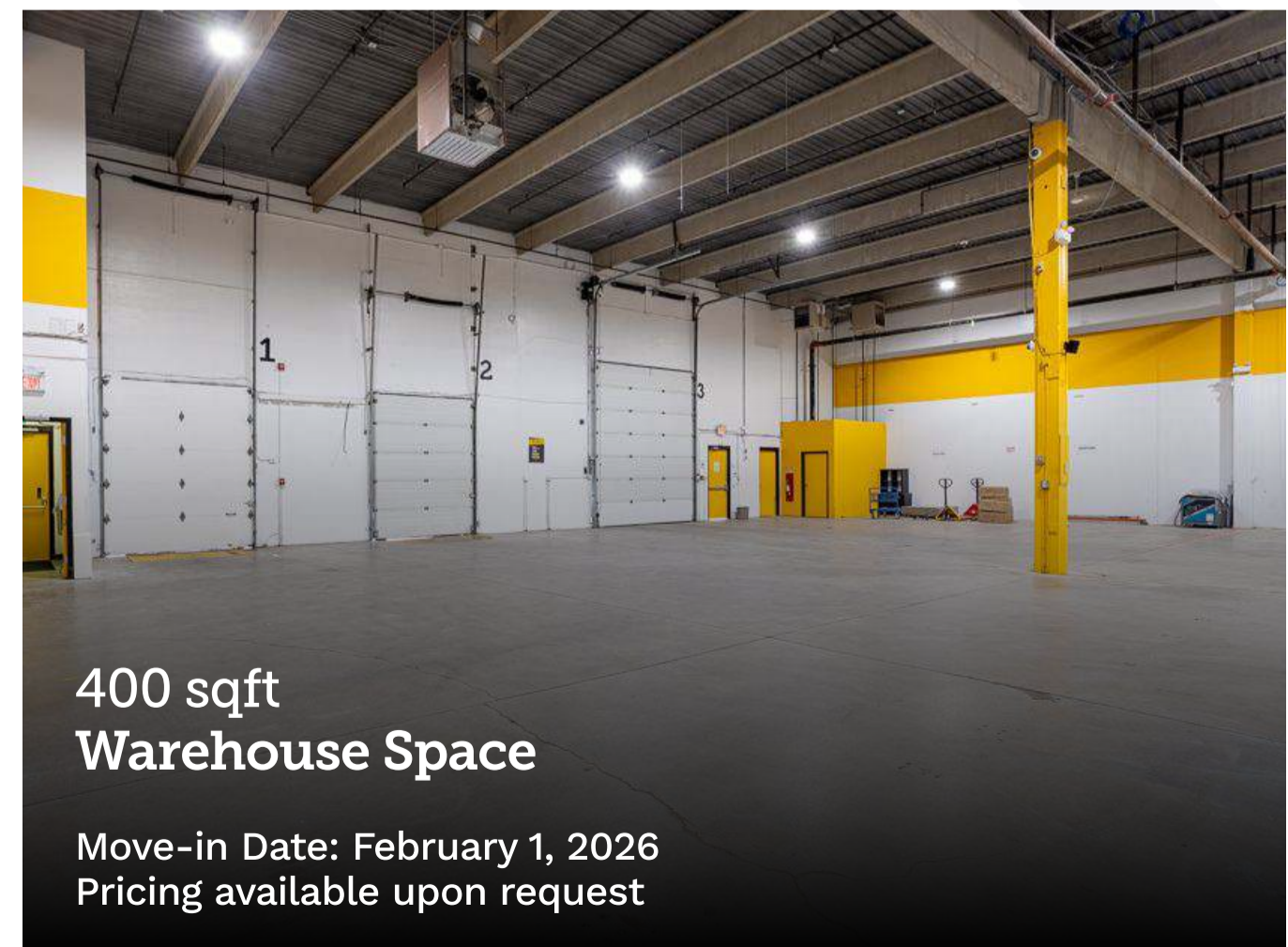
Pallet Storage

Move-in Date: Immediately
Pricing available upon request



**375 sqft
Enclosed Space (with sink inside)**

Move-in Date: February 1, 2026
Pricing available upon request



**400 sqft
Warehouse Space**

Move-in Date: February 1, 2026
Pricing available upon request

2360 Portland St SE.

70,100 sq ft

Spaces from 100 sqft
to 2,400 sq ft available

5,200 sq ft of office/
common space

6 dock doors

Dock and grade
level loading

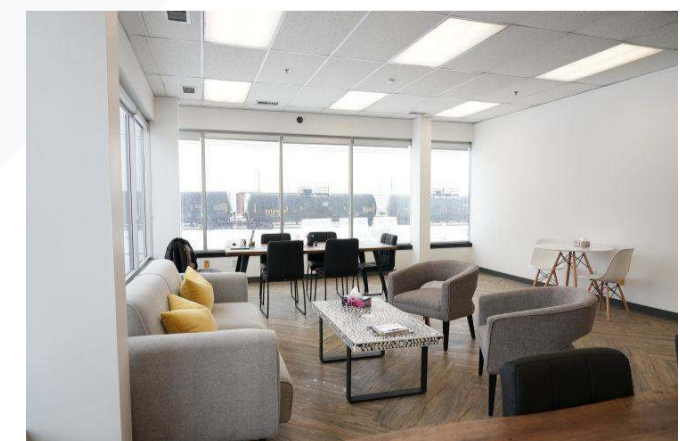
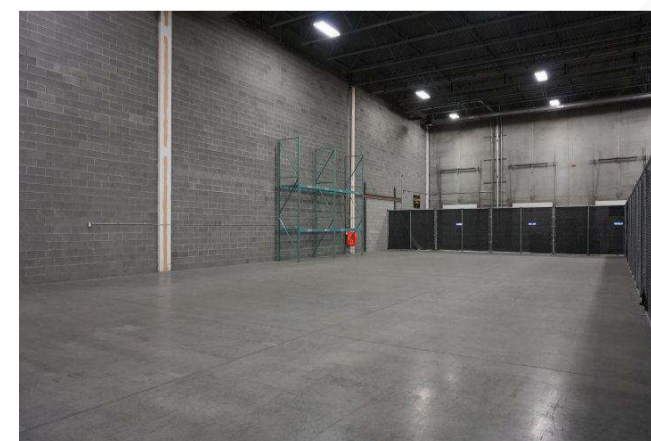
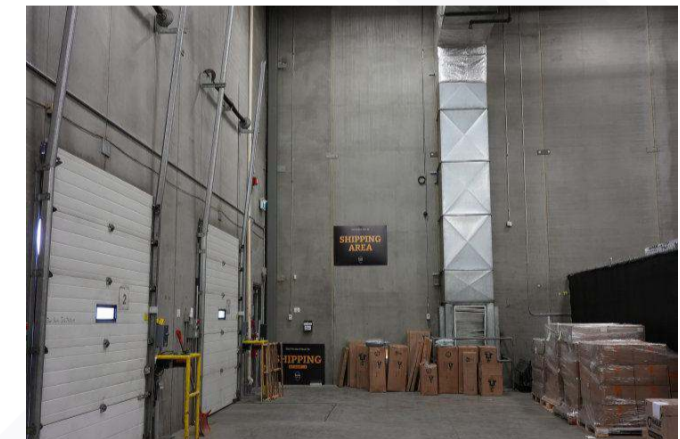
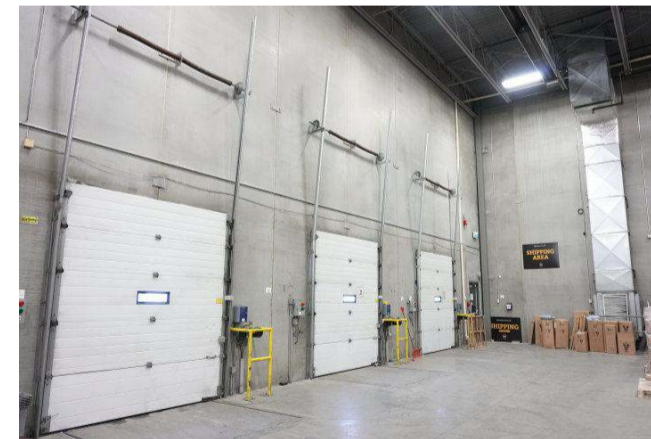
28' high
clearance ceilings

Makeup air
handling units

ESFR sprinkler system

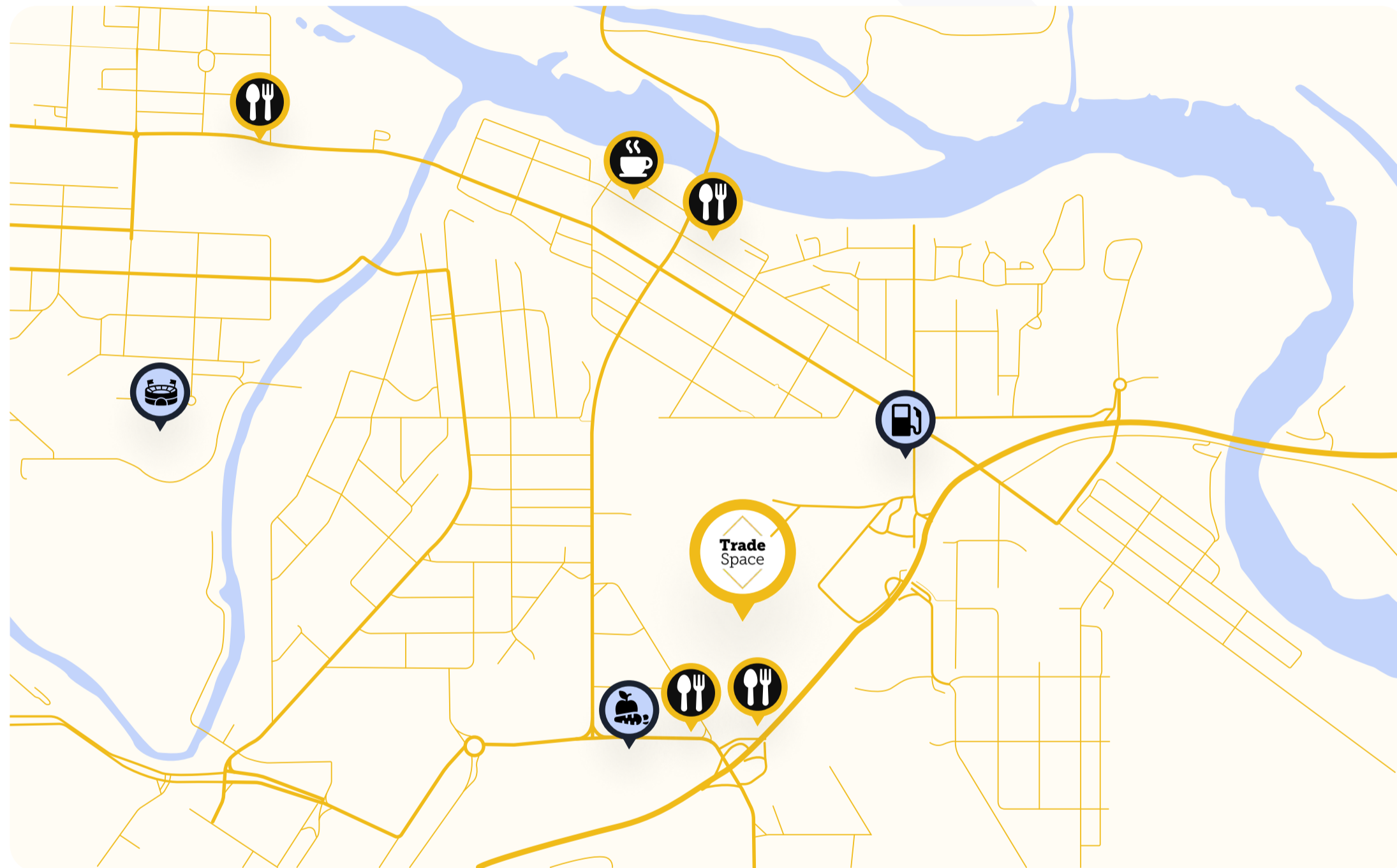
3 phase power

Forklift on site





Location Overview.




2360 Portland St SE



Food & Drinks

-  Monki Breakfast Club
-  Inglewood Drive In
-  Analog Coffee
-  Rocky's Burgers
-  Eighty-Eight Brewing Co.

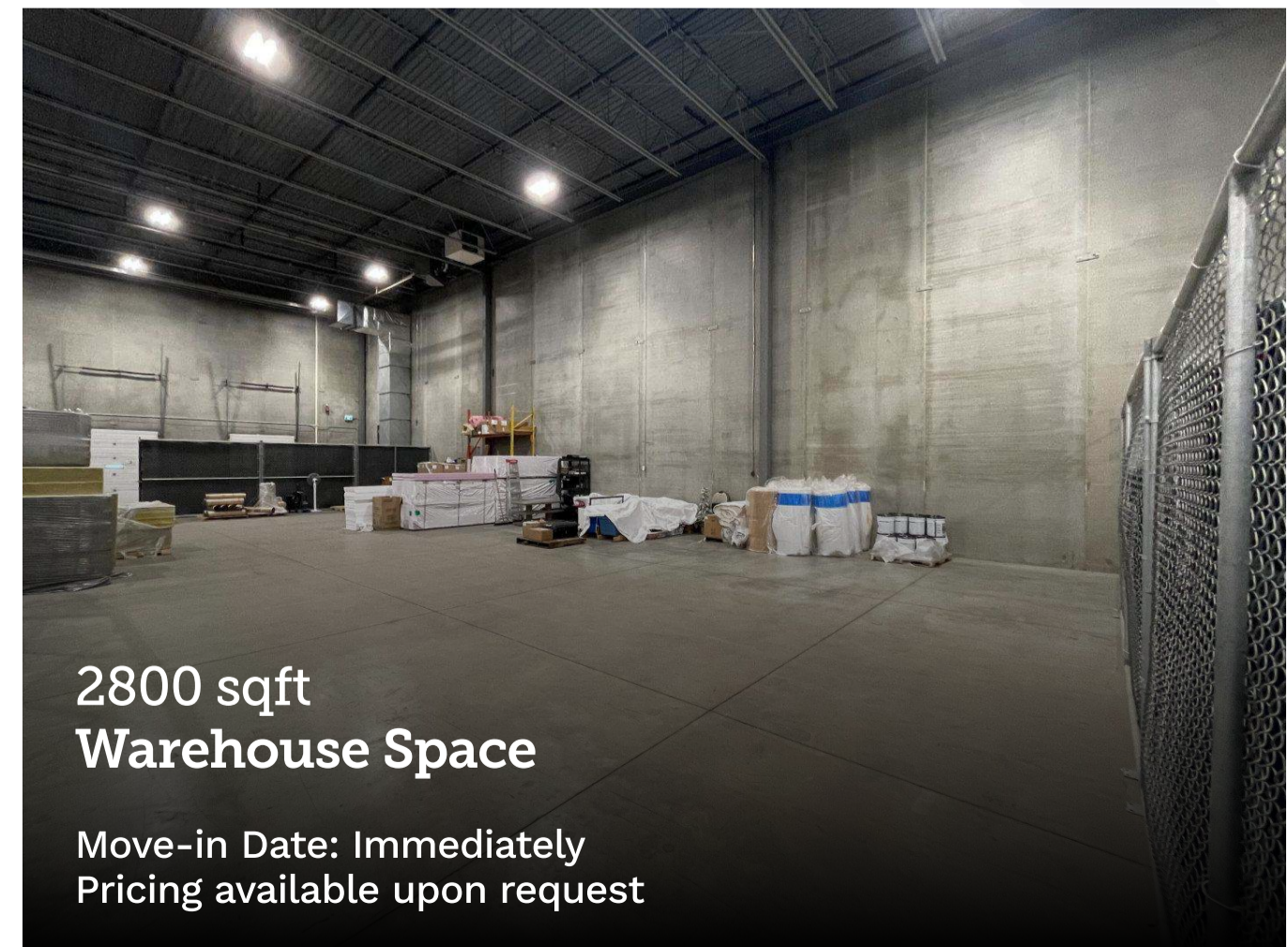
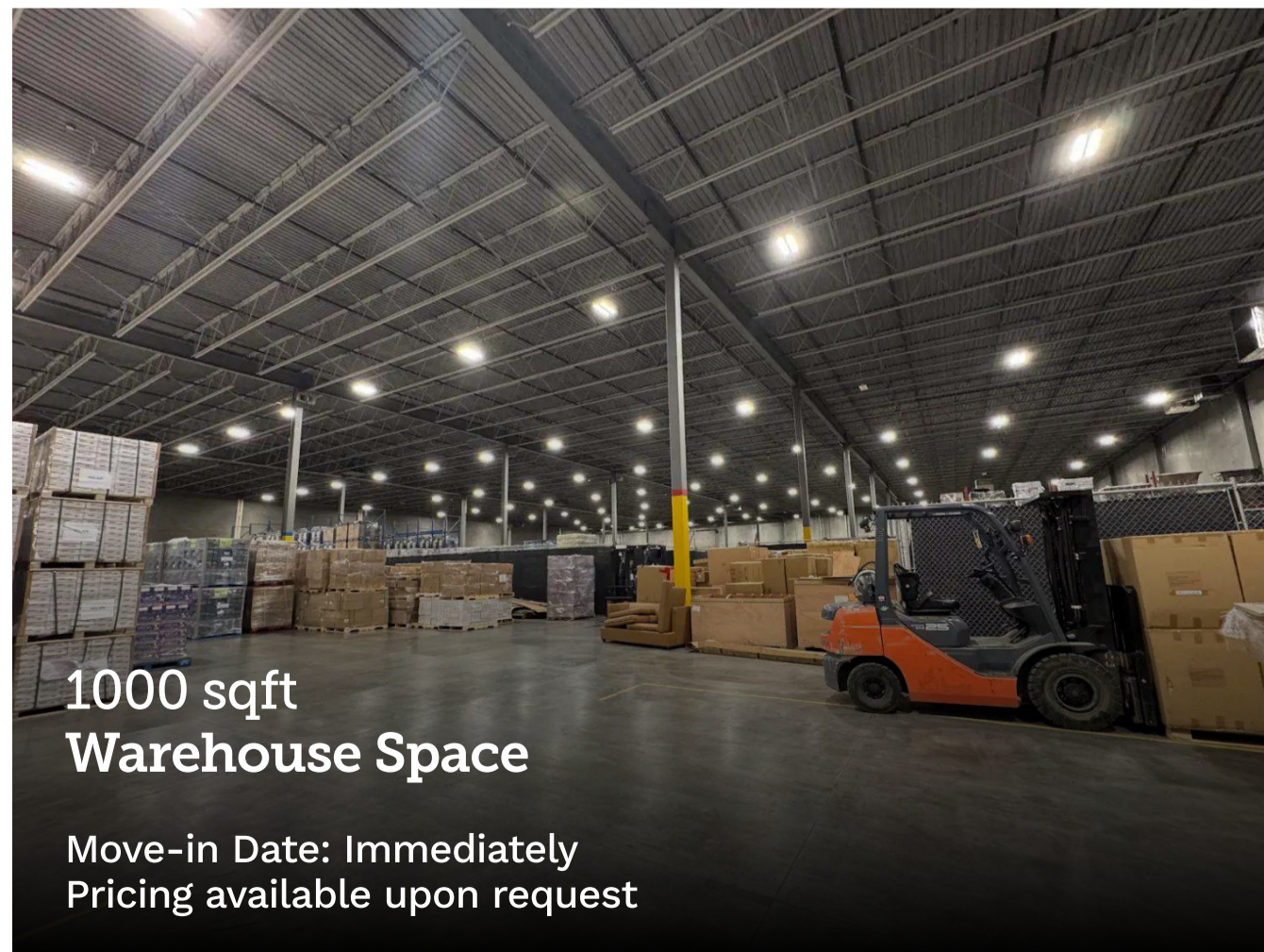
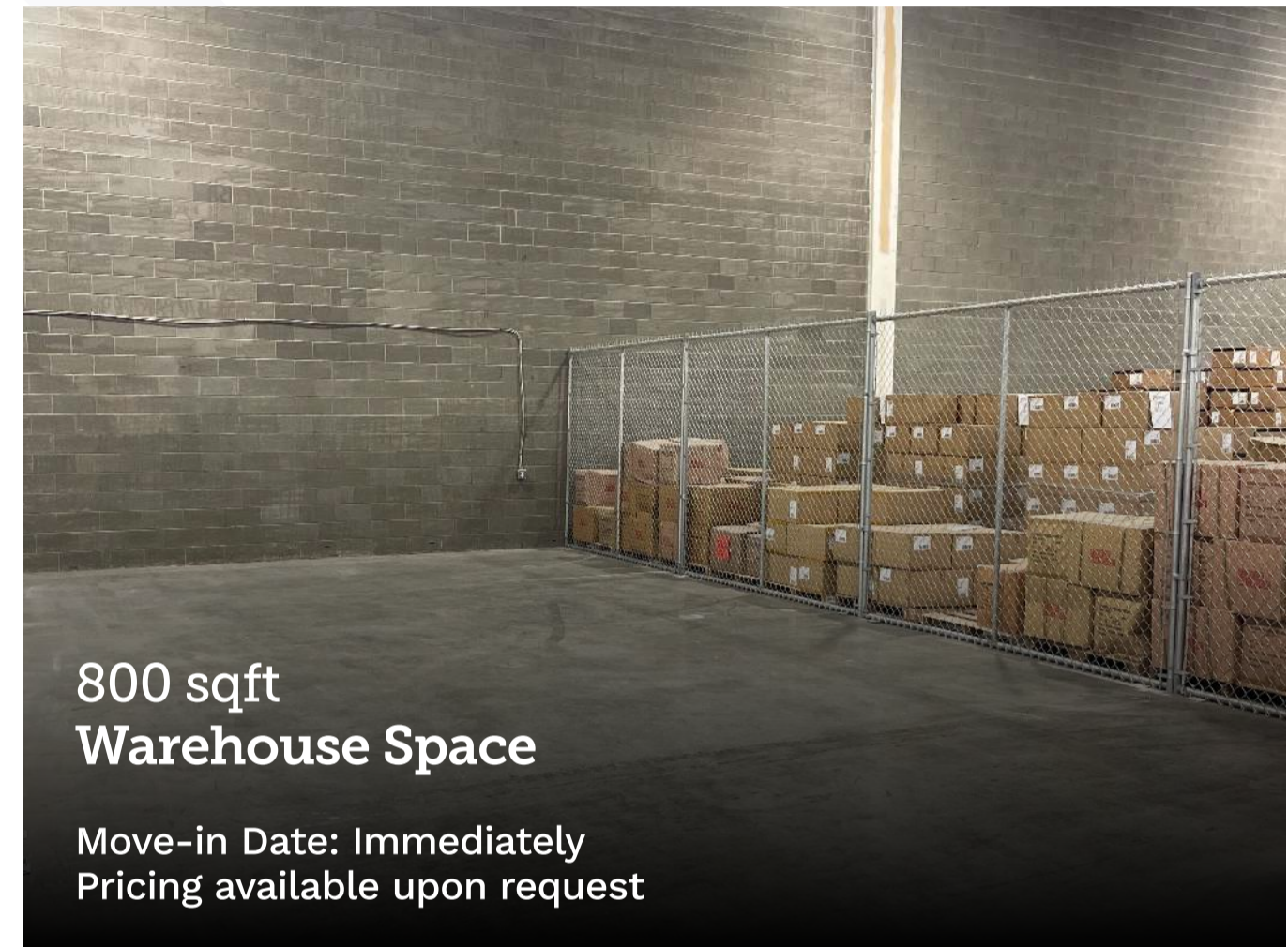
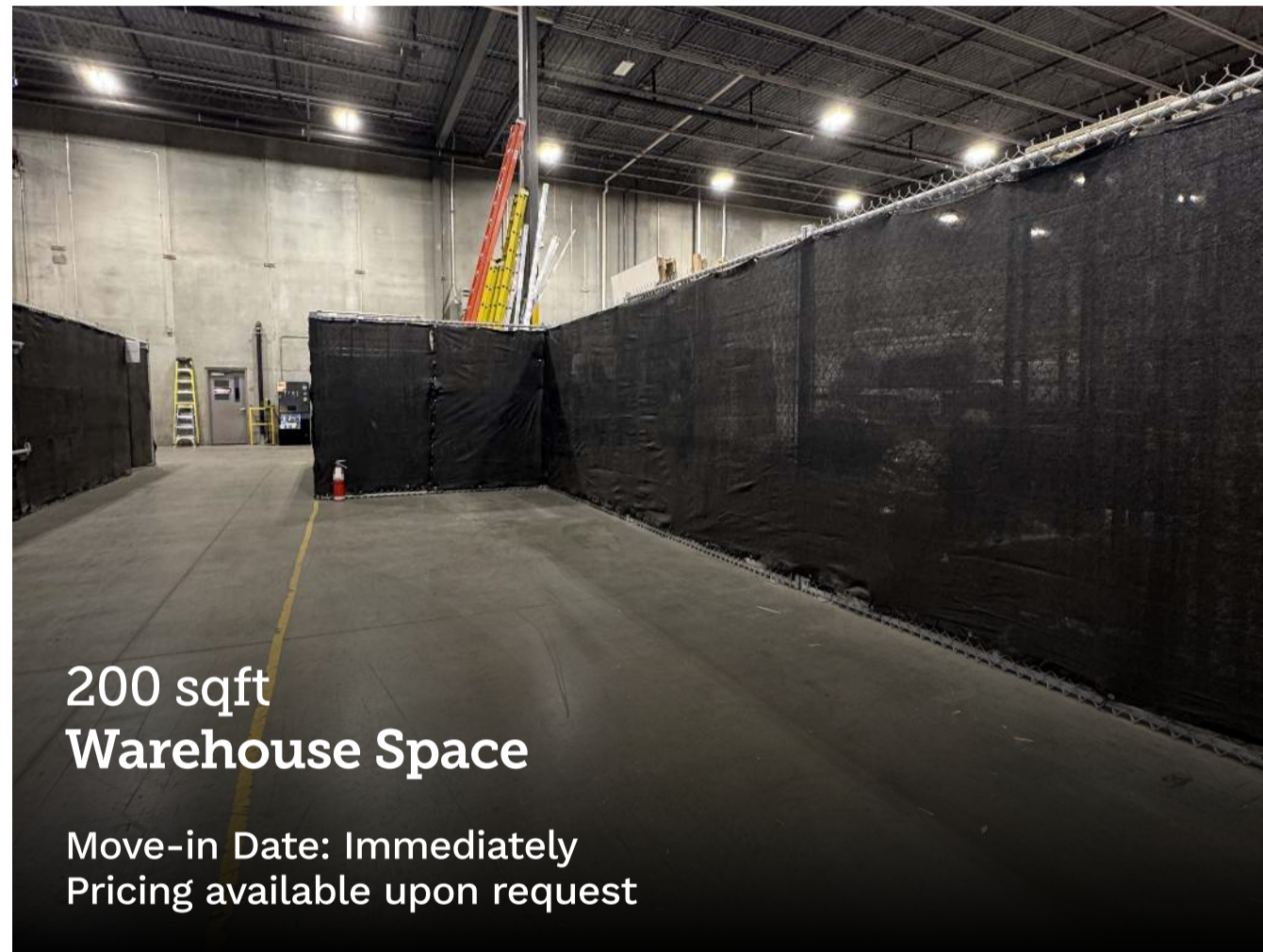
Entertainment & Shopping

-  Petro Canada
-  Saddledome
-  Crossroads Market

Featured Spaces for January 2026

2360 Portland St SE

Don't see what your client needs? Reach out to us for more options!



Commission structure.

Agreement Type

NEW BUSINESS

Term	Commission*
Month to month	5% of the 1st month's rent
1 year	10% of the 1st month's rent

*Commission rate is based on the initial agreement

**All payments made upfront after receiving
the deposit and first month's rent**

Reach out to sales@gotradespace.com
for more information.

We look forward to working with you!

