



**FOR LEASE – Downtown Red Deer
Range of Multi-Functional Spaces In Office Building
Low Lease Rates!**



Larry Kemshead



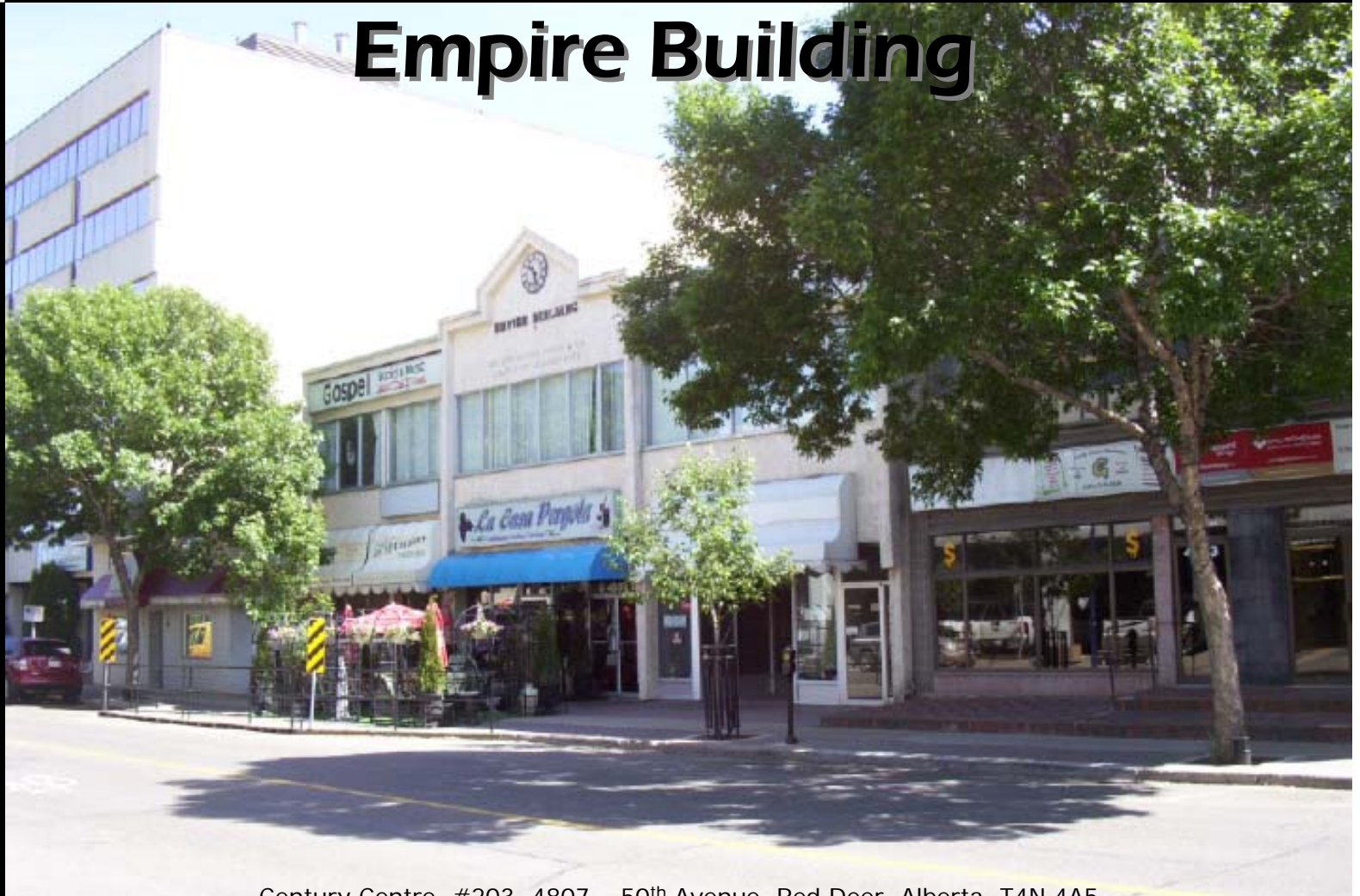
Lloyd Meadows



Davin Kemshead



Mike Williamson



Empire Building

Century Centre, #203, 4807 – 50th Avenue, Red Deer, Alberta, T4N 4A5
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: mike@canadacommercial.ca
www.commercialandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

- MUNICIPAL ADDRESS:**
- 4909 48th Street Red Deer, AB
- LEGAL:**
- Lot 18 – 20 Block 20 Plan K
- LOCATION:**
- Downtown, straight west of Parkland Square and south of the Millennium Centre parkade
- ZONING:**
- C-1 (Downtown Commercial)
- BUILDING DESCRIPTION:**
- 2 Storey building with developed lower level
 - Located on an easily accessible and busy street also known as Alexander way
 - All lease spaces have windows, some spaces are interior windows only
 - Air conditioned
 - Tenants include a nice restaurant, mortgage office, lawyer’s office and others
 - Signage available on north side of the building for all Tenants
 - Metered parking only, in front of the building on both sides of the street
 - Available spaces are in great shape and are functional for a variety of uses. Lower level spaces can be suitable for office, retail, dance/yoga studio, martial arts, education, etc
- UTILITIES:**
- Included in the NNN

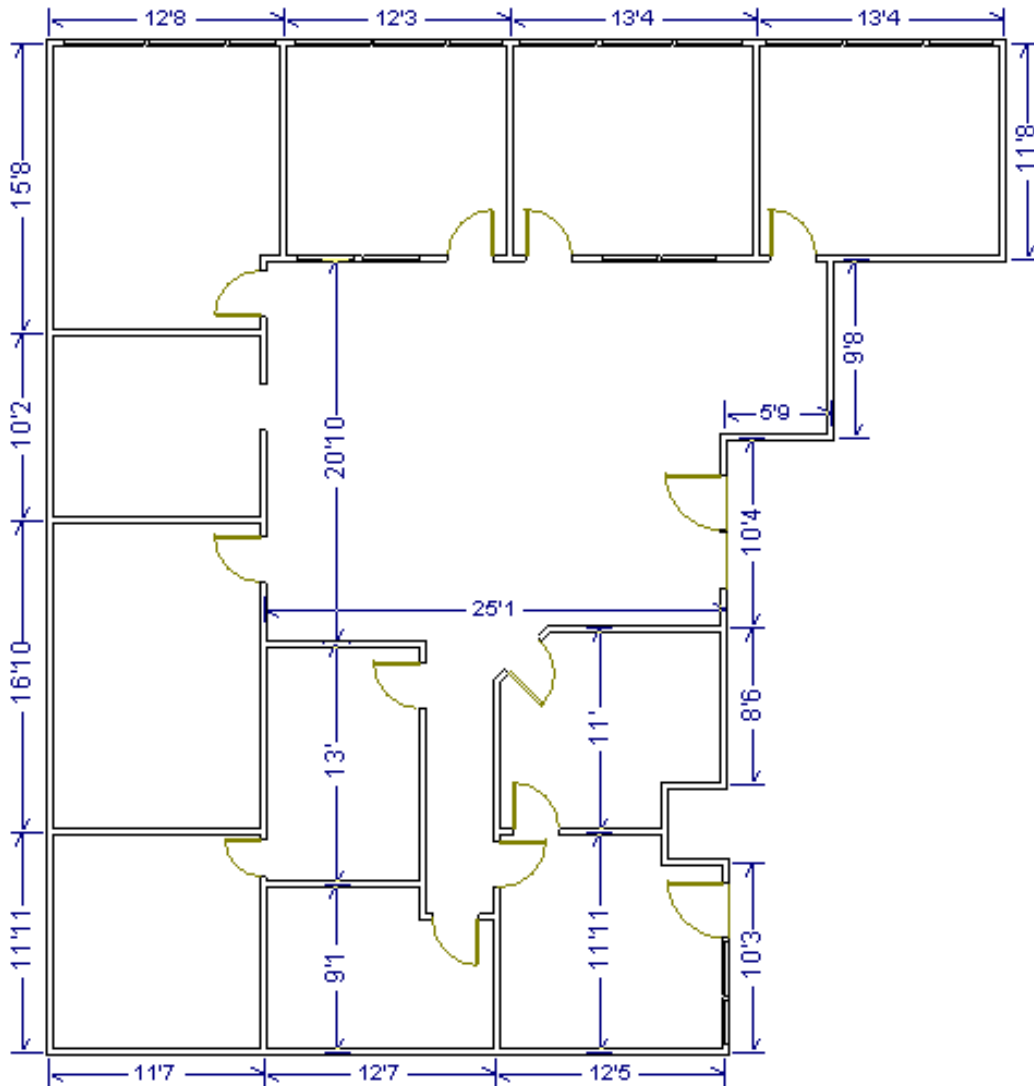
The Lease Options

Suite	SqFt	Basic Rent in YR 1 Escalations Neg.	NNN Rent (Estimated)	Monthly Total	Notes
Main	2,345	\$11.00	\$5.00	\$3,126.67	Main floor space, partition walls for work stations, 3 offices, private washroom, storage area, reception, great condition
1B	1,520				LEASED
4B	2,060	\$6.00/sq.ft (\$1,030.00/mnth)	\$5.00/sq.ft (\$858.33/mnth)	\$1,888.33	Lower level space, wide open with two offices in the back. Lots of windows facing into the hallway. Great for dance, martial arts, etc.
202	2,204	\$11.50/sq.ft. (\$2,112.17/mnth)	\$5.00/sq.ft (\$918.33/mnth)	\$3,030.50	Excellent fully developed office space on the 2 nd floor. There are 10 offices, large reception w/ desk, and windows overlooking Alexander Way.
206	987	\$11.50/sq.ft (\$945.88/mnth)	\$5.00/sq.ft (\$411.25/mnth)	\$1,357.13	Office on the 2 nd floor with south-facing windows. Three offices and large open area.

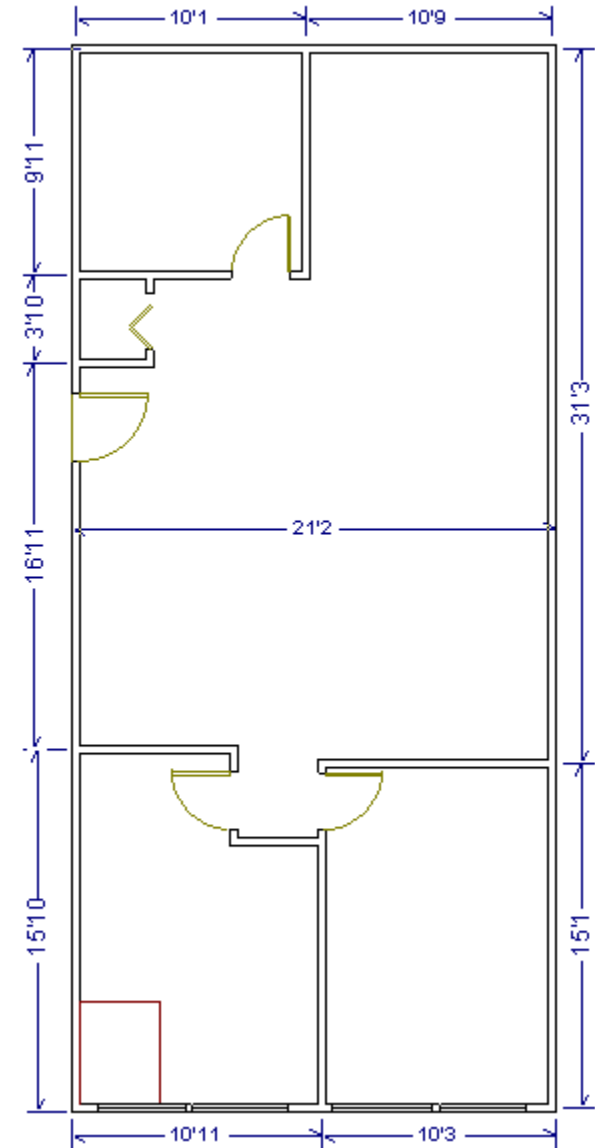
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202
2,204sq.ft.

Diagrams may not be accurate or to scale.



206
987sq.ft



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Main



1B



2B



4B



4B



202



202



206



206



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