



*WE ARE*  
**COMMERCIAL**

FOR LEASE  
**MARKET RATES**  
DOWNTOWN OFFICE BUILDING



## YOUR RE/MAX COMMERCIAL TEAM

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# THE PROPERTY

4901 48 STREET  
DOWNTOWN RED DEER

- **FOR LEASE** - Professional office space in downtown Red Deer 6-storey office tower
- Excellent location in the heart of Downtown Red Deer on the corner of Gaetz Avenue and 48th Street
- Leasable offices available include
  - 2,802 SF on the 3rd floor
    - Space includes reception area, multiple offices and boardroom
  - 2,814 SF on the 4th floor
    - Space includes reception area, multiple offices, boardroom and kitchen area
  - 4,407 SF on the 5th floor
    - Space includes reception area, multiple offices, large hallway with room for desks, and boardroom
- Landlord would also consider leasing the adjoining 2,650 SF space on the 5th floor for qualified tenants
  - Space includes multiple offices and open space
- Additional storage space available in the basement for an additional cost
  - 253 SF available for \$126.50 per month
- Surface parking stalls available for an additional cost
- Operating costs are estimated at \$8.60/SF for 2021







## PROPERTY PHOTOS







## PROPERTY PHOTOS



403.986.7777 | [WWW.REDDEERCOMMERCIAL.COM](http://WWW.REDDEERCOMMERCIAL.COM)

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**RE/MAX**  
COMMERCIAL<sup>®</sup>

**CALGARY & RED DEER'S  
ONLY EXCLUSIVE  
RE/MAX COMMERCIAL BROKERAGE**



**INDUSTRIAL \* RETAIL \* LAND \* MULTI FAMILY \* INVESTMENTS \* OFFICE**

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