

FOR LEASE
\$14.00/SF
4911 51 STREET, FOURTH FLOOR



FOURTH FLOOR DOWNTOWN OFFICE SPACE FOR LEASE

Fully developed 2,600 SF fourth floor space for lease in a professional, secured, six-storey office building located in the heart of downtown Red Deer. This beautiful office includes open reception space, multiple offices with windows, large boardroom and additional training room. Highly visible location, one block North of Ross Street, on the corner of 51st Street and 49th Avenue.

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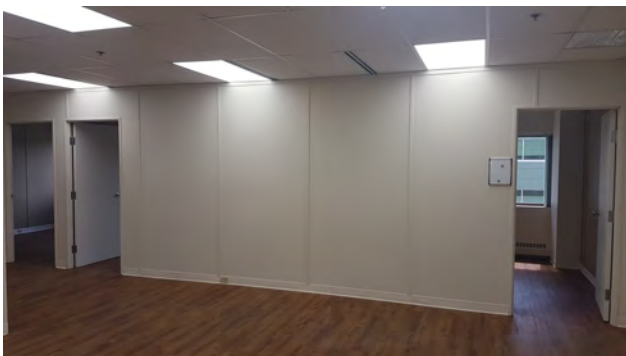
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THE PROPERTY

4911 51 STREET, FOURTH FLOOR
DOWNTOWN RED DEER

- **FOR LEASE** - 2,600 SF fully developed office space on 4th floor of First Red Deer Place
- Space includes wide open reception area, 3 large offices with windows, staffroom with sink, two smaller storage offices, very large boardroom with lots of windows and natural light. Separate training room with windows that could be used as an additional boardroom.
- Lease rate of \$14.00/SF with operating costs estimated to be \$11.35/SF for 2021
- Multiple other offices spaces available on the first, second, third, fourth and fifth floors.
- Underground parkade accommodates 52 stalls and has 6'8" parkade doors
- Surface parking (Landlord owned) includes 58 stalls adjacent to the building.
- Base building upgrades in the last several years include new OTIS elevators, new glass atrium (in the proposed space), granite wall foyers and entry.



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



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

YOUR RE/MAX COMMERCIAL TEAM

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