

FOR LEASE
\$19.00/SF
4911 51 STREET, MAIN FLOOR



MAIN FLOOR DOWNTOWN OFFICE SPACE FOR LEASE

Great 5,864 SF main floor space for lease in a professional, secured, six-storey office building located in the heart of downtown Red Deer. Former ATB bank space includes open reception space with built-in counters, multiple offices with windows, separate washroom and a vault. Highly visible location, one block North of Ross Street, on the corner of 51st Street and 49th Avenue.

PRESENTED BY

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THE PROPERTY

4911 51 STREET, MAIN FLOOR
DOWNTOWN RED DEER

- **FOR LEASE** - 5,864 SF former ATB bank space on main floor of First Red Deer Place
- Space includes wide open reception space with built-in counters, 13 offices with natural sunlight, washrooms, staffroom with sink, counting room, vault, data room and secure storage room
- Lease rate of \$19.00/SF with operating costs estimated to be \$11.35/SF for 2021
- Multiple other offices spaces available on the 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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