

DOWNTOWN OFFICE BUILDING
FOR LEASE

4911 51 STREET, RED DEER



MARKET RATES
Multiple Office Spaces Available

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THE PROPERTY

4911 51 STREET

DOWNTOWN OFFICE SPACE

Multiple office spaces available for lease in a professional, secured, six-storey office building located in the heart of downtown Red Deer. Highly visible location, one block North of Ross Street, on the corner of 51st Street and 49th Avenue.

- Lease rate of \$19.00/SF for the main floor and \$14.00/SF for higher floors with operating costs estimated to be \$11.35/SF for 2022
- Multiple offices spaces available on the main, third, fourth and fifth floors, some spaces may be demised.
 - Main Floor - ± 14,849 SF
 - Third Floor - ± 2,237 SF
 - Fourth Floor - ± 9,500 SF
 - Fifth Floor - ± 1,900 SF
- 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.



PHOTOS / DETAILS



Property Details



UNIT SIZES

± 528 SF - ± 8,000 SF



LEASE RATE

Low Introductory Rates

- » Lease incentives
- » Below market rates



ZONING

C1 - Commercial (City Centre)



MUNICIPAL/LEGAL

4911 51 Street Red Deer, AB
Plan H, Block 17, Lot 21A

MAIN FLOOR



Unit 100

- Area Size = ± 5,497 SF
- Multiple offices
- Multiple boardrooms
- Reception area
- 2x Washrooms
- Separate entrance for staff



Unit 103

103 Size = ± 528 SF



Unit 104

Area Size = ± 4,052 SF

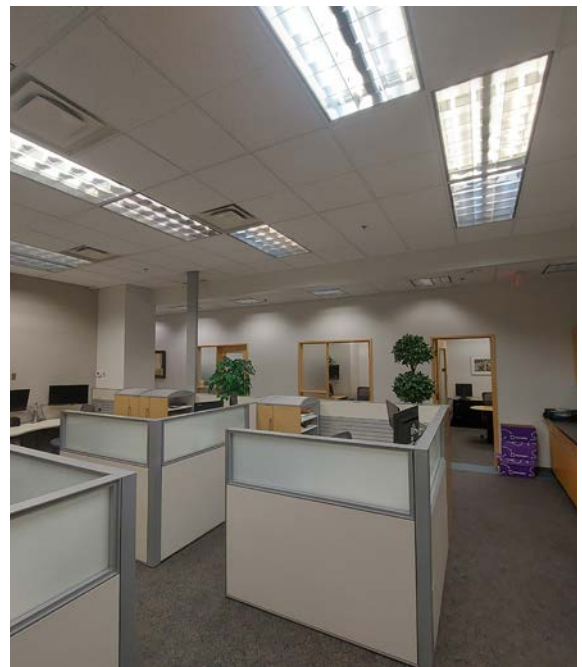
9x offices

Large boardroom

2x Washrooms

Kitchenette

Bull Pen



Unit 105

Area Size = \pm 2,178 SF
Multiple offices
Staff room
2x Washrooms



Unit 107

Area Size = \pm 1,100 SF
Multiple offices
Can be an extension to
unit #104



THIRD FLOOR

Unit 301

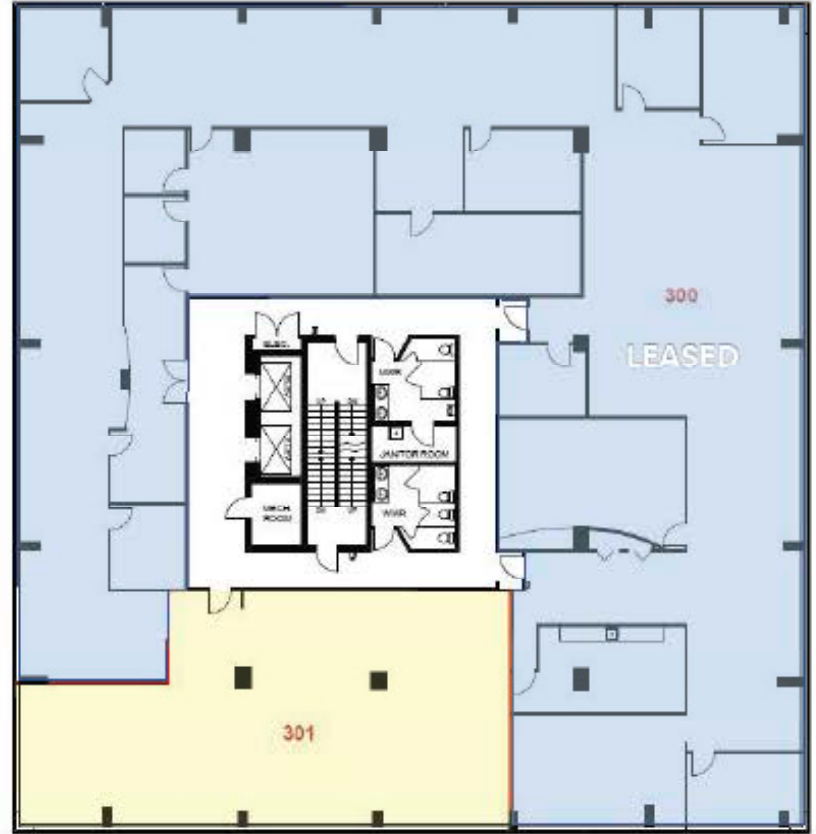
Area Size = ± 2,238 SF

Clear open area

Ready for tenant improvements

Lots of lighting

Shared washrooms on floor



FOURTH FLOOR

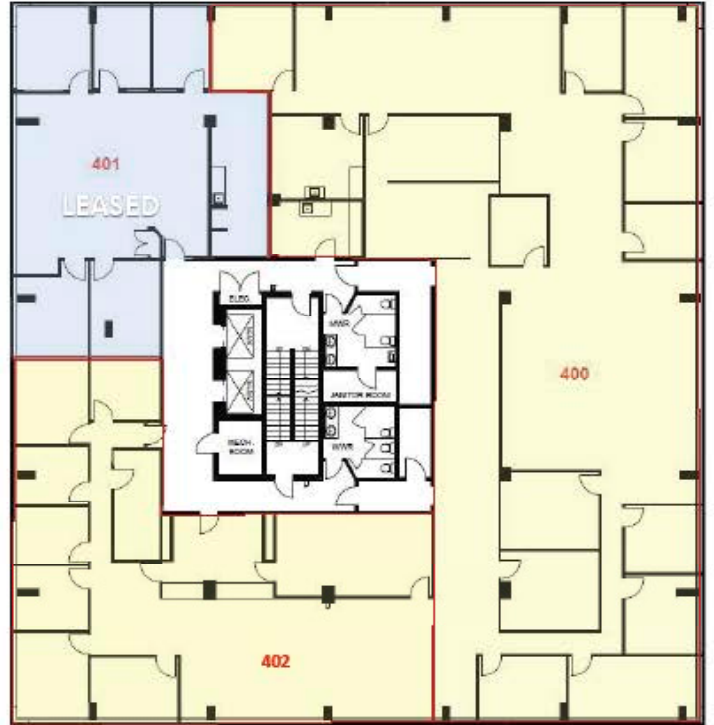
Unit 400

Area Size = ± 7,388 SF

Multiple offices

Lots of lighting

Ready for tenant improvements



Unit 402

Area Size = ± 2,600 SF

Multiple offices

Boardroom

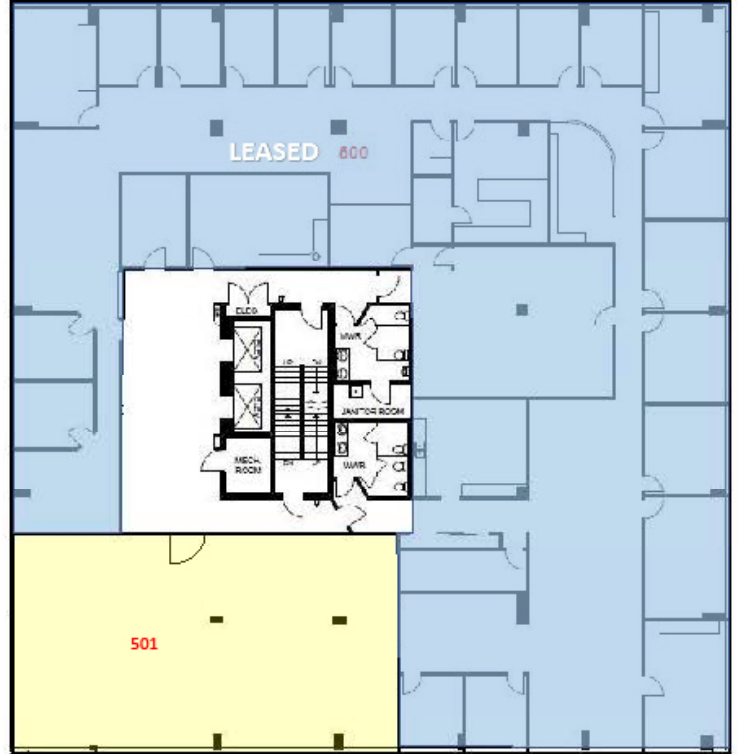


FIFTH FLOOR

Unit 501

Area Size = ± 1,900 SF

Ready for tenant improvements



403.986.7777

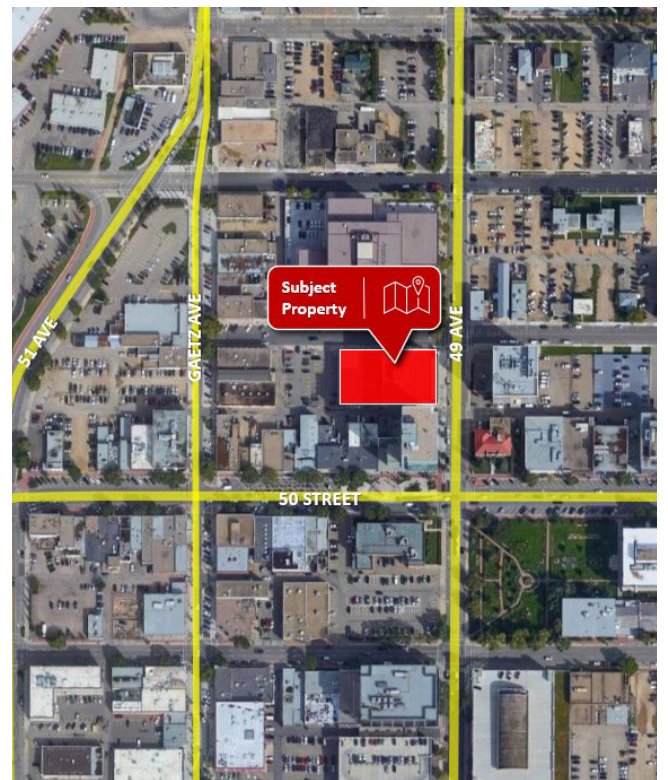


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COMMERCIAL
PROPERTIES

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LOCATION / MAP



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



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